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 Email: info@anglinaviation.com

## CONTRACT

<b>LESSEE</b>	Aircraft: Tail #:
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<b>UNIT INFO</b>	Unit: Type 1st Month Rent: Deposit: Pro-rated Amount: Total Move In Cost: Move In Date:
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This agreement executed on 5/1/2012 sets out the terms for the rental of airplane hangar space at the Bird Cage Aircraft T-Hangars between Anglin Aviation, L.L.C. (Lessor) and the Lessee whose name appears above. By leasing a unit with Lessor, Lessee acknowledges and agrees to the following terms and conditions.

### PREMISES

1. The Bird Cage Aircraft T-Hangars premises are operated in accordance with specifications outlined and under the guidelines of operation of Wayne County Airport Authority (WCAA).
2. Lessee agrees that any conduct not in accordance with this lease or with specifications and guidelines of operation of WCAA may result in limitation of access to premises, removal from premises and/or termination of lease.

### LEASE PERIOD

3. The time period of this agreement shall commence on the date set forth above and continue on a month-to-month basis. Holdover beyond the period automatically renews lease for an additional period until termination of lease is properly filed with LESSOR. Termination of lease requires 30 days advance notice.
4. Lessee agrees to update all contact information for all parties on the lease immediately upon any changes.
5. Lessee agrees to pay Lessor as rental for the individual unit the sum of money set forth in the rent schedule above. The first payment shall be for a full month plus a security deposit as indicated above, plus pro-rated portion of a month remaining so as to make succeeding rental payments due on the first day of each month. Security deposit will be refundable upon Lessee removing their property from the premises in a timely fashion at the expiration of the rental period, leaving the premises, and meeting all other terms and conditions of this agreement; subject to inspection by Lessor to determine compliance with agreement. Deposit will be returned via U.S. Mail.
6. LESSOR reserves the right to apply security deposit to any damages made by LESSEE, any delinquent payments owed, or expenses owed for violations of the lease agreement. If security deposit does not cover the amount owed, LESSOR may seek remaining monies owed from LESSEE to satisfy amount owed to LESSOR. LESSOR shall provide a written breakdown of how security deposit is apportioned toward expenses owed.

### STATEMENTS & NOTICES

7. Lessee acknowledges, understands and agrees that Lessor is not required to nor does Lessor send out monthly statements or reminders of rental due dates. Notification will only be given when rent is delinquent. There will be a service charge for each dishonored check and/or for each rent payment which is paid five (5) days or more after the due date to defray clerical and administrative expenses which ordinarily result from such delinquencies. The amount of such service and/or administrative charges are posted in the rent schedule above. LESSEE also

agrees to pay an additional \$5.00 administration fee plus the cost of postage for each additional notice sent after the first late notice. Such charges is due without prior notice as additional rental. Notwithstanding the service charge, time is of the essence and in the event any rental is due and unpaid, the LESSOR may terminate this agreement by reason of default in the payment of rent.

8. NOTICE: If you fail to make your required payments, you will have to vacate the unit or your property may later be sold at a public sale. Before the sale, you will be notified by first-class mail or by electronic mail of the amount due. The notice will be mailed to your last known address. In order to preserve your right to be notified, it is important that you notify us in writing of any change in your mailing address. Also, you should supply us with the name and address of another person who can reach you if you are not at your mailing address, and we will notify that person at the same time and in the same manner as we notify you.

9. Upon the failure of a tenant to pay the rent for the storage space or unit when it becomes due, the LESSOR may, without notice, not less than five (5) days after the date the rent is due, deny the tenant access to the personal property located in premises unit.

#### NON-LIABILITY OF LESSOR FOR DAMAGES

10. INSURANCE IS AN OBLIGATION OF LESSEE. A certificate of insurance must be provided to the LESSOR to keep on file for property (Aircraft) stored on premises. It is the responsibility of LESSEE to keep insurance current.

#### STORAGE OF AIRCRAFT

11. The leasing of this unit entitles you to storage of Aircraft and personal property related to the use of such Aircraft. Aircraft stored in unit must be that Aircraft registered on this document only. LESSEE shall park his automobile in the hangar when using his Aircraft so as to not interfere with the taxiing of other Aircraft or the general maintenance of the facility.

#### SUBLEASING OR ASSIGNMENT

12. Subleasing or assigning lease to a third party is prohibited. LESSEE shall not sublet, assign or furnish to any other person unit space without written permission of LESSOR, Anglin Aviation.

#### ACCEPTANCE OF UNIT PREMISES

13. LESSEE agrees to accept all facilities on the leased premises on an "as-is" basis. Further, LESSEE assumes full responsibility to furnish any equipment necessary to properly secure his Aircraft and accepts and recognizes that he or his agents are responsible for setting parking brakes, placing chocks and securing their own Aircraft.

#### CHANGES AND IMPROVEMENTS TO UNIT PREMISES

14. Any changes or improvements made to the unit premises shall not be made without the written express permission of LESSOR. Any and all changes or improvements made shall be at the sole expense of the LESSEE and comply exactly with permission granted by LESSOR. LESSEE has the right to remove any improvements made to unit premises so long as removal will not damage the premises. LESSEE shall indemnify LESSOR from any liens or claims resulting from any improvements made to premises at the direction of LESSEE and/or LESSEE's representative.

#### HOLD HARMLESS AGREEMENT

15. LESSEE agrees that he will hold harmless the LESSOR (Anglin Aviation, L.L.C) and/or Wayne County (owner of airport grounds) or any of its agents or employees responsible for any loss occasioned by fire, theft, rain, windstorm, hail, act of God or from any other cause whatsoever, whether said cause be the direct, indirect or merely a contributing factor in producing the loss to any Aircraft, automobile, personal property, parts or surplus that may be located or stored in the hangars facility. LESSEE shall be responsible for all damages to property caused by LESSEE's carelessness, negligence, neglect or recklessness.

#### ELECTRICAL

16. General and normal usage of electrical services costs to be included in monthly rental. If additional outlets, overhead lighting or abnormal usage is required, an additional surcharge will be charged on a monthly basis to defray these extra expenses. Any additional electric wiring that you may want installed in your leased unit must

be approved by the LESSOR and done according to Michigan State Electrical Codes, by a licensed Electrical Contractor, and first obtain a permit from local municipality electrical inspector. All costs shall be incurred by LESSEE. Any violation will void this lease and subject LESSEE to liability.

**ENTRY BY LESSOR FOR MAINTENANCE OR REPAIR**

17. LESSOR reserves the right to enter unit premises at any time for maintenance, inspection, repairs, additions or alterations as may be necessary for the safety, improvement or preservation of the leased unit premises. LESSEE shall inform LESSOR of any maintenance or repairs immediately upon discovery.

**UNIT ENTRY BY LESSEE**

18. LESSOR will provide the LESSEE with one (1) key for the lock assembly on the hangar door. If key, or any copies of key made, is not returned when this agreement is terminated, LESSEE shall pay to the LESSOR \$250.00 to cover the cost of labor and material to install the new lock assembly.

**AIRCRAFT FUEL**

19. LESSEE acknowledges and agrees to use an Airport fixed base operator for all fueling services at the Airport.

**LANDING FEES**

20. LESSEE agrees to be responsible for all landing fees associated with his Aircraft activity at airport in accordance with the Airport's current Landing Fees Schedule.

**COMPLIANCE WITH LAWS, RULES AND REGULATIONS**

21. LESSEE shall comply with all rules and regulations adopted by the WCAA with respect to use of the Airport including, but not limited to, Ramp Area speed limits, and all applicable federal and state laws and regulations. Accordingly, LESSEE is responsible for any fines for penalties assessed against LESSEE or its guests or representatives for any such violations. Noncompliance with any laws, rules and regulations will result in restriction/limitation of access or termination of lease.

Fee Schedule

Late Payment Fee:	\$25.00
Returned Check Fee:	\$25.00
Cleaning Fee:	\$275.00
New Lockset Fee:	\$250.00
Vacate Notice Not Given:	\$50.00
Administrative Fee:	\$5.00

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Lessee Signature & Date