



ST. LOUIS LAMBERT
INTERNATIONAL AIRPORT™

SCANNED

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THE CITY OF ST. LOUIS

FIRST AMENDMENT TO RESTATED AND AMENDED LEASE AGREEMENT

SIGNATURE FLIGHT SUPPORT CORPORATION

AL-223

**ST. LOUIS LAMBERT INTERNATIONAL AIRPORT
FIRST AMENDMENT TO RESTATED AND AMENDED LEASE AGREEMENT**

THIS FIRST AMENDMENT, made and entered into as of the 5th day of June, 2018, by and between The CITY OF ST. LOUIS ("**City**"), a municipal corporation of the State of Missouri and Signature Flight Corporation ("**Lessee**"), a corporation organized and existing under the laws of the State of Delaware, is an amendment to the Restated and Amended Lease Agreement AL-223 dated June 25, 2013 ("**Lease Agreement**").

WITNESSETH THAT:

WHEREAS, the City and Lessee desire to amend the Lease Agreement to their mutual benefit;

NOW, THEREFORE, for and in consideration of the promises, and of the mutual covenants and agreements herein contained, and other valuable considerations, the City and Lessee agree as follows:

1. The Effective Date of this First Amendment will be February 1, 2018, it being understood and agreed by the parties that this First Amendment will not become effective and binding on the parties until executed and delivered by the City and Lessee.
2. Section 201. Leased Premises of the Lease Agreement is hereby amended by deleting Item A in its entirety and replacing it with the following new Section 201 Item A:

"A. The City hereby leases and demises to Lessee, and Lessee takes from the City, a tract of land containing approximately 17.684 acres (770,328 sq. ft.) together with all Improvements existing or that may be constructed or made therein in accordance with Article VI, hereinafter collectively referred to as the "**Leased Premises**" and more fully described on **Exhibit "A"** and shown on **Exhibit "B"**, provided, however, that two separate access right-of-way ("Access Rights-of-Way") are hereby established on the Leased Premises as shown on **Exhibit "D"** and as more fully set forth in Section 201.B below."
3. Section 402. Rent Payment of the Lease Agreement is deleted in its entirety and replaced with the following new Section 402:

"Section 402. Rent Payment. Beginning on the Effective Date of the First Amendment, Lessee shall pay rent to the City for the Leased Premises equal to a ground rental rate of \$1.02 per square foot per annum multiplied by the total ground area of the Leased Premises, stated in square feet (the "**Initial Rent**"). Rent payments shall be due in twelve equal monthly installments, in advance, on or before the first day of each month."
4. Exhibit "A" of the Lease Agreement is hereby deleted in its entirety and replaced with the attached new Exhibit "A."
5. Exhibit "B" of the Lease Agreement is deleted in its entirety and replaced with the attached new Exhibit "B."

6. All other terms, covenants and conditions of the Lease Agreement not inconsistent with this First Amendment, are unchanged and hereby ratified and approved and will remain in full force and effect.

(Remainder of page left intentionally blank)

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IN WITNESS WHEREOF, the parties hereto for themselves, their successors and assigns, have executed this First Amendment the day and year first above written.

Authorized by City Ordinance 70707, approved February 1, 2018.

The foregoing First Amendment was approved by the Airport Commission at its meeting on the 3rd day of January, 2018.

THE CITY OF ST. LOUIS BY:

[Signature] 5/29/18
Commission Chairman Date
and Director of Airports

APPROVED AS TO FORM ONLY BY:

COUNTERSIGNED BY:

[Signature] 5/31/18
City Counselor Date
City of St. Louis

[Signature] 6/5/18
Comptroller, Date
City of St. Louis

ATTESTED TO BY:

[Signature] 6-5-18
Register, Date
City of St. Louis

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The Board of Estimate and Apportionment approved the foregoing First Amendment at its meeting on the 17th day of January, 2018.

[Signature] 5/31/18
Secretary, Date
Board of Estimate & Apportionment

SIGNATURE FLIGHT SUPPORT CORPORATION

By: [Signature]

Title: SVP, Operations

Date: 1-2-18

APPROVED AS TO FORM ONLY
[Signature] 1-2-18
LEGAL DEPT

LEASE EXHIBIT “A”

PREMISES DESCRIPTION

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Point	Direction	Distance	Latitude	Longitude
Point of Beginning			38 44 45.65N	90 20 43.95W
Point 1	Northwest	263 feet	38 44 47.03N	90 20 46.79W
Point 2	North	52 feet	38 44 47.46N	90 20 46.41W
Point 3	Northwest	711 feet	38 44 51.22N	90 20 54.50W
Point 4	Southwest	408 feet	38 44 47.79N	90 20 56.73W
Point 5	Northwest	268 feet	38 44 49.18N	90 20 59.58W
Point 6	Southwest	143 feet	38 44 48.14N	90 21 01.08W
Point 7	Northwest	85 feet	38 44 48.40N	90 21 01.53W
Point 8	Southwest	189 feet	38 44 47.39N	90 21 03.14W
Point 9	Southeast	1,197 feet	38 44 40.60N	90 20 48.44W
Point 10	North	209 feet	38 44 42.36N	90 20 48.62W
Point 11	Northeast	218 feet	38 44 43.83N	90 20 46.60W
Point 12	East	201 feet	38 44 44.22N	90 20 45.10W
Point 13	North	193 feet	Return to Point of Beginning	

Boundary set by above coordinates containing 17.684 acres (more-or-less)

Geodetic coordinates in North American Datum 1983

All distances in linear feet and expressed as more-or-less

Point of Beginning (POB) defined as the east fence line corner adjoining AL 140 and adjacent to JS McDonnell Blvd



Exhibit A
AL-223 Leased Premises

Prepared by: Plng
Date: Dec 13, 2017

LEASE EXHIBIT “B”

PREMISES DEPICTION

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AL 223 Lease Area



Exhibit B
AL 223 Property Depiction

Prepared by: PIng
Date: Dec 13, 2017