

THIS LEASE AGREEMENT made and entered into by and between GREENVILLE AIRPORT COMMISSION, a Commission created by Act 919, Acts and Joint Resolutions of the General Assembly of the State of South Carolina, as amended, (hereinafter referred to as Landlord), and HANGAR ONE, INC., a Delaware corporation with its principal place of business in Atlanta, Georgia (hereinafter referred to as Tenant),

W I T N E S S E T H :

1. That for the consideration and upon the terms and conditions as hereinafter set forth, the Landlord does hereby grant, bargain and lease unto the Tenant, for a period of five (5) years beginning June 1, 1980, and ending May 31, 1985, the following property:

- (a) Approximately 3,600 square feet of space located in the main terminal building on the first floor in the area south of the public entrance hallway more particularly described in the drawing attached hereto as Exhibit A. No areas adjacent to the main terminal building are to be included within this lease and no area is included for vehicle parking. No other floors nor the area north of the public entrance hallway or the basement are to be included in this lease; and
- (b) The property constituting that portion of the north ramp area including 4.57 acres with hangars 1 and 3 thereon and 4.12 acres without hangar, subject to the rights of ingress and egress for the hangar area now owned by Yeargin Aviation, Inc. together with 6.52 acres with hangar 4 thereon located south of the main terminal building, which is more particularly described on a plat to be attached hereto and made a part of this lease by reference as Exhibit B and having the metes and bounds designated therein. Landlord shall have the right to designate the location and bounds of the right of ingress and egress by Yeargin Aviation, Inc. in the event of any disagreement between Yeargin and Tenant as to its location.

TO HAVE AND TO HOLD unto the Tenant for and during the term of five (5) years, beginning June 1, 1980 and ending May 31, 1985.

2. In consideration of the lease and use of said premises for the term herein set forth and the mutual covenants herein contained, the Tenant promises to pay to the Landlord

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