

**AIRCRAFT HANGER/FACILITY PROPOSAL  
FOR  
GILLESPIE COUNTY AIRPORT**  
Presented

Date: \_\_\_\_\_

Objective

Provide a “letter of Intent” for the construction of an aeronautical facility at Gillespie County Airport.

Purpose of the Facility:

The facility will be used for an  
*Other-explain:*

If the proposed facility is for an aeronautical service business, then add the following:

1. What products or services will the business offer:

Outline of Proposal

The general description of the location of the proposed site:

(a map with a sketch/drawing of the site is attached)

The proposed site is \_\_\_' x \_\_\_' (\_\_\_\_\_ square feet), and it will include (Note – this square footage will be used in the creation of the “Development Agreement”):

1. Hangar building of \_\_\_' x \_\_\_'
2. If applicable, a dedicated aircraft apron of 50' x \_\_\_\_\_'
3. In addition, the proposer agrees to lease a minimum of 5 feet on both sides and the back of the hanger.

4. Other requested land (i.e. parking area (IAW City requirements), driveway, additional aprons, etc.):
  
5. Other Considerations? *Will office space and/or work-shop facilities be constructed inside the hangar?* Clarify:
  
6. Infrastructure Consideration *Auto access, airside access and utilities (Minimum services provided in the hangar should include Electric, Water and Sanitary Sewer. Toilet(s) should be provided in the hanger (except for aircraft storage hangers). Explain:*

Terms of the proposed lease are as follows:

1. Term 30 years maximum, with option of renewal for an additional 10 year term on such conditions as may then be agreed upon by the parties.
2. Approximately \$ \_\_\_\_\_ per sq. ft. of land area, per year, subject to annual Adjustment by Consumer Price Index.
3. The lease agreement shall consider all responsibilities for, and costs of, the contemplated improvements, and assign them as may be agreed by the parties to the agreement, including but not limited to the following items:
  - A. Once the tract has been identified, surveying work to establish boundaries and legal description is the responsibility of the Lessee.
  - B. Provision of utility services as may be necessary to serve the purposes of the improvements is the responsibility of the Lessee.
  - C. Site preparation to rough grade is the responsibility of the Lessee.
  - D. Detail specifications of buildings, which should be consistent with Airport Rules and Regulations and Airport Minimum Operating Standards are the responsibility of the Lessee.
4. Insurance for the risk of Gillespie County to be provided by the Developer/Lessee.
5. Taxes on improvements are for account of Lessee.
6. The lease and leasehold interests may be transferred or assigned only by approval of the Commissioners Court.

7. Upon termination of the lease by whatever reason, all improvements revert to ownership of Gillespie County.
8. Lessor and Lessee agree that the lease is non-exclusive, and that Lessor shall have the right to lease other portions of the airport for other similar operations.
9. Lessee agrees that he will not operate any non-aviation related business or activity on/in the Land/Building site, except that which is expressly approved herein, without the express written consent of Lessor.
10. Even though subleasing is discouraged and requires Commissioners Court approval, if the Lessee pursues to sublease, the Lessee will be required to pay a percentage of the gross rent generated by the sublease agreement.
11. Lease agreement to be executed upon all parties' approval.

Once this "letter of Intent" is received, reviewed and recommended for approval to proceed by the Airport Advisory Board, the Developer and the County will enter into a Development Agreement, and this LOI will be attached to that Agreement.

Finally, in signing this "letter of Intent", the Developer has acknowledged he/she has reviewed the "Minimum Operating Standards" and "Rules and Regulations".

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Signature

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Date