

Orlando International Airport One Jeff Fugua Boulevard Orlando, Florida 32827-4349 Telephone (407) 825-3178

February 2, 2022

HG Orlando AS-1 JV Courtney Thornton One Meadowlands Plaza, 9th Floor East Rutherford, NJ 07073

Re: This Amendment One to Space/Use Agreement dated June 2, 2021, by and between Greater Orlando Aviation Authority ("Authority") and HG Orlando AS-1 JV, ("Company") (the "Amendment")

Effective October 24, 2021

Dear Ms. Thornton:

Reference is made to the Space/Use Agreement dated June 2, 2021, (the "Agreement"), by and between the Aviation Authority and Company. Capitalized terms contained in this letter and not otherwise defined herein shall have the definitions contained in the Agreement.

As per Paragraph A-1 of the Agreement, the Company occupies certain commissary space on Airside 1 at the Airport (the "Occupied Space") in order to provide for the operations at the airport. Pursuant to Paragraph 10 of the Agreement, amendments thereto may be made by revising Attachment A and executing a dated letter of amendment. As such, the Authority and Company hereby agree to amend the Agreement to change items A-1, A-2, A-3 and A-8 of Attachment A, subject to the terms and conditions set forth in this Amendment.

Enclosed please find a revised Exhibit A to Attachment A and Exhibit B, setting forth the revised terms, conditions and spaces of the Agreement. All other provisions of the Agreement not changed by this Amendment shall remain in full force and effect and shall be binding upon the parties.

> [SIGNATURE PAGE TO FOLLOW] [SPACE LEFT INTENTIONALLY BLANK]

Please indicate your agreement to the forgoing on behalf of the company by signing this amendment in the space provided below.

ACCEPTED AND AGREED TO:

HG ORLANDO AS-1 JV	GREATER ORLANDO AVIATION AUTHORITY		
By: Courtney C. Thornton Title: EVP, Corporate Strategy & Business Development	Thomas W. Draper Acting Chief Executive Officer		
Date: <u>2/21/2022</u>	Date: 03-07-2002		
APPROVED AS TO FORM: HUDSON GROUP LEGAL DEPT. Matchin Arman Senior Counsel	ATTEST: By: Land Line Anna Farmer, Manager		

ATTACHMENT A AMENDMENT ONE TO SPACE USE AGREEMENT HG ORLANDO AS-1 JV

A-1. SPACE TO BE OCCUPIED.

Refer to Exhibit B attached hereto and incorporated herein by this reference.

<u>Location</u>	Class	Sales Tax	<u>S.F.</u>	Rate PSF	Annual Rate (Applicable sales tax not included)	Monthly Rate (Applicable sales tax not included)
AS-1 Level 2	IV	6.0%	300	\$25.00	\$7,500.00	\$625.00
AS-1 Level 2	IV	6.0%	1,400	\$25.00	\$35,000.00	\$2,916.67
Total:			1700	\$25.00	\$42,500.00	\$3,541.67

A-2. SPACE RENTAL CHARGE.

Refer to Exhibit A attached hereto and incorporated herein by this reference.

ANNUAL \$42,500.00

A-3 TERM.

The period of occupancy permitted under this agreement will be **October 24, 2021** through **September 30, 2022**. The Space Use Agreement shall automatically renew after the expiration of each preceding term for an Additional Term of one year duration commencing on the date of expiration of the prior term, unless sooner terminated in accordance with the terms and provisions hereof.

\$3,541.67

MONTHLY

A-4. INSURANCE REQUIREMENTS.

This section remains unchanged by this Amendment.

A-5. AMOUNT OF SECURITY DEPOSIT. N/A

A-6. AMOUNT OF TURN-IN FEE N/A

A-7. UTILITY & SERVICE CHARGES.

	Company	GOAA	Comments
Electricity	√		Company responsibility
Telephone	✓		Company responsibility
Water	✓		Company responsibility
Sewer	✓		Company responsibility
Janitorial	✓		Company responsibility
Trash Removal	✓		Company responsibility
Pest Control	√		Company responsibility

A-8 SPECIAL CONDITIONS

- 1. The use of the assigned space is to be used for storage only and is to be no more than 1700 SF.
- 2. Inside of the rolling gate must be covered with black visqueen or similar product, at all times, to hide product from passenger view.
- 3. Either party hereto shall have the right to terminate this Agreement prior to the date upon which it would otherwise expire by giving the other party at least thirty (30) days written notice of its intention to do so.

