



July 22, 2021

Mr. Bob Miles
President
Baggage Airline Guest Services, Inc.
6751 Forum Drive
Suite 200
Orlando, Florida 32821

Re: This First Amendment to Space/Use Agreement by and between the Greater Orlando Aviation Authority and Baggage Airline Guest Services, Inc. ("Amendment")

Effective: August 1, 2021

Dear Mr. Miles:

Reference is made to the Space/Use Agreement (the "Agreement") dated July 12, 2021 by and between the Greater Orlando Aviation Authority ("GOAA") and Baggage Airline Guest Services, Inc. ("Company"). Capitalized terms contained in this letter and not otherwise defined herein shall have the definitions contained in the Agreement.

Pursuant to Paragraph 10 of the Agreement, amendments to the Agreement may be made by a revision of Attachment A and executing a numbered and dated letter of amendment. Enclosed please find revised Attachment A and Exhibits A and B to Attachment A, setting forth the new terms and conditions of the Agreement. All other provisions of the Agreement not changed by this Amendment shall remain in effect and shall be binding upon the parties. The Agreement is hereby amended as follows:

- A-1 SPACE TO BE OCCUPIED – See Exhibit A attached hereto and incorporated herein.
- A-2 SPACE RENTAL CHARGE – See Exhibit B attached hereto and incorporated herein.
- A-5 SECURITY DEPOSIT – See Exhibit B attached hereto and incorporated herein.
- A-8 SPECIAL CONDITIONS – See Attachment A attached hereto and incorporated herein.

Please indicate your agreement to the foregoing on behalf of the Company by signing this Amendment in the space provided below. The parties acknowledge that the Agreement is hereby amended to reflect the space shown on the revised Exhibits A and B to Attachment A hereof.

ACCEPTED AND AGREED TO:

GREATER ORLANDO AVIATION AUTHORITY

By: 

Phillip N. Brown, A.A.E.
Chief Executive Officer

Date: 8-12-2021

BAGGAGE AIRLINE GUEST SERVICES, INC.

By: 

Name: Bob Miles

Title: President

Date: 7/11/2021

ATTEST:

By: 

ATTACHMENT A
SPACE/USE AGREEMENT
BAGGAGE AIRLINE GUEST SERVICES, INC.

A-1. Space to be Occupied

Refer to Exhibit "A" to Attachment A.

A-2. Space Rental Charge

Refer to Exhibit "B" to Attachment A.

A-3. Term

The Initial Term of use and occupancy permitted under this Agreement will commence on August 28, 2020 (the "Effective Date") and expire on September 30, 2020. Renewal term shall be for a period of twelve months commencing October 1, subject to all rights of renewal and termination set forth herein.

A-4. Insurance Requirements

In accordance with Authority's policy and procedures the minimum coverage required is:

Automobile liability	\$1,000,000 or \$5,000,000 if AOA access required.
Commercial General Liability	\$1,000,000 or \$5,000,000 if AOA access required.
Workers Compensation	As required by the laws of Florida.
Employer's Liability	Not less than \$100,000 "each accident", \$500,000 "disease-policy limit" and \$100,000 "disease-policy – each employee"

Evidence of current coverage is to be kept on file with the Authority or its designated agents.

A-5. Amount of Security Deposit

Refer to Exhibit "B" to Attachment A.

A-6. Amount of Turn-In Fee

Refer to Exhibit "B" to Attachment A.

A-7. Utility & Service Charges

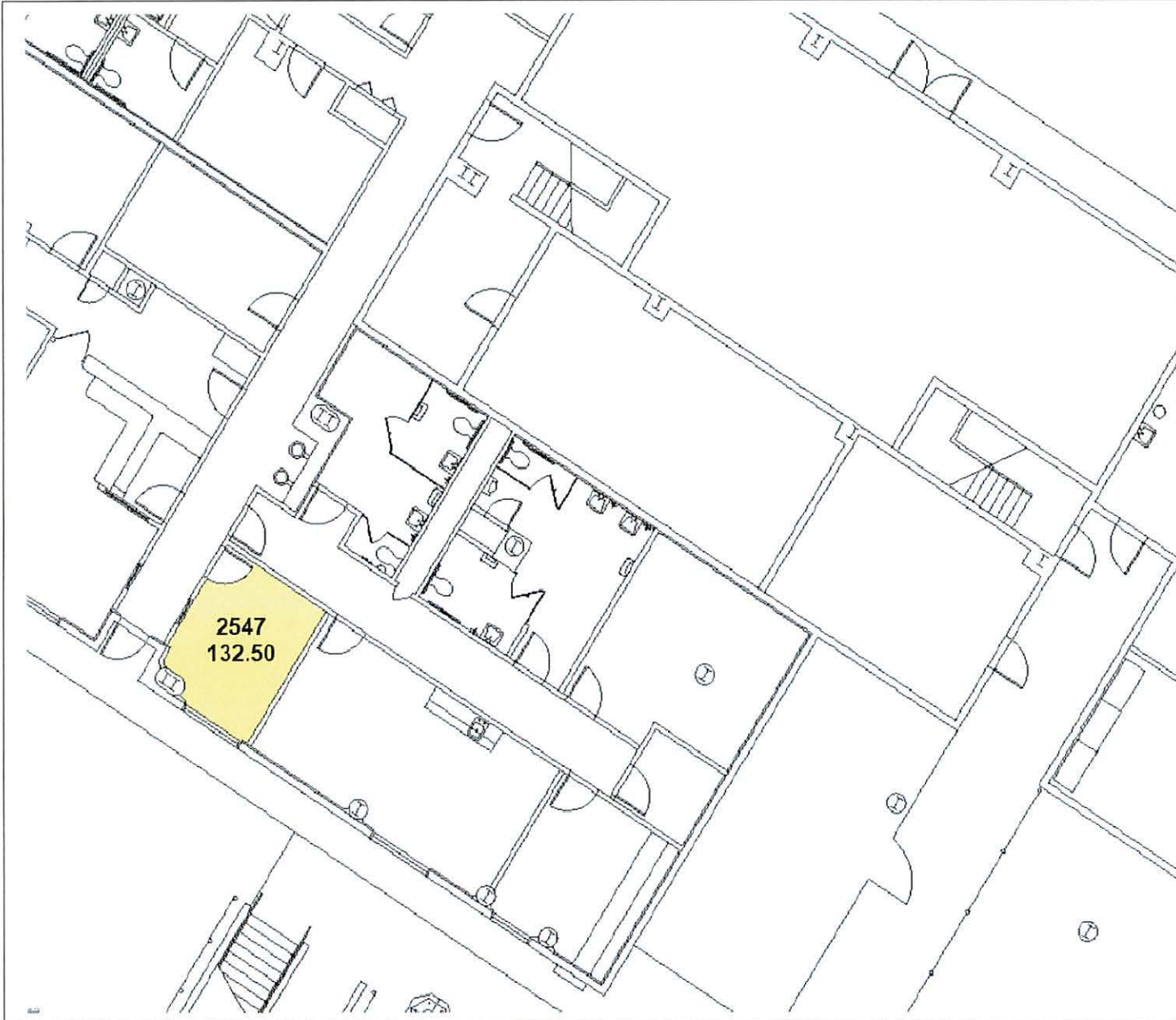
Utility/Service	Company	Authority	Comments
Electricity		✓	Service provided by Authority and included in the terminal rental rate.
Telephone	✓		Company responsibility.
Water		✓	Service provided by Authority and included in the terminal rental rate.
Sewer		✓	Service provided by Authority and included in the terminal rental rate.
Janitorial		✓	Service provided by Authority and included in the terminal rental rate.
Trash Removal		✓	Service provided by Authority and included in the terminal rental rate.
Pest Control		✓	Service provided by Authority and included in the terminal rental rate.

The Utility and Service Charges provided by Authority shall mean those areas in the Terminal. Space at the Airport, but not in the Terminal that are leased hereunder are not be included in services provided by Authority.

A-8. Special Conditions

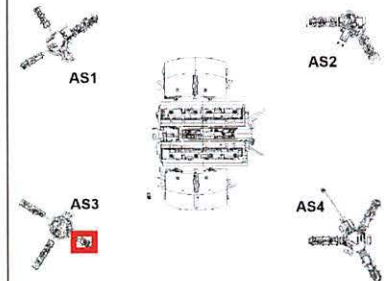
The "Space to be Occupied" shall be used exclusively for the services authorized under the Greater Orlando Aviation Authority Permit Agreement No. 4133, dated October 1, 2020 ("Permit") and for no other purpose. In the event the Permit is terminated or the Permittee is no longer providing the services authorized by the Permit, then notwithstanding the provisions of Paragraph A-3 of this Attachment A, this Agreement shall simultaneously terminate, and Company shall vacate the Occupied Space within five (5) calendar days.

EXHIBIT "A" TO ATTACHMENT A
SPACE USE AGREEMENT
BAGGAGE AIRLINE GUEST SERVICES, INC.



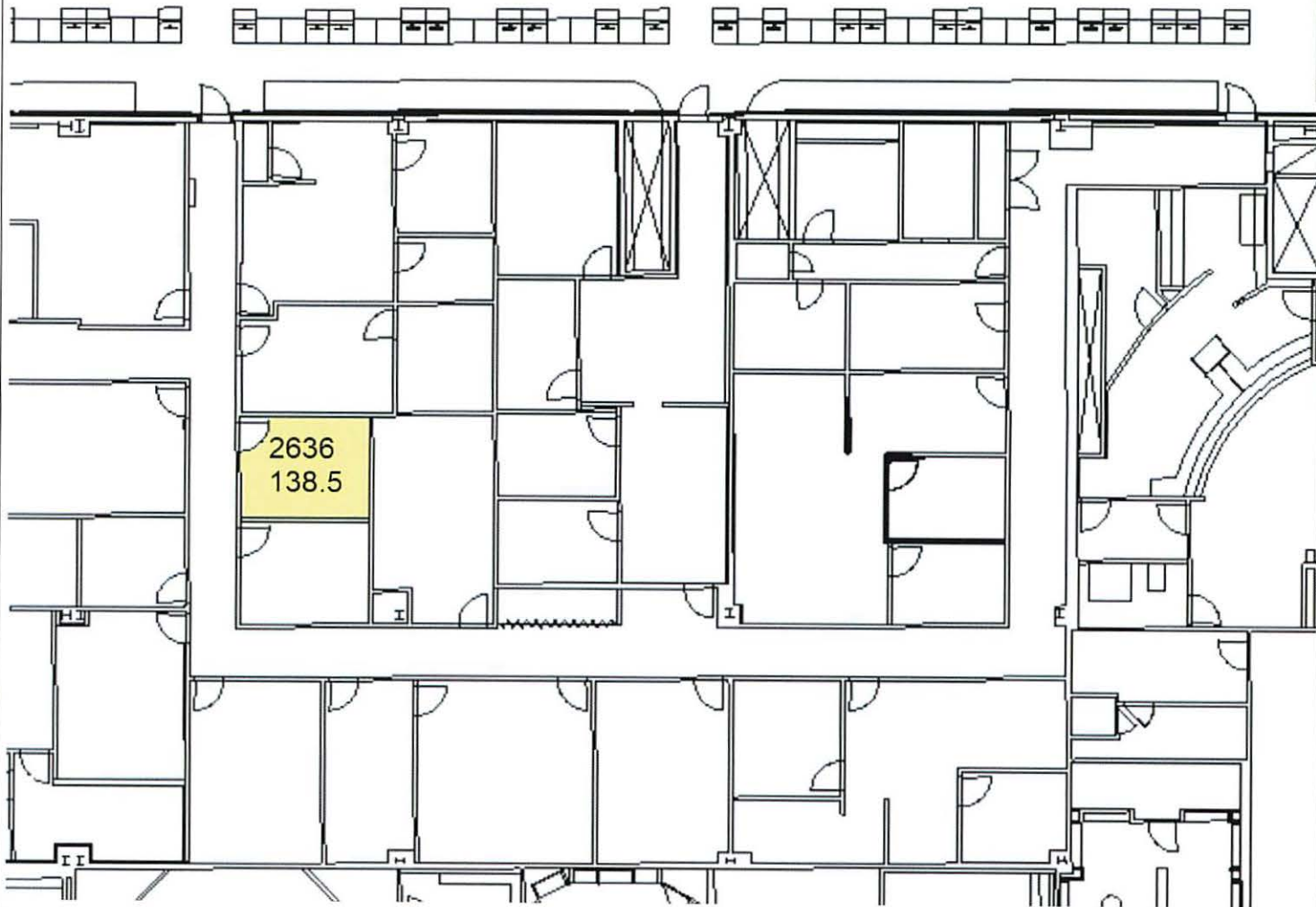
**GREATER ORLANDO
AVIATION AUTHORITY**
"MCO"
ORLANDO INTERNATIONAL
AIRPORT

AIRSIDE 03 WING 03
LEVEL 01
EFFECTIVE: 2021-08-01
SPACE TO BE OCCUPIED:
OIA.0800.AS03.W03.01.2547



NOT TO SCALE

EXHIBIT "A" TO ATTACHMENT A
SPACE USE AGREEMENT
BAGGAGE AIRLINE GUEST SERVICES, INC.



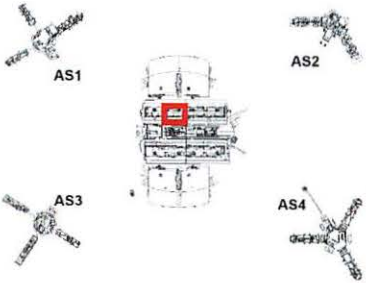
**GREATER ORLANDO
AVIATION AUTHORITY**

"MCO"
ORLANDO INTERNATIONAL
AIRPORT

NORTH TERMINAL
LANSIDE
ZONE NORTH CENTRAL

EFFECTIVE: 2021-08-01

SPACE TO BE OCCUPIED:
OIA.0800.NTLS.ZNC.03.2636



NOT TO SCALE

**EXHIBIT "B" TO ATTACHMENT A
SPACE USE AGREEMENT
BAGGAGE AIRLINE GUEST SERVICES, INC.**

Rental Rates PSF - FY21 eff. 10-01-2020

Enclosed	Unenclosed
\$ 140.59	\$ 3.00

A-1 Space to be Occupied			SF by Class of Space			Rent (Applicable Sales tax not included)		
Location	Date	Tax	Enclosed	Unenclosed	Other	Annual Charge	Monthly Charge	
OIA.0800.NTLS.AS03.01.2547	132.50	8/1/21	Y	133		18,698.47	1,558.21	
						-	-	
OIA.0800.NTLS.ZNC.03.2636	138.50	8/1/21	Y	139		19,542.01	1,628.50	
						-	-	
						-	-	
						-	-	
						-	-	
						-	-	
						-	-	
						-	-	
						-	-	
						-	-	
						-	-	
						-	-	
						-	-	
						-	-	
						-	-	
						-	-	
						-	-	
						-	-	
						-	-	
						-	-	
Total				272	\$ -	-	38,240.48	3,186.71

A-2 Space Rental Charge *Amounts may vary slightly due to rounding when entered into our financial billing system.* \$ **38,240.48** \$ **3,186.71**

A-5 Security Deposit *Security Deposit on account \$14,770, no additional deposit is required* \$ **10,140.00**

A-6 Turn-in Fee \$ **460.00**