



Orlando International Airport
One Jeff Fuqua Boulevard
Concessions Department
Orlando, FL 32827

January 28, 2022

Padraig Drennan
Stellar Partners, Inc.
12750 Citrus Park Lane, Suite 210
Tampa, FL 33625

Re: This Amendment One to Space Use Agreement dated September 1, 2005 by and between Greater Orlando Aviation Authority (“Authority”) and Stellar Partners, Inc. (“Company”) (the “Amendment”)

Effective February 15, 2022

Dear Mr. Drennan:

Reference is made to the Space Use Agreement dated September 1, 2005, by and between the 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 4 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 Exhibit B and executing a dated letter of amendment. As such, the Authority and Company hereby agree to amend the Space Use Agreement to change items A-1, A-2, A-3 and A-8 of Exhibit B, subject to the terms and conditions set forth in this Amendment.


Enclosed please find a revised Attachment A and Exhibit A, 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.

[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:

STELLAR PARTNERS, INC.

By: 
Printed Name: PADRAIG DRENNAN
Title: CEO & PRESIDENT
Date: 02/16/2022

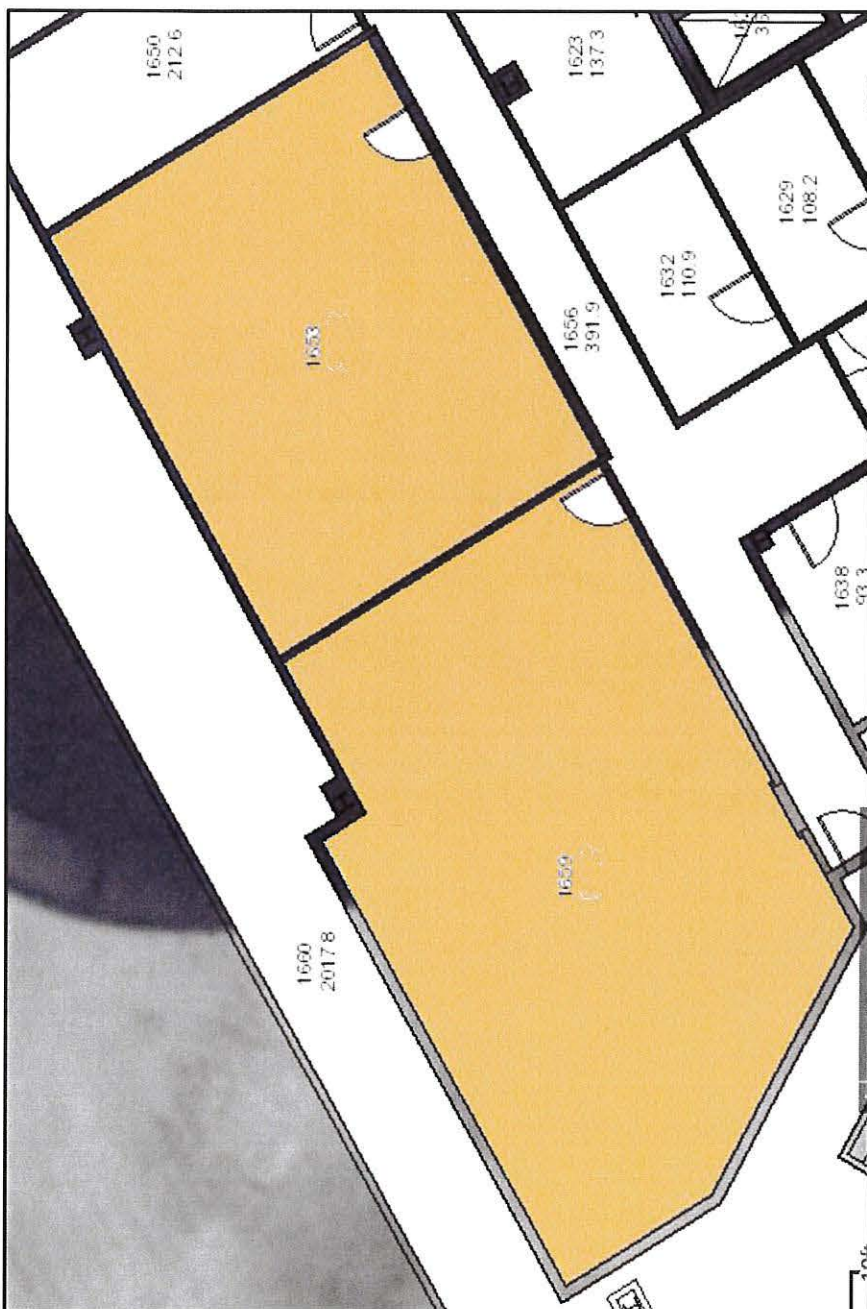
**GREATER ORLANDO
AVIATION AUTHORITY**

By: 
Thomas W. Draper
Acting Chief Executive Officer
Date: 2/21/2022

ATTEST:
By: 
Anna Farmer
Manager

2. Pursuant to Paragraph 4 of this Agreement, annual rent adjustments shall occur on September 1st of each year. This date may be subject to change from time to time at the Aviation Authority's sole discretion.

EXHIBIT A



**Greater Orlando Aviation
Authority**

“MCO”
Orlando International
Airport

**SPACE USE AGREEMENT
Amendment**

NORTH TERMINAL

AIRSIDE 4
LEVEL 03
Mezzanine

ROOM ID'S:

OIA.0800.AS04.HUB.03.1659
OIA.0800.AS04.HUB.03.1653

Not to Scale

EXHIBIT B

**SPACE USE AGREEMENT
STELLAR PARTNERS, INC.**

A-1 Space to be Occupied

				Rental Rate PSF			
				Enclosed	Unenclosed		
				\$ 25.00	\$ -		
				SF by Class of Space		Rent (Applicable Sales tax not included)	
Location	SF	Effective Date	Sales Tax	Enclosed	Unenclosed	Annual Charge	Monthly Charge
OIA.0800.AS04.HUB.03.1659	965	2/1/22	Y	965		\$ 24,125.00	\$ 2,010.42
OIA.0800.AS04.HUB.03.1653	615	2/1/22	Y	615		\$ 15,375.00	\$ 1,281.25
Total				1,580		\$ 39,500.00	\$ 3,291.67

A-2 Space Rental Charge

\$ 39,500.00	\$ 3,291.67
Sales Tax	\$ 197.50
Total w/Sales Tax	\$ 3,489.17

Amounts may vary slightly due to rounding when entered into financial billing system

A-5 Security Deposit

N/A

A-6 Turn-In Fee

N/A