

AVIATION SERVICE BUSINESS

PROPOSED LEASE GUIDELINES – Ph III

The Lease Agreement document shall in general be a standard form which complies with Gillespie County Airport Development Policy, Section entitled “Aviation Service Businesses”, with specific modifications and inclusions to suit the proposed Project. Consider and address the following issues:

Business Issues

- Offer a Management Summary that includes a discussion of Business Plan, and Pro Forma financial projections (P&L and Balance Sheet) from start-up date to probable year of stable business performance.
- Develop an Investment Plan that shows how the business will be financed (Debt and Equity) and that the business is adequately financed.
- Identify the investors and principals. Identify the Manager of the business.

Lease Agreement Issues

- Legal name and address of the Lessee entity, whether real persons or some form of limited liability company. If the Lessee is a company, there will be language in the lease agreement to give the Lessor the right of prior approval of change in control of the company.
- Current land rent rates and fuel flow fees, if fuel is involved.
- Modifications, if necessary to support this specific project, to provisions of which party bears what costs of improvements.

Draft Lease Agreement which in general addresses the Lease Guidelines for Aviation Service Businesses contained in the Gillespie County Airport Development Policy.

Airport Advisory Board
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