

**APN 005-021-06**

Corey Jenkins, Airport Manager  
2600 E. College Parkway #6  
Carson City, NV 89706

**AGREEMENT TO POSTPONE OR AVOID LEASE TERMINATION  
CARSON CITY AIRPORT - KCXP Investments LLC; Taxiway C lease**

This Agreement between the CARSON CITY AIRPORT AUTHORITY (CCAA), whose address is 2600 E. College Parkway #6 Carson City, Nevada 89706, and KCXP INVESTMENTS LLC (Tenant), whose address is 20250 SE Hwy 42, Umatilla, FL 32784 is made to document the agreement reached at the meeting of the CCAA on January 18, 2023 during which the CCAA and Tenant agreed as follows:

CCAA will postpone or avoid completely the Termination of Tenant's Taxiway C Lease which is held under document No. 382385, recorded September 5, 2008, for failure to timely construct:


1. Tenant will proceed with plans to construct a hangar system on the leasehold, and provide written progress reports quarterly to the Airport Manager showing good faith progress by Tenant.
2. Tenant will pay a non-refundable deposit of \$25,000, no later than 5 days after CCAA approval of this Agreement, which can be applied to rent payments upon completion of all construction.
3. Tenant will complete construction plans and submit them to the CCAA and governmental offices for approval within 1 year, i.e. by Feb 1, 2024, subject to Force Majeure below.
4. Tenant will complete all construction within 2 years, i.e. by Feb 1, 2025.
5. Force Majeure: The construction plan filing and commencement deadlines shall be extended for such period of time as construction is prevented or delayed due to strikes, labor disputes, supply chain/vendor delays, fire, earthquake, floods and other out of the ordinary actions of the elements, pandemic, enemy invasion, wars, insurrection, sabotage, laws, orders or actions of governmental, civil or military authorities, governmental restrictions, riot, civil commotion and unavoidable casualty (an "Excusable Delay"). Tenant shall provide CCAA with written notice within 5 days of such event causing the prevention of Tenant's ability to meet the deadline.

Absent an Excusable Delay and notice to CCAA, in the event that the Tenant fails to provide the progress reports or meet the construction deadlines (plans and construction), the deposit will be forfeited to the CCAA and the lease will terminate.



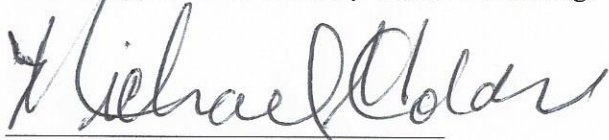
  
COREY JENKINS, Airport Manager

Dated 2/15/23

  
TOM GONZALES, KCXP Investments, LLC

Dated 2/13/2023

CCAA Approved at February 15, 2023 Meeting:



Michael Golden, Chairman Feb 15, 2023