

HANGAR ONE

A Premium Approach to Private Aviation.

LEX
BLUE GRASS AIRPORT

Blue Grass Airport has elevated its premium aviation offerings with the opening of Hangar One, a 55,000-square-foot facility designed to accommodate today's largest ultra-long-range private aircraft. Purpose-built to serve the needs of corporate and private owners, Hangar One reflects the airport's commitment to providing exceptional facilities, convenient access and a first-class operating environment for aircraft owners and flight crews.

LEASE OVERVIEW

- Full-service lease providing guaranteed aircraft storage space in up to one-third of the hangar
- Separate tenant-dedicated office and storage areas for each tenant
- Shared owner parking, waiting area and support facilities
- Dedicated airport staff to manage the facility and provide exceptional aircraft services to tenants
- No minimum annual fuel purchase requirement
- No common area maintenance fees

HANGAR AMENITIES

- 327' clear span with 30' doors opening
- Fire suppression system for hangar and offices
- Common area lobby, conference room, kitchenette and ice maker with in-hangar potable water
- Airport-provided aircraft in/out/staging service
- Convenient access to U.S. Customs and Border Protection

LEASE TERM

Flexible term options available.

HANGAR RENT

$28,350 per month

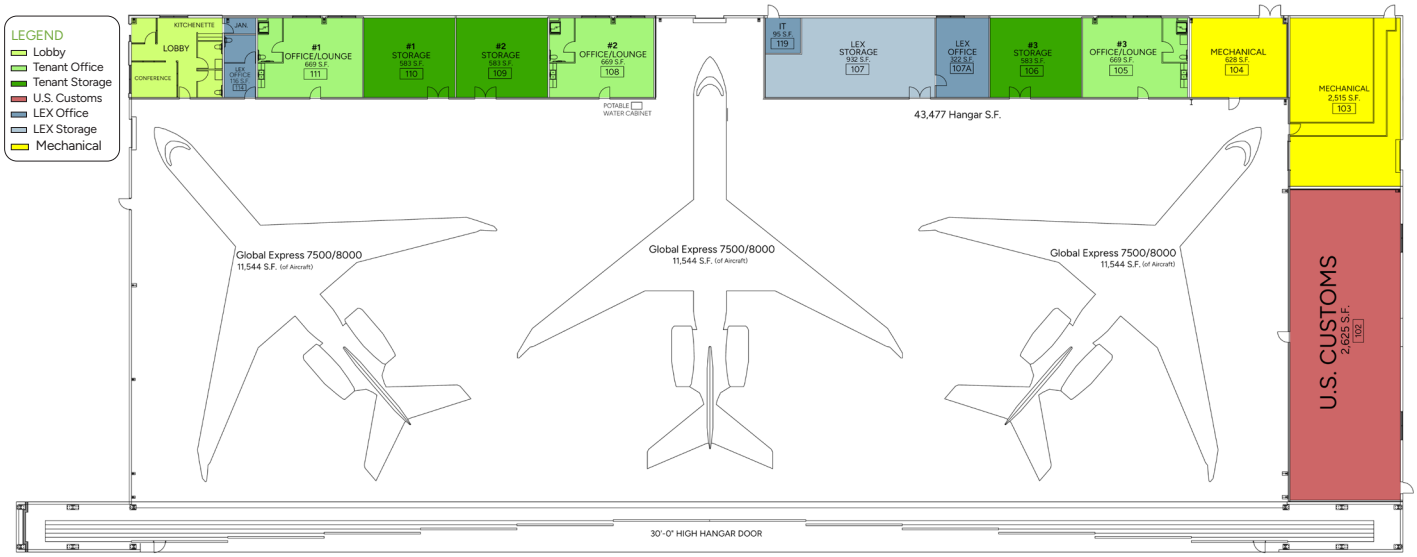
Single expense approach whereby rent includes hangar, office and storage areas, utilities, maintenance and airport-provided aircraft services

Rent based on $2.50 per square foot per month (calculated on the aircraft footprint for a Global 7500). Rent will be adjusted annually by the greater value of either the Consumer Price Index or 4 percent, ensuring your lease remains aligned with market conditions.

Cable, internet and telephone service are not included in rent.

FACILITY USE

Hangar space is exclusively for the storage and light maintenance of large corporate aircraft. Separate office and storage areas can be customized by tenant.



KEY LEASE PROVISIONS

- The tenant may not sublease any portion of the leased space. Nor may the tenant assign their agreement, whether by operation of law or otherwise, without prior written airport approval.
- Tenant insurance and aircraft registry information for all aircraft stored in the hangar must be on file and kept current with the airport unless otherwise agreed on by the President & CEO or an airport designee.
- The tenant is permitted to self-perform preventative maintenance on their aircraft within the hangar in accordance with FAR Part 43 and the airport's Minimum Standards. If the tenant elects to obtain onsite aircraft maintenance or inspection services by another party, the tenant shall obtain the services of an individual or company licensed or otherwise authorized by the airport.

The lease will also include standard terms and conditions, including, but not limited to, environmental and security requirements and indemnification.







ADDITIONAL INFORMATION

To discuss this proposed lease agreement in detail or to initiate the leasing process, please contact Travis Crilly, Vice President of Commercial Development, at **859.425.3250** or **tcrilly@bluegrassairport.com**.

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