



**TERMINAL BUILDING LEASE AGREEMENT BETWEEN
BROWARD COUNTY AND TRIANGLE SERVICES OF FLORIDA, INC.**

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**TERMINAL BUILDING LEASE AGREEMENT BETWEEN
BROWARD COUNTY AND TRIANGLE SERVICES OF FLORIDA, INC.**

This Terminal Building Lease Agreement (“Agreement”) is entered into by and between Broward County, a political subdivision of the State of Florida (“County”), and Triangle Services of Florida, Inc., a Florida corporation (“Lessee”) (each a “Party” and collectively referred to as the “Parties”), and is effective as of the date that it is fully executed by the Parties (“Effective Date”).

ARTICLE 1. DEFINITIONS

1.1 **Airport** means the Fort Lauderdale-Hollywood International Airport, located in Broward County, Florida, and all property encompassed within the boundaries of the Fort Lauderdale-Hollywood International Airport.

1.2 **Applicable Laws** means all “Environmental Laws” and any and all other applicable laws, codes, advisory circulars, rules, regulations, ordinances, and resolutions of any governmental or quasi-governmental entity relating to the Airport, the Premises, or activities at the Airport or the Premises that have been or may hereinafter be adopted, including, but not limited to, all applicable federal, state, County, local, and any quasi-governmental agency laws, codes, advisory circulars, rules, regulations, ordinances, resolutions, development orders, grant agreements, and the Minimum Standards.

1.3 **Aviation Department** means the Broward County Aviation Department or its successor agency.

1.4 **Board** means the Board of County Commissioners of Broward County, Florida.

1.5 **Director of Aviation** means the Director or Acting Director of the Aviation Department or such other person or persons as may from time to time be authorized in writing by the County Administrator or the Director of Aviation to act for the Director of Aviation with respect to any or all matters pertaining to this Agreement.

1.6 **Discharge** means any accidental or intentional spilling, leaking, pumping, pouring, emitting, emptying, releasing, or dumping of materials into the air, onto or in the soil, into the groundwater, into the surface water, or onto an impervious surface that has the potential to discharge into the water or onto the soil.

1.7 **Environmental Laws** means any and all applicable federal, state, County, and local statutes, ordinances, regulations, codes, rules, laws, permits, orders, advisory circulars, resolutions, development orders, grant agreements, and directives of any federal, state, or local court, governmental, or quasi-governmental entity with jurisdiction of such matter that have been or may hereinafter be adopted, including, but not limited to, those relating to the generation, use, storage, transportation, or disposal of hazardous materials. Such laws include, but are not limited to: the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. § 9601 et seq.); the Resources Conservation and Recovery Act of 1976 (42

U.S.C. § 6901 et seq.); the Clean Water Act (33 U.S.C. § 1251 et seq.); the Safe Drinking Water Act (42 U.S.C. § 300 et seq.); the Hazardous Materials Transportation Act (49 USC § 5101 et seq.); the Toxic Substance Control Act (15 U.S.C. § 2601 et seq.); Chapters 373, 376, and 403, Florida Statutes, and rules adopted thereunder; and Chapter 27 of the Broward County Code of Ordinances.

1.8 **Environmental Site Assessment** means a document based on one or more environmental site assessments, examinations, inspections, tests, inquiries, and surveys necessary to identify environmental conditions, contamination, and the presence of any Hazardous Materials in, on, or under the surface of the Premises.

1.9 **Federal Aviation Administration or FAA** means the agency of the United States Government established under 49 U.S.C. § 106, or its successor.

1.10 **Hazardous Material** means any material or substance identified, listed, or defined as a “Hazardous Waste,” “Hazardous Substance,” “Pollutant,” or “Contaminant” under applicable Environmental Laws, which term shall include asbestos and asbestos-containing materials, petroleum, including crude oil or any fraction thereof, and natural gas or natural gas liquids.

1.11 **Minimum Standards** means the Airport’s Minimum Standards for Commercial Aeronautical Activities, a/k/a Minimum Standards Policy for General Aviation at Broward County Airports, as may be amended from time to time, and which standards have been provided to Lessee and are available upon request from the Aviation Department.

1.12 **Premises** means the Terminal space leased to Lessee as shown on **Exhibit A** attached hereto and made a part hereof.

1.13 **Release** means any unauthorized spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, seeping, leaching, dumping, or disposing of any hazardous material (including abandoning or discarding barrels, containers, or other closed receptacles) to the air, waters, soils, or other natural resources of County.

1.14 **Terminal** means the airline terminal buildings located at the Airport, including any expansion thereof or any improvements thereto.

ARTICLE 2. THE PREMISES

2.1 **Premises.** Subject to the terms in this Agreement, County leases to Lessee the premises described on **Exhibit A** attached hereto and made a part hereof (“Premises”).

2.2 **Condition of the Premises.** County makes no representations or warranties whatsoever as to the condition of the Premises. Lessee specifically obligates itself to conduct its own due diligence investigation as to the condition of the Premises and its suitability for Lessee’s purposes. The Premises and all components thereof, are leased in “As Is Condition” and “With All Faults.” Lessee, acknowledges and agrees that Lessee has had sufficient opportunity to inspect the

Premises and all components thereof and hereby accepts the Premises and all components thereof in "As Is Condition" and "With All Faults."

2.3 Use of Premises. Lessee has the right to use the Premises solely for the purpose of an air transportation business for the carriage of persons, property, cargo, and mail, including all activities reasonably necessary for such use.

2.4 Relocation. At any time, County may require or Lessee may request that Lessee relocate to operate at additional, reduced, or different areas than the Premises reflected on **Exhibit A** ("Alternate Premises"). Lessee acknowledges that such Alternate Premises might not be similar in size or configuration to the Premises. Any required or requested relocation to Alternate Premises permitted under this section shall be without expense to County except as expressly stated herein.

2.4.1 County Required Relocation. The provisions of this Section 2.4.1 shall apply only if relocation to the Alternate Premises is required by County. If the Director of Aviation provides written notice ("Relocation Notice") to Lessee requiring relocation to specified Alternate Premises and the effective date for the required relocation, Lessee must operate at the Alternate Premises in lieu of the original Premises as of the stated effective date. County shall provide Lessee a "Relocation Reimbursement," which shall be fifty percent (50%) of Lessee's expenses (i.e., Lessee's documented, reasonable, and necessary out-of-pocket expenses actually incurred and paid by Lessee in relocating, as determined solely by County) of relocating to the Alternate Premises, provided such Relocation Reimbursement may not exceed Seventy-Five Thousand Dollars (\$75,000). Upon County's receipt of documentation substantiating Lessee's payment of the applicable expenses and such other documentation as County may request, County shall provide Lessee the Relocation Reimbursement through a dollar-for-dollar credit against rent and any other monies due from Lessee to County. Such credit shall be applied pursuant to credit memo(s) issued by County and may be in monthly credits in an amount determined by County.

2.4.2 Lessee Request to Relocate. The provisions of this Section 2.4.2 shall apply only if relocation to the Alternate Premises is requested by Lessee. If Lessee makes a written request to County to operate at Alternate Premises, the Director of Aviation may, in their sole discretion, approve such request by written notice stating the applicable effective date for the relocation ("Approval Notice"). If the approved relocation requires another tenant or user of the Airport to reduce its space or otherwise move or relocate, Lessee shall reimburse such other tenant or user the reasonable and appropriate costs of such reduction, move, or relocation unless otherwise agreed to between Lessee and such other tenant or user. Notwithstanding anything herein to the contrary, nothing set forth in this provision shall obligate County to take any action to accommodate any request made by Lessee pursuant to this section.

2.4.3 Upon the effective date stated in the Relocation Notice or Approval Notice, as applicable: (a) **Exhibit A** shall be automatically amended to reflect the Alternate Premises;

and (b) the Rent payable under this Agreement shall be adjusted to reflect rent for the Alternate Premises based on the rates promulgated from time to time by County pursuant to resolutions adopted by the Board, as stated in Article 6.

ARTICLE 3. IMPROVEMENTS BY LESSEE

3.1 Improvements by Lessee. All of Lessee's improvements, construction, additions, alterations, modifications, and renovations (collectively, the "Improvements") to the Premises or other Terminal areas require prior written approval by County, must conform to any tenant improvement project process and tenant improvement standard requirements, policies, or procedures of County applicable to tenants of the Terminals, including any that are specific to the applicable Terminal(s), and shall be done at Lessee's sole cost and expense. No reduction or abatement of Rent shall be allowed for any interference with Lessee's operations by such construction.

3.2 Ownership of Lessee Installed Improvements and Property. All Improvements that are affixed to the Premises are a leasehold improvement and title thereto shall vest with County upon the expiration or earlier termination of this Agreement, unless otherwise agreed by the Parties. All installations at the Premises or any Airport property, including, but not limited to, cable, electric, and telecommunications, shall be deemed Improvements, and ownership shall vest in County upon installation. Lessee shall retain ownership of moveable trade fixtures, equipment, and other personal property installed and paid for by Lessee, except as may be otherwise provided in this Agreement or other agreements.

3.3 Liens. Lessee shall not do, nor permit to be done, anything that shall result in the imposition of any liens on the Premises, or portion thereof, or the Improvements. If any lien or notice of lien shall be filed against the Premises, or portion thereof, or the Improvements, Lessee shall cause the same to be discharged of record by payment, deposit, bond, or order of a court of competent jurisdiction within thirty (30) days after notice of the filing thereof. Lessee shall not be deemed to be County's agent so as to confer upon any contractor or subcontractor providing labor or materials to the Premises or Improvements a mechanic's lien upon County's estate under the provisions of Chapter 713, Florida Statutes. The provisions of this section shall not apply to any leasehold mortgage to which County, by its Director of Aviation, has consented as provided in this Agreement. Lessee shall not create or permit any lien on any fixtures on the Premises without obtaining, in each instance, the prior written approval of the Director of Aviation excluding, however, any purchase money security interest in any movable trade fixtures of Lessee installed at the Premises. Lessee shall not pledge, hypothecate, or otherwise encumber its interests in this Agreement without the prior written consent of the Director of Aviation. County's interest in this Agreement shall not be subordinate to any leasehold mortgage or any claims, liens, or encumbrances affecting Lessee's interests in this Agreement without the prior written consent of the Director of Aviation.

3.4 Landlord Lien. Unless County, through its Board, provides otherwise in writing, all of Lessee's assets that are brought onto the Premises and used in connection with its business

conducted on the Premises shall be subject to County's landlord lien on such assets as provided by applicable Florida law.

ARTICLE 4. TERM AND TERMINATION

4.1 Term. The term of this Agreement shall commence on August 21, 2025 ("Term Commencement Date"), and shall terminate five (5) years thereafter unless earlier terminated as provided in this Agreement ("Term").

4.2 Termination. In addition to any other rights of termination provided in this Agreement, this Agreement may be terminated at any time by the County, acting through the Board or the Director of Aviation, or by Lessee, with or without cause, upon thirty (30) days' prior written notice to the other Party. If the Director of Aviation determines that termination is necessary to protect the public health, safety, or welfare, this Agreement may be terminated by the Director of Aviation upon such notice as the Director of Aviation deems appropriate under the circumstances, which shall be followed by a written "Notice of Termination" to Lessee. Termination of this Agreement shall not relieve Lessee of any liabilities or obligations under this Agreement that have accrued on or prior to the effective date of termination, or that survive termination of this Agreement. Upon the expiration or earlier termination of this Agreement, Lessee shall cease forthwith all operations upon the Premises, immediately vacate and surrender the Premises as set forth in Article 8, and immediately pay in full all fees and other amounts payable to County then due and owing, and County shall be released and relieved of all liability under this Agreement.

4.3 Airline Service Provider Agreement. Lessee must at all times maintain in full force and effect an Airline Service Provider Agreement with County for its operations at the Airport. If Lessee's Airline Service Provider Agreement terminates or expires at any time prior to the expiration or earlier termination of this Agreement, then this Agreement shall automatically terminate on the same date that the Airline Service Provider Agreement terminates.

ARTICLE 5. MAINTENANCE OF PREMISES

5.1 Maintenance. Lessee shall at all times maintain the Premises in a clean, safe, neat, orderly, sanitary, and presentable condition, and free and clear of all trash, rubbish, and debris. Lessee shall furnish and pay for its own janitorial service in the Premises and shall cause all waste, garbage, and rubbish to be removed from the Premises on a daily basis and at Lessee's own expense. Such waste, garbage, and rubbish may not be deposited on any part of the Airport, except that Lessee may deposit same temporarily in the Premises out of the public view (unless otherwise disallowed by County) or in space designated by County in connection with collection for removal. Lessee shall make arrangements for trash removal directly with a company that is authorized by County to provide such services at the Airport.

The responsibility for maintenance, cleaning, and operations of the facilities in the Terminals, including the Premises, shall be as set forth on **Exhibit B** attached hereto and incorporated herein. Any responsibility for maintenance, cleaning, and operations of the facilities in the

Terminals, including the Premises, which is not set forth on **Exhibit B**, shall be the responsibility of County unless otherwise agreed to in writing by the Parties. If there is any conflict between **Exhibit B** and the terms in this article, the terms of **Exhibit B** shall control.

5.2 Failure to Maintain. Upon failure of Lessee to perform its obligations set forth in this article, after reasonable notice to Lessee, County may perform or cause the obligations to be performed at Lessee's expense, and all charges shall be deemed additional rent to be added to the Rent paid by Lessee in accordance with Article 6 of this Agreement.

5.3 Utilities. Lessee shall be responsible for all utility charges in connection with its use of the Premises, which will be paid by County and charged to Lessee at the rates identified in Article 6.

ARTICLE 6. RENT

6.1 Rent. Commencing on the Term Commencement Date, Lessee shall pay rent, together with all applicable sales taxes thereon, to County for the Premises based on the rates then in effect pursuant to Broward County Administrative Code ("Administrative Code"), Section 39.2, including as may be amended from time to time ("Rent"). Any amendment to the rates set forth in Section 39.2 of the Administrative Code shall automatically amend and update the Rent required under this Agreement as of the effective date of the amendment to the Administrative Code without further action of the Parties.

6.2 Monthly Installments. Except as otherwise expressly stated in this section, Rent shall be paid by Lessee in twelve (12) equal monthly installments, together with all applicable sales taxes thereon, in advance and without demand, set off, or deduction. The monthly installment of Rent shall be paid on the first day of each calendar month, except for the first monthly installment, which shall be paid on the Term Commencement Date and shall be prorated based on the number of days occurring between the Term Commencement Date and the first calendar day of the following month. The monthly installment due for the last month of the Term shall be prorated based on the number of days in the last month of the Term.

6.3 Security Deposit. As security for the payment of Rent and the performance of Lessee's obligations under this Agreement, Lessee shall post a security deposit with County equal to three (3) monthly installments of the Rent together with applicable sales taxes ("Security Deposit"). The Security Deposit shall be submitted to County simultaneously with submission to County of this Agreement as executed by Lessee. The minimum amount of the Security Deposit shall be One Thousand and 00/100 Dollars (\$1,000). The Security Deposit shall be either in the form of cash, an irrevocable letter of credit ("Letter of Credit") in form and substance satisfactory to County, or a payment and performance bond ("Bond") in form and substance satisfactory to County. No interest shall be due or paid on the Security Deposit. County, upon at least fourteen (14) days' notice to Lessee, may increase the amount of the required Security Deposit to reflect any increases in Rent. In addition, County, upon at least fourteen (14) days' notice to Lessee, may increase the amount of the required Security Deposit by up to a total of five (5) additional monthly installments of Rent payments if County determines, in its sole discretion, that an increase is warranted due to increased obligations under this Agreement or based upon Lessee's

payment or performance history at the Airport. In the event of any Event of Default (hereinafter defined), in addition to any other rights and remedies available to County at law or in equity, County shall be entitled to draw down up to the full amount of the Security Deposit and apply same to any and all amounts owed, whether before or after the expiration or earlier termination of this Agreement. Within five (5) business days after notice from County of any such draw, Lessee shall replenish the Security Deposit with cash, a new Letter of Credit, or new Bond, as applicable, so it equals the full amount of the required Security Deposit. If a Letter of Credit is posted, the initial term and all renewal terms of the Letter of Credit shall be for a period of not less than one (1) year, and the Letter of Credit shall be kept in full force and effect throughout the Term and for a period of six (6) months following the expiration or earlier termination of this Agreement. If a Bond is posted, the Bond shall provide coverage and be kept in full force and effect throughout the Term and for a period of six (6) months following the expiration or earlier termination of this Agreement. If Lessee posts a cash deposit, then such cash deposit shall be retained by County throughout the Term and for a period of six (6) months following the expiration or earlier termination of this Agreement. Not less than one hundred twenty (120) days prior to any expiration date of the Letter of Credit or Bond, Lessee shall submit evidence in form satisfactory to County that said security instrument has been renewed. Each Letter of Credit shall be provided by a financial institution authorized to do business in the State of Florida, having a resident agent in the tri-county area (i.e., Broward County, Miami-Dade County, or Palm Beach County), and having been in business with a record of successful continuous operation for at least the immediately preceding five (5) years. Each Bond shall be executed by a surety company authorized to do business in the State of Florida, having a resident agent in the tri-county area (i.e., Broward County, Miami-Dade County, or Palm Beach County), and having been in business with a record of successful continuous operation for at least the immediately preceding five (5) years. Furthermore, such surety company must have at least an "A" rating in the latest revision of Best's Insurance Report. Any failure by Lessee to strictly comply with the terms of this Section 6.3 shall constitute an Event of Default and the obligations of this Section 6.3 shall survive the expiration or earlier termination of this Agreement.

6.4 Interest. Payments received by County more than ten (10) days after the due date shall be subject to interest at the rate of eighteen percent (18%) per annum on the unpaid amount from the date on which the payment was due. The acceptance by County of any payment shall not be construed as a waiver of the interest charges.

6.5 Dishonored Check. If Lessee delivers a dishonored check or draft to County in payment of any obligation arising under this Agreement, Lessee shall incur and pay a service charge in the then-prevailing amount established by County. In such event, County may require that future payments be made by cashier's check or other means acceptable to County, and the security deposit required herein may be increased, in County's sole discretion.

6.6 No Claims. Lessee represents that, through the date it has executed this Agreement, Lessee has no claims against County with respect to any of the matters covered by this Agreement. Lessee shall have no right of set-off or right to assert any counterclaim against any of the amounts payable by Lessee to County under this Agreement.

6.7 Taxes and Fees. Lessee shall pay, on or before the respective due dates, all federal, state, County, and local taxes and fees, and all special assessments of any kind that are now or may hereafter be levied upon the Premises, including upon the Improvements, or the estate hereby granted, or upon Lessee, or upon the business conducted on the Premises by Lessee, or upon any of Lessee's property used in connection therewith, or upon any Rent or other sums payable under this Agreement, including, but not limited to, any ad valorem taxes (based upon Lessee's pro rata share according to the area of the Premises), and sales or excise taxes on Rent, and personal property taxes against tangible and intangible personal property.

6.8 Licenses. Lessee shall maintain in current status all federal, state, County, and local licenses and permits required for the operation of the business conducted by Lessee.

ARTICLE 7. DEFAULT BY LESSEE

7.1 Event of Default by Lessee. The occurrence of any of the following shall constitute an "Event of Default" by Lessee under this Agreement:

7.1.1 Lessee fails to pay any Rent when due, and shall continue in its failure to pay for a period of fifteen (15) days after payment is due;

7.1.2 Lessee fails to comply with any provision of this Agreement and (a) such failure continues for a period of fifteen (15) days following the date written notice to cure is sent by County to Lessee; (b) in the case of any obligation that cannot be cured with due diligence and good faith within fifteen (15) days, Lessee fails to proceed promptly and with due diligence and good faith to begin to cure the default within fifteen (15) days after such notice is sent by County; or (c) having begun to cure the default in a timely manner, Lessee thereafter fails to diligently prosecute the cure to completion;

7.1.3 Lessee assigns all or substantially all of Lessee's assets for the benefit of Lessee's creditors;

7.1.4 Lessee abandons, deserts, or vacates the Premises, or ceases to operate in the Premises in compliance with this Agreement, for a period of thirty (30) consecutive days;

7.1.5 Lessee fails to obtain the prior written consent of County prior to any Assignment or other encumbrance of the Premises or this Agreement;

7.1.6 By or pursuant to, or under authority of any legislative act, resolution, or rule or any order or decree of any court or governmental board, agency, or officer having jurisdiction, a receiver, trustee, or liquidator shall take possession or control of all or substantially all of the property of Lessee, and such possession or control shall continue in effect for a period of ninety (90) days;

7.1.7 Lessee, or an officer, director, executive, partner, member, shareholder, employee, or agent who is active in the management of Lessee, is found guilty or convicted of illegal conduct or activity (with or without an adjudication of guilt) as a result

of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere, where the illegal conduct or activity (i) is considered to be a Public Entity Crime as defined by Chapter 287, Florida Statutes, as amended; (ii) is customarily considered to be a “white collar crime” or theft-related crime such as fraud, smuggling, bribery, embezzlement, or misappropriation of funds; (iii) involves an act of moral turpitude meaning conduct or acts that tend to degrade the person in society or bring them into public hatred, contempt, scorn, or ridicule, or that tends to shock, insult, or offend the community, or to ridicule public morals, or decency, or to harm the image of County by virtue of its association with Lessee; or (iv) results in a felony conviction. Notwithstanding, Lessee may abate this triggering event by submitting evidence satisfactory to County that Lessee has implemented best business practices seeking to prevent and address such illegal conduct or activity from reoccurring, and requiring the offending person(s) to resign and has otherwise removed the person from Lessee’s management activities related to this Agreement;

7.1.8 Suspension or revocation of Lessee’s operations by a governmental unit or agency having jurisdiction over the Premises or the business as being conducted thereon;

7.1.9 The material inaccuracy of any representation or warranty made or given by Lessee in this Agreement and Lessee’s failure to cure such inaccuracy to the satisfaction of the Director of Aviation within fifteen (15) days after written notice to cure is sent to Lessee;

7.1.10 Lessee fails to reimburse County the total principal amount of all passenger facility charges that are collected by Lessee or its agents on behalf of County, reduced by any amount that Lessee is permitted to retain pursuant to 49 USC § 40117, 14 C.F.R. Part 158, or applicable FAA regulations; or

7.1.11 Lessee defaults under any other agreement it enters into with County including the Airlines Service Provider Agreement.

7.2 County’s Remedies for Lessee’s Default. If one or more of the Events of Default occurs, County may, at its sole option, exercise one or more of the following rights:

7.2.1 Terminate this Agreement pursuant to Section 4.2;

7.2.2 Sue Lessee for all damages, costs, and expenses arising from the Event of Default, and recover all such damages, costs, and expenses, including reasonable costs and attorneys’ fees at both trial and appellate levels;

7.2.3 Seek an injunction or specific performance of any such term or provision of this Agreement. Lessee waives any and all requirements that County post any security or collateral that may be otherwise required as a condition for County to obtain specific performance, injunctive relief, or other equitable relief. The Parties agree and stipulate that County may not have an adequate remedy at law for an Event of Default and, if such

determination is made by County, Lessee agrees that injunctive relief or specific performance are required to protect the public from irreparable harm;

7.2.4 Draw down on the Security Deposit;

7.2.5 Exercise any and all other remedies available to County under this Agreement, at law, or in equity; or

7.2.6 Accelerate and declare immediately due and payable all unpaid Rent.

The exercise by County of any right of termination shall be without prejudice to any other such rights and remedies.

7.3 Remedies under Federal Bankruptcy Laws. Neither this Agreement nor any rights or privileges under this Agreement shall be an asset of Lessee in any bankruptcy, insolvency, or reorganization proceeding. If County is not permitted to terminate this Agreement because of the provisions of any Applicable Laws, including, but not limited to, the United States Bankruptcy Code, Lessee or any trustee for it shall, within fifteen (15) days, upon request by County to the applicable court of administrative body, assume or reject this Agreement, provided, however, that Lessee may not assume this Agreement unless all Events of Default have been cured, County shall have been compensated for any monetary loss resulting from such Events of Default, and County shall be provided with adequate assurance of full and timely performance of all provisions, terms, and conditions of this Agreement on the part of Lessee to be performed.

Notwithstanding the foregoing, to the greatest extent permitted under applicable law, upon the filing by or against Lessee of any proceeding under federal bankruptcy laws, if there has been an Event of Default within the six (6) months preceding such filing, County shall have the right to immediately terminate this Agreement, in addition to other remedies provided under provisions of any Applicable Laws, including, but not limited to, the United States Bankruptcy Code. Such termination shall be by written notice to Lessee within sixty (60) days from the date of Lessee's initial filing in bankruptcy court.

7.4 Payment under Protest. Notwithstanding anything to the contrary in this Agreement, if a dispute arises between County and Lessee with respect to any obligation or alleged obligation of Lessee to pay money, the payment under protest by Lessee of the amount claimed by County to be due shall not waive any of Lessee's rights, and if any court or other body having jurisdiction determines that all or any part of the protested payment was not due, then County shall as promptly as reasonably practicable reimburse Lessee any amount determined as not due. County shall not be required to pay any interest on any such reimbursed sums.

7.5 Holdover. Any holding over of Lessee after the expiration or earlier termination of this Agreement shall not renew and extend same, but shall operate and be construed as a tenancy at sufferance, pursuant to Section 83.04, Florida Statutes, as amended, and Lessee shall be required to pay to County during any holdover period monthly rent equal to double the rent for the Premises based on the rates then in effect under the Administrative Code. All other provisions of

this Agreement shall remain in effect during such holdover period. Lessee shall be liable to County for all loss or damage on account of any such holding over after the expiration or earlier termination of this Agreement, whether or not such loss or damage may be contemplated as of the Effective Date. County reserves the right to pursue all remedies available to it under Applicable Laws as a result of Lessee's holdover. Acceptance of Rent or any other payments by County if Lessee fails or refuses to surrender possession shall not operate as County's consent to Lessee's continued possession nor shall it constitute a waiver by County of its right to immediate possession of the Premises.

7.6 Habitual Default. If Lessee has frequently, regularly, or repetitively breached any of the terms, covenants, or conditions of this Agreement, regardless of whether Lessee has cured each or any individual breach, Lessee may be determined by County to be a "Habitual Violator." At the time that such determination is made, County shall issue to Lessee a written notice advising of such determination and citing the circumstances therefore. Such notice shall also advise Lessee that there shall be no further notice or cure periods to correct any subsequent breach and that any subsequent breach of whatever nature, taken with all previous breaches, considered cumulative and collectively, shall constitute a condition of noncurable default and grounds for immediate termination of this Agreement. In the event of any such subsequent breach, County may terminate this Agreement upon the giving of written notice of termination to Lessee, such termination to be effective upon delivery of the notice to Lessee.

ARTICLE 8. SURRENDER AND ACCEPTANCE OF PREMISES

8.1 Surrender and Condition. Upon the expiration or earlier termination of this Agreement, Lessee shall surrender possession of the Premises in the same condition as it was received on the first day of occupancy, less reasonable wear and tear, and all of the Premises and Improvements located thereon shall be free and clear of all liens, encumbrances, and security interests. The required condition of the Premises at the time of Lessee's surrender shall include, but not be limited to, the following: (i) all flooring must be cleaned as reasonably required by County; (ii) all doors and walls must be patched and painted with a color approved by County; (iii) all ceiling tiles shall be in place, clean, and matching; (iv) all Lessee-installed conduit and wiring shall be removed if requested by County; and (v) all personal property and Improvements (except Improvements that are owned by County as provided in Article 3 and any Improvements that are provided by County that are to remain installed) shall be removed. A final exit walkthrough inspection shall be conducted prior to surrender by Lessee and County to determine compliance with this provision and County's acceptance of the condition of the Premises. If Lessee fails to comply with the terms of this section, County reserves the right to perform all necessary work to bring the Premises to the required condition and Lessee shall be required to reimburse County for all reasonable expenses incurred. The provisions of this section shall survive the expiration or other termination of this Agreement.

8.2 Removal. Lessee has the right at any time during the Term of this Agreement to remove any furnishings, trade fixtures, or equipment it has installed in, on, or about the Premises, subject to any lien County may have thereon for unpaid fees, charges, or other amounts payable

under this Agreement, and provided that Lessee shall repair any damage to the Premises and the Premises shall be returned to County in the same condition as defined in Section 8.1. Any such property not removed by Lessee by the expiration or earlier termination of this Agreement shall become part of the Premises or, if elected by County, may be removed, stored, or sold by County, at Lessee's expense, with such obligation to pay surviving the expiration or earlier termination of this Agreement.

8.3 Failure to Surrender. If Lessee fails to surrender the Premises in the condition required by this article or fails to complete any of the obligations due under this Agreement, Lessee, from the date of the expiration or earlier termination of this Agreement until the acceptance of surrender by County as set forth in Section 8.4, shall be considered a holdover tenant under the terms set forth in Section 7.5.

8.4 Acceptance of Surrender. No agreement of surrender or an acceptance of surrender of the Premises is valid unless and until it has been reduced to writing and signed by County's and Lessee's duly authorized representatives, provided that County's approval shall not be unreasonably withheld. Except as expressly provided in this Agreement, neither the doing of nor any omission to do any act or thing by any of the officers, agents, or employees of County shall be deemed an acceptance of a surrender.

ARTICLE 9. DAMAGE

9.1 Lessee Responsibilities. County shall not be liable to Lessee for damage to Lessee's property, Improvements, and facilities from any cause whatsoever, including, but not limited to, any negligence of any tenant, occupant, or other user of the Airport or any other person, unless, and only to the extent, caused by the negligence of County or County's agents, servants, or employees. Nothing in this section shall preclude Lessee from any claim or attempt to recover its damages from any third party (other than County) who may be liable therefore.

9.2 Abatement of Rent. In the event of damage or destruction to all or any portion of the Premises that renders the same untenable, there shall be an appropriate abatement or reduction of the Rent payable under this Agreement, as determined by County in its sole discretion, commencing at the time of such damage or destruction and continuing until such time as County certifies that the Premises or applicable portion(s) thereof are again ready for use and occupancy by Lessee. In the alternative, County may, in its sole and exclusive discretion, relocate Lessee to other suitable premises pursuant to Article 2, and Rent shall be adjusted, if warranted, in accordance with Section 2.3.

ARTICLE 10. INDEMNIFICATION AND INSURANCE

10.1 Indemnification. Lessee shall indemnify, hold harmless, and defend County and all of County's current, past, and future officers, agents, and employees (collectively, "Indemnified Party") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a

party to this Agreement, and caused or alleged to be caused, in whole or in part, by any breach of this Agreement by Lessee, or any intentional, reckless, or negligent act or omission of Lessee, its officers, employees, or agents, arising from, relating to, or in connection with this Agreement (collectively, a "Claim"). If any Claim is brought against an Indemnified Party, Lessee shall, upon written notice from County, defend each Indemnified Party with counsel satisfactory to County or, at County's option, pay for an attorney selected by the County Attorney to defend the Indemnified Party. The obligations of this section shall survive the expiration or earlier termination of this Agreement. If considered necessary by the Contract Administrator and the County Attorney, any sums due Lessee under this Agreement may be retained by County until all Claims subject to this indemnification obligation have been settled or otherwise resolved. Any amount withheld shall not be subject to payment of interest by County.

10.2 Insurance. Throughout the Term, Lessee shall, at its sole expense, maintain the minimum insurance coverages stated in **Exhibit C** in accordance with the terms and conditions of this article. Lessee shall ensure that all insurance coverages shall remain in full force and effect without any lapse in coverage throughout the Term and if services are required of Lessee pursuant to this Agreement subsequent to the expiration of the Agreement, Lessee at its sole expense maintain in force such insurance coverages until County determines all services required of Lessee have been completed. County reserves the right at any time to review and adjust the limits and types of coverage required under this article.

10.2.1 Lessee shall ensure that "Broward County" is listed and endorsed as an additional insured as stated in **Exhibit C** on all policies required under this article.

10.2.2 Lessee shall declare in writing any self-insured retentions or deductibles over the limits(s) prescribed in **Exhibit C** and submit to County for approval at least fifteen (15) days prior to the Effective Date. Lessee shall be solely responsible for and shall pay any deductible or self-insured retention applicable to any claim involving the Premises. County may, at any time, require Lessee to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. Lessee agrees that any deductible or self-insured retention may be satisfied by either the named insured or County, if so elected by County, and Lessee agrees to obtain same in endorsements to the required policies. If Lessee maintains broader coverage or higher limits than the insurance requirements stated in **Exhibit C**, County shall be entitled to all such broader coverages and higher limits. All required insurance coverages shall provide primary coverage and not require contribution from any County insurance, self-insurance, or otherwise, which shall be in excess of and shall not contribute to the required insurance provided by Lessee.

10.2.3 All required insurance policies must be placed with insurers or surplus line carriers authorized to conduct business in the State of Florida with an A.M. Best rating of A- or better and a financial size category class VII or greater, unless otherwise approved by County's Risk Management Division.

10.2.4 On or before the Effective Date, Lessee shall provide County with a copy of all Certificates of Insurance or other documentation sufficient to demonstrate the insurance coverage required in this article. If and to the extent requested by County, Lessee shall provide complete, certified copies of all required insurance policies and all required endorsements within thirty (30) days after County's request

10.2.5 Lessee or its insurer shall provide written notice to County of any cancellation or modification of any required policy of insurance at least thirty (30) days prior to the effective date of any cancellation or modification, and at least ten (10) days prior to the effective date of cancellation due to nonpayment, and shall concurrently provide County with a copy of its updated Certificates of Insurance evidencing continuation of the required coverage(s). Any insurance coverage that is written on a "claims made" basis must remain in force for two (2) years after the termination or expiration of this Agreement. Commercial General Liability Insurance shall be written on an "occurrence" basis only.

10.2.6 Subrogation. Notwithstanding anything to the contrary in this Agreement, Lessee waives any right of recovery against County for any loss or damage to the extent the same is required to be covered by Lessee's insurance hereunder. Lessee shall obtain from its insurers a waiver of subrogation in favor of County in connection with any loss or damage covered by Lessee's insurance.

10.2.7 Certificate Holder Address. The certificate holder address shall read "Broward County, c/o Aviation Department, 320 Terminal Drive, Suite 200, Fort Lauderdale, Florida 33315" or such other address as may from time to time be required by County.

10.2.8 Subcontractor Coverage. Any contractor or subcontractor performing work for Lessee shall have Broward County listed as a certificate holder for all coverages and as an additional insured for its General Liability, Excess Liability, and Pollution coverages. Lessee shall require its contractors and subcontractors to provide all appropriate and necessary insurance coverages in their respective agreements. If requested by County, Lessee shall provide, within one (1) business day, evidence of each contractor's or subcontractor's compliance with this Article.

10.2.9 If Lessee fails to maintain the insurance required by this Agreement, County may pay any costs of premiums necessary to maintain the required coverage and Lessee shall pay to County the sum paid within five (5) days after written demand from County.

ARTICLE 11. REPRESENTATIONS AND WARRANTIES

11.1 Representation of Authority. Lessee represents and warrants that this Agreement constitutes the legal, valid, binding, and enforceable obligation of Lessee, and that neither the execution nor performance of this Agreement constitutes a breach of any agreement that Lessee has with any third party or violates Applicable Laws. Lessee further represents and warrants that execution of this Agreement is within Lessee's legal powers, and each individual executing this

Agreement on behalf of Lessee is duly authorized by all necessary and appropriate action to do so on behalf of Lessee and does so with full legal authority.

11.2 Solicitation Representations. Lessee represents and warrants that all statements and representations made in Lessee's proposal or other supporting documents submitted to County in connection with the negotiation of this Agreement, including during any evaluation process, were true and correct when made and are true and correct as of the date Lessee executes this Agreement, unless otherwise expressly disclosed in writing by Lessee.

11.3 Contingency Fee. Lessee represents and warrants that it has not employed or retained any person or entity, other than a bona fide employee working solely for Lessee, to solicit or secure this Agreement, and that it has not paid or agreed to pay any person or entity, other than a bona fide employee working solely for Lessee, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

11.4 Public Entity Crime Act. Lessee represents that it is familiar with the requirements and prohibitions under the Public Entity Crime Act, Section 287.133, Florida Statutes, and represents that its entry into this Agreement will not violate that statute. Lessee further represents that there has been no determination that it committed a "public entity crime" as defined by Section 287.133, Florida Statutes, and that it has not been formally charged with committing an act defined as a "public entity crime" regardless of the amount of money involved or whether Lessee has been placed on the convicted vendor list.

11.5 Discriminatory Vendor and Scrutinized Companies Lists; Countries of Concern. Lessee represents that it has not been placed on the "discriminatory vendor list" as provided in Section 287.134, Florida Statutes, and that it is not a "scrutinized company" pursuant to Sections 215.473 or 215.4725, Florida Statutes. Lessee represents and certifies that it is not, and for the duration of this Term will not be, ineligible to contract with County on any of the grounds stated in Section 287.135, Florida Statutes. Lessee represents that it is, and for the duration of the Term will remain, in compliance with Section 286.101, Florida Statutes.

11.6 Claims Against Lessee. Lessee represents and warrants that there is no action or proceeding, at law or in equity, before any court, mediator, arbitrator, governmental or other board or official, pending or, to the knowledge of Lessee, threatened against or affecting Lessee, the outcome of which may (a) affect the validity or enforceability of this Agreement, (b) materially and adversely affect the authority or ability of Lessee to perform its obligations under this Agreement, or (c) have a material and adverse effect on the consolidated financial condition or results of operations of Lessee or on the ability of Lessee to conduct its business as presently conducted or as proposed or contemplated to be conducted.

11.7 Verification of Employment Eligibility. Lessee represents that Lessee and each sublessee have registered with and use the E-Verify system maintained by the United States Department of Homeland Security to verify the work authorization of all newly hired employees in compliance with the requirements of Section 448.095, Florida Statutes, and that entry into this Agreement will not violate that statute. If Lessee violates this section, County may immediately terminate

this Agreement for cause and Lessee shall be liable for all costs incurred by County due to the termination.

11.8 Prohibited Telecommunications. Lessee represents and certifies that Lessee and all sublessees do not use, and for the Term will not provide or use, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, as such terms are used in 48 C.F.R. §§ 52.204-24 through 52.204-26.

11.9 Warranty of Performance. Lessee represents and warrants that it possesses the knowledge, skill, experience, and financial capability required to perform and provide its obligations and responsibilities required by this Agreement and that each person and entity that will perform on behalf of Lessee under this Agreement is duly qualified to do so by all appropriate governmental authorities, where required, and is sufficiently experienced and skilled in the area(s) for which such person or entity will render performance. Lessee represents and warrants that its performance under this Agreement shall be performed in a skillful and respectful manner, and that the quality of all such performance shall equal or exceed prevailing industry standards for the provision of such performance.

11.10 Breach of Representations. Lessee acknowledges that County is materially relying on the representations, warranties, and certifications of Lessee stated in this article, and County shall be entitled to exercise any or all of the following remedies if any such representation, warranty, or certification is untrue: (a) recovery of damages incurred; (b) termination of this Agreement without any further liability to Lessee; (c) set off from any amounts due Lessee the full amount of any damage incurred; and (d) debarment of Lessee.

11.11 Environmental Disclosure. Lessee represents that the information disclosed in **Exhibit F** is accurate and complete as of the date of execution of this Agreement.

11.12 Entities of Foreign Concern. By execution of this Agreement, the undersigned authorized representative of Lessee hereby attests under penalty of perjury as follows: Lessee is not owned by the government of a foreign country of concern, is not organized under the laws of nor has its principal place of business in a foreign country of concern, and the government of a foreign country of concern does not have a controlling interest in Lessee; and the undersigned authorized representative of Lessee declares that they have read the foregoing statement and that the facts stated in it are true. Terms used in this section that are not otherwise defined in this Agreement shall have the meanings ascribed to such terms in Section 287.138, Florida Statutes.

11.13 Anti-Human Trafficking. By execution of this Agreement by the undersigned authorized representative of Lessee, Lessee hereby attests under penalty of perjury that Lessee does not use coercion for labor or services, as such terms are defined in Section 787.06, Florida Statutes; under penalties of perjury, the undersigned authorized representative of Lessee declares that they have read the foregoing statement and that the facts stated in it are true.

ARTICLE 12. OTHER PROVISIONS

12.1 Assignment. Lessee shall not sublet the Premises or any part thereof, or transfer, assign, pledge, or otherwise encumber this Agreement or any rights or obligations under this Agreement, or allow this Agreement to be assigned by operation of law or otherwise (any such action being called an "Assignment"), without the prior written consent of County. Any such Assignment without the prior written consent of County shall be null and void and of no force or effect.

12.2 Transfer. Any transfer or merger of controlling ownership between Lessee and any other entity(ies) without the prior written consent of County shall affect an immediate termination of this Agreement and an Event of Default. Notwithstanding the foregoing, the provisions of this section shall not apply to any public trades of registered stock that occurs on a national stock exchange.

12.3 Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Southern District of Florida. **EACH PARTY HEREBY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT.**

12.4 Materiality and Waiver of Breach. Each requirement, duty, and obligation set forth in this Agreement was bargained for at arm's-length and is agreed to by the Parties. Each requirement, duty, and obligation set forth in this Agreement is substantial and important to the formation of this Agreement, and each is, therefore, a material term. County's failure to enforce any provision of this Agreement, or acceptance of any Rent or any partial performance by Lessee, shall not be deemed a waiver of any provision or modification of this Agreement. A waiver of any breach shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of this Agreement. To be effective, a waiver must be in writing and signed by an authorized signatory of the Party granting the waiver.

12.5 Compliance with Laws. Lessee shall comply with all Applicable Laws in performing its duties, responsibilities, and obligations pursuant to this Agreement, including, without limitation, those pertaining to emergency training or governing the safe conduct on and operation, maintenance, and use of the Airport.

12.6 Severability. If any part of this Agreement is found to be unenforceable by any court of competent jurisdiction, that part shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

12.7 Independent Contractor/Relationship of Parties. The relationship of County and Lessee under this Agreement is the relationship of lessor and lessee. Neither Lessee nor its agents shall

act as officers, employees, or agents of County. Lessee shall not have the right to bind County to any obligation not expressly undertaken by County under this Agreement.

12.8 Third-Party Beneficiaries. Neither Lessee nor County intends to primarily or directly benefit a third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement, and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement.

12.9 Priority of Provisions. If there is a conflict or inconsistency between any term, statement, requirement, or provision of any document or exhibit attached to, referenced by, or incorporated in this Agreement and any provision within an article or section of this Agreement, the article or section shall prevail and be given effect.

12.10 Joint Preparation. This Agreement has been jointly prepared by the Parties and shall not be construed more strictly against either Party.

12.11 Incorporation by Reference. The attached Exhibits are incorporated into and made a part of this Agreement.

12.12 Amendments. Unless expressly authorized herein, no modification, amendment, or alteration of any portion of this Agreement is effective unless contained in a written document executed with the same or similar formality as this Agreement and by duly authorized representatives of County and Lessee.

If the United States Government, or any of its departments or agencies require modifications or changes in this Agreement as a condition precedent to the granting of funds for the improvement of the Airport, or otherwise, Lessee shall consent to such amendments, modifications, revisions, supplements, or deletions of any of the terms, conditions, or requirements of this Agreement as may be reasonably required (collectively, a "Required Amendment"). Notwithstanding the foregoing, if any such Required Amendment would unreasonably interfere with the business operations of Lessee, then Lessee may refuse to consent to such Required Amendment, but Lessee must give immediate notice to County of any such refusal to consent and such notice must state with specificity the reasons for any such refusal. County shall have the right to immediately terminate this Agreement upon the failure of Lessee to consent to any such Required Amendment.

12.13 Prior Agreements. This Agreement represents the final and complete understanding of the Parties regarding the subject matter of this Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Agreement are contained herein.

12.14 Interpretation. The titles and headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include any gender, and the singular shall

include the plural, and vice versa, unless the context otherwise requires. Terms such as “herein” refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all of the subsections thereof, unless the reference is made to a particular subsection or subparagraph of such section or article. Any reference to “days” means calendar days, unless otherwise expressly stated. Any reference to approval by County shall require approval in writing, unless otherwise expressly stated.

12.15 Survival. Upon termination or expiration of this Agreement, Lessee shall remain liable for all obligations and liabilities that have accrued prior to the date of termination or expiration. Notwithstanding any provision of this Agreement to the contrary, no obligation which accrued but has not been satisfied under any prior agreements between the Parties shall terminate or be considered canceled upon execution of this Agreement. Rather, such obligation shall continue as if it had accrued under this Agreement until the obligation is satisfied.

12.16 Federal Aviation Act, Section 308. Nothing contained in this Agreement shall be deemed to grant Lessee any exclusive right or privilege within the meaning of Section 308 of the Federal Aviation Act, as codified in Title 49 U.S.C. Section 40103 et seq., for the conduct of any activity on the Airport, except that, subject to the terms and conditions hereof, Lessee shall have the right to possess the Premises under this Agreement. The rights granted under this Agreement are non-exclusive and County reserves the right to grant similar privileges to another lessee or other users of the Airport facilities.

12.17 Subordination of Agreement. This Agreement is subject and subordinate to the terms and conditions of the instruments and documents under which County acquired the Airport from the United States of America, and shall be given only such effect as will not conflict or be inconsistent with the terms and conditions contained in such instruments and documents and any existing or subsequent amendments thereto. This Agreement is subject and subordinate to any ordinances, rules, or regulations which have been, or may hereafter be adopted by County pertaining to the Airport. This Agreement is subject and subordinate to the provisions of any agreement heretofore or hereafter made between County and the United States Government relative to the operations or maintenance of the Airport, the execution of which has been required as a condition precedent to the transfer of federal rights or property to County for Airport purposes, or the expenditure of federal funds for the improvements or development of the Airport under the provisions of the Federal Aviation Act of 1958, as codified in the United States Code, Title 49. In addition, this Agreement is subordinate and subject to the provisions of all resolutions heretofore and hereafter adopted by County in connection with any revenue bonds issued by County with respect to the operations of the Airport, or any improvements to the Airport or any of its facilities, and to the provisions of all documents executed in connection with any such bonds, including, but not limited to, any pledge, transfer, hypothecation, or assignment made at any time by County to secure any of those bonds.

12.18 Agent for Service of Process. If Lessee is not a resident of the State of Florida, is an association or partnership without a member or partner resident of said State, or is a foreign corporation, then Lessee hereby designates the Secretary of State of the State of Florida as its agent for the purpose of service of process in any court action between it and County arising out of or based upon this Agreement, and service shall be made as provided by the laws of the State of Florida for service upon a non-resident who has designated the Secretary of State as agent for service. If for any reason service of such process is not possible, as an alternative method of service of process, Lessee may be personally served with such process out of this State by certified mailing to Lessee at the address set forth in this Agreement. Any such service out of this State shall constitute valid service upon Lessee as of the date of mailing. Lessee is amenable to and agrees to the process so served, submits to the jurisdiction, and waives any and all objections and protest thereto.

12.19 Waiver of Claims. Lessee hereby waives any claim against County and its officers, commissioners and employees, for any consequential damages, including, but not limited to, any loss of business or anticipated profits. No commissioner, officer, agent, or employee of County shall be charged personally or held contractually liable under any term or provisions of this Agreement, including as amended, due to an actual or alleged breach of this Agreement or the execution or attempted execution of this Agreement.

12.20 No Remedy Exclusive. No remedy conferred in this Agreement upon or reserved to County or Lessee is intended to be exclusive of any other remedy herein provided or otherwise available, and each and every remedy shall be cumulative and shall be in addition to every other remedy given in this Agreement or now or hereafter existing at law or in equity.

12.21 Development and Expansion of Airport. County shall have the right to develop, maintain, and operate the Airport as it deems advisable and desirable in accordance with such appropriate governmental authority and regulation as may be applicable, and County shall have the right to make such agreements as County deems necessary or advisable in connection with federal and state funding of Airport improvements, alterations, or modifications. If at any point County seeks federal, state, or local government approval regarding the operation or modification of the Airport, Lessee shall provide any and all reasonably requested cooperation and support, including, without limitation, supporting County's efforts to obtain any such approvals and executing any documents or instruments reasonably requested by County. Lessee shall not be required to bear any additional expense and shall not be deemed an agent of County.

12.22 Condemnation. If the Premises or any part thereof shall be condemned and taken by authority of eminent domain, with or without litigation, or transferred in lieu of or under threat of such action (collectively, a "Condemnation"), any award shall be paid to County, it being understood that title to all Improvements thereon remains fully vested in County (except for Lessee's trade fixtures), free and clear of any liens and encumbrances, and there shall be no apportionment. Lessee shall not be entitled to any award for the value of the unexpired portion of the Term of this Agreement or any business damages or any other damages whatsoever. If a Condemnation results in a partial taking of the Premises, rental for that portion of the Premises

condemned shall be abated from the date Lessee is dispossessed. If the remainder of the Premises does not, in Lessee's reasonable judgment, constitute an economically viable property sufficient for Lessee's operations as conducted prior to such taking, this Agreement may be terminated by Lessee upon written notice to County, in which event this Agreement shall be terminated on the date the Premises are completely vacated and surrendered by Lessee in accordance with Article 8.

12.23 Notices. Unless otherwise stated herein, for notice to a Party to be effective under this Agreement, notice must be sent via U.S. first-class mail, hand delivery, or commercial overnight delivery, each with a contemporaneous copy via email to the addresses listed below and shall be effective upon mailing or hand delivery (provided the contemporaneous email is also sent). Addresses may be changed by the applicable Party giving notice of such change in accordance with this section.

FOR COUNTY:

Broward County
Attn: Monica Cepero
115 South Andrews Avenue, Room 409
Fort Lauderdale, Florida 33301
Email address: mcepero@broward.org

with a copy to:

Director of Aviation
320 Terminal Drive, Suite 200
Fort Lauderdale, Florida 33315
Email address: mgale@broward.org

FOR LESSEE:

Triangle Services of Florida, Inc.
Attn: President
550 West Sunrise Boulevard
Fort Lauderdale, Florida 33311
Email address: lfine@triangleservices.com

12.24 Civil Rights - General. Lessee and its sublessees shall comply with pertinent statutes, executive orders, and such rules identified in Title VI List of Pertinent Nondiscrimination Acts and Authorities to ensure that no person shall, on the grounds of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability, be excluded from participating in any activity conducted with or benefiting from federal assistance.

12.25 Civil Rights - Title VII Assurances. Lessee shall abide by and comply with the nondiscrimination requirements set forth in **Exhibit D**, to the extent same are applicable by law, rule, or regulation, or federal grant requirements.

12.26 Nondiscrimination. Neither Party to this Agreement shall discriminate on the basis of race, color, sex, religion, national origin, disability, age, marital status, political affiliation, sexual orientation, pregnancy, or gender identity and expression in the performance of this Agreement. Lessee shall include the foregoing or similar language in its contracts with its subcontractors, except that any project assisted by U.S. Department of Transportation funds shall comply with the non-discrimination requirements in 49 C.F.R. Parts 23 and 26.

12.27 Federal Fair Labor Standards Act (Federal Minimum Wage). This Agreement incorporates by reference the provisions of the Federal Fair Labor Standards Act (29 C.F.R. Part 201, et seq.), and the related regulations (collectively, "FLSA") with the same force and effect as if fully restated herein. The FLSA sets minimum wage, overtime pay, recordkeeping, and child labor standards for full and part time workers. Lessee must comply with the FLSA and has full responsibility to monitor compliance with the FLSA. Lessee must address any claims or disputes that arise from this requirement directly with the U.S. Department of Labor – Wage and Hour Division.

12.28 Occupational Safety and Health Act of 1970. This Agreement incorporates by reference the requirements of the Occupational Safety and Health Act of 1970 (29 C.F.R. Part 1910) ("OSHA") with the same force and effect as if fully restated herein. Lessee must provide a work environment that is free from recognized hazards that may cause death or serious physical harm to the employee. Lessee retains full responsibility to monitor its compliance and its subcontractors' compliance with the applicable requirements of the OSHA. Lessee must address any claims or disputes that pertain to a referenced requirement directly with the U.S. Department of Labor – Occupational Safety and Health Administration.

12.29 Airport Security Requirements. Lessee certifies and represents that it will comply with the Airport Security Requirements attached hereto and incorporated herein as **Exhibit E**.

12.30 Right of Flight. County reserves unto itself, for the use and benefit of the public, at any and all times, a right of flight for the passage of aircraft in the airspace above the Premises together with the right to cause in that airspace such noise and other intrusions as may be inherent in the operations of any aircraft for navigation or flight in that airspace, and for aircraft landing on, taking off from, or operating at the Airport.

12.31 Compliance with FAR Part 77. Lessee shall restrict the height of structures, objects of natural growth, and other obstructions on the Premises to such height as to comply with all applicable Federal Aviation Regulations, including, but not limited to, 14 C.F.R. Part 77.

12.32 Airport Hazard. Lessee shall prevent any use of the Premises which would interfere with or adversely affect the operation or maintenance of the Airport or otherwise constitute a hazard.

12.33 Police/Regulatory Powers. County cannot, and hereby specifically does not, waive or relinquish any of its regulatory approval or enforcement rights and obligations as it may relate to regulations governing the Premises, any Improvements thereon, or any operations at the Premises. Nothing in this Agreement shall be deemed to create an affirmative duty of County to abrogate its sovereign right to exercise its police powers and governmental powers by approving

or disapproving or taking any other action in accordance with its zoning and land use codes, administrative codes, ordinances, rules, and regulations, federal laws and regulations, state laws and regulations, and grant agreements. In addition, nothing in this Agreement shall be considered zoning by contract.

12.34 Radon Gas. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

12.35 Visual Artists' Rights Act. With respect to construction or installation of any Improvements at the Premises and regarding the requirements of the federal Visual Artists Rights Act of 1990, 17 U.S.C. Sections 106A and 113 (the "Act"), Lessee shall not (i) hire any artist or permit any sublessee to hire any artist for the purpose of installing or incorporating any work of art into or at the Premises, or (ii) permit the installation or incorporation of any work of art in or at the Premises without the prior written approval of County. Lessee shall provide such reasonable documentation as County may request in connection with any request for such approval and the approval of County may be conditioned upon the execution by the artist of a waiver of the provisions of the Act, in form and substance acceptable to County.

12.36 ENVIRONMENTAL COMPLIANCE, CONTAINMENT, AND REMOVAL

12.36.1 Lessee shall provide County, upon request, a list of all Hazardous Materials stored, used, generated, or disposed of on Airport property by Lessee. Lessee shall also complete the form attached hereto as **Exhibit F** and shall deliver same to County contemporaneously with its execution of this Agreement. Lessee represents that, to the best of its knowledge, the matters disclosed on such form are accurate and complete as of the Effective Date. At the request of County (not more than once a year), Lessee shall provide an accurate and complete update as to the matters set forth on **Exhibit F**.

12.36.2 Lessee shall comply with all Applicable Laws covering the Airport, including, but not limited to, those addressing the following, if applicable:

(1) Proper use, storage, treatment, and disposal of Hazardous Materials, including contracting with a licensed hazardous waste transporter or treatment and disposal facility to assure proper transport and disposal of Hazardous Materials.

(2) Proper use, disposal, and treatment of stormwater runoff, including the construction and installation of adequate pre-treatment devices or mechanisms required by Applicable Laws. Lessee shall have in place, and make available to County for review, all required environmental licenses, approvals, permits, and other documents, including, but not limited to, if applicable, a

site-specific Stormwater Pollution Prevention Plan and a Spill Prevention and Countermeasures Plan.

(3) Adequate inspection, licensing, insurance, and registration of existing and future storage tanks, storage systems, and ancillary facilities to meet all requirements of Applicable Laws, including the installation and operation of adequate monitoring devices and leak detection systems.

(4) Adequate facilities for management, secondary containment, and, as necessary, pretreatment of Hazardous Materials and the proper disposal thereof.

(5) Compliance with reporting and notification requirements of Emergency Planning and Community Right to Know Act of 1986 (Title III of the Superfund Amendments and Reauthorization Act), Rules 62-761 and 62-762, Florida Administrative Code, and Chapter 27 of the Broward County Code of Ordinances, as applicable.

12.36.3 The Release or Discharge of any Hazardous Materials by Lessee at the Premises or at any other Airport property, whether caused by the officers, employees, contractors, subcontractors, or agents of Lessee, that is in an amount that is in violation of any Applicable Laws, committed at any time, shall be, at Lessee's expense, and upon demand of County or any local, state, or federal regulatory agency, immediately contained, removed, and abated to meet the requirements of all Applicable Laws. If Lessee does not take action immediately to have such Hazardous Materials contained, removed, and abated, County or any local, state, or federal regulatory agency may undertake the removal of the Hazardous Materials; however, any such action by County or any local, state, or federal regulatory agency shall not relieve Lessee of its obligations under this or any other provision of this Agreement or as imposed by law. No action taken by either Lessee or County to contain or remove Hazardous Materials, or to abate a Release or Discharge, whether such action is taken voluntarily or not, shall be construed as an admission of liability as to the source of or the person who caused the pollution or its Release or Discharge. Notwithstanding the foregoing, Lessee shall not be liable for the presence of any Hazardous Materials at the Premises or the Airport caused by County or persons or entities other than Lessee or its officers, employees, contractors, subcontractors, or agents.

12.36.4 Lessee shall provide County with notice of Releases or Discharges of Hazardous Materials that occur at any area used by Lessee due to Lessee's operations at the Airport and that is caused by Lessee or its officers, employees, contractors, subcontractors, or agents. Such notice shall be provided in accordance with the requirements of Chapter 27 of the Broward County Code of Ordinances, including, but not limited to, Sections 27-305 and 27-355. Lessee shall maintain a log of all such notices and shall also maintain all records required by federal, state, County, or local laws, rules, and regulations, and also such records as are reasonably necessary to adequately assess environmental compliance

in accordance with all Applicable Laws. Upon request by County, Lessee shall make all documentation required by this section available for the review of County or its designated representatives.

12.36.5 As required by Applicable Laws, Lessee shall provide the required federal, state, County, and local regulatory agencies with notice of any Release or Discharge of Hazardous Materials on the Premises occupied by Lessee on the Airport property, which Release or Discharge was caused by Lessee. Lessee shall further provide County and the Environmental Protection and Growth Management Department (or successor agency) with written notice within three (3) business days following commencement of same of the measures to contain, remove, abate, remediate, and monitor any Release or Discharge in full compliance with all Applicable Laws. Lessee shall have an updated contingency plan (or comparable document) in effect which provide minimum standards and procedures for storage, handling, and use of regulated Hazardous Materials and other Hazardous Materials, prevention and containment of Releases or Discharges, and transfer and disposal of regulated Hazardous Materials and other Hazardous Materials. The contingency plan shall describe design features, response actions, and procedures to be followed in case of Releases, Discharges, or other accidents involving Hazardous Materials.

12.36.6 County, upon reasonable written notice to Lessee, shall have the right to inspect all documents relating in any way to the Release or Discharge of any Hazardous Materials at the Airport, the environmental condition of the Premises occupied by Lessee, any curative, remediation, or monitoring efforts on any Airport property by Lessee, and any documents required to be maintained under all Applicable Laws, including, but not limited to, any development order issued to County pertaining to the Airport pursuant to Chapter 380, Florida Statutes, including, but not limited to, manifests evidencing proper transportation and disposal of Hazardous Materials, Environmental Site Assessments, and sampling and test results. Lessee shall allow inspection of the Premises occupied by Lessee by appropriate federal, state, County, and local agency personnel in accordance with all Applicable Laws, and as required by any development order issued to County pertaining to the Airport pursuant to Chapter 380, Florida Statutes.

12.36.7 If County, pursuant to this section, arranges for the containment, removal, or abatement of any Hazardous Materials on the Premises or other Airport property used or occupied by Lessee, the Release, Discharge, or abandonment of which was caused by Lessee, all costs of such removal incurred by County shall be paid by Lessee to County within sixty (60) days after County's written demand, with interest at the rate of eighteen percent (18%) per annum thereafter accruing.

12.36.8 Nothing in this Agreement shall relieve Lessee of its general duty to cooperate with County in ascertaining the source and, containing, removing, and abating any Hazardous Materials and Releases or Discharges. County and its employees, contractors, and agents, upon reasonable written notice to Lessee, and the federal, state, local and

other County agencies, and their employees, contractors, and agents, in accordance with all Applicable Laws, shall have the right to enter the Premises occupied by Lessee for the purposes of the foregoing activities and conducting such environmental assessments (testing or sampling), inspections, and audits as it deems appropriate. Any such entering of the Premises occupied by Lessee by County shall be, if possible, without unreasonable interference with Lessee's operations on the Premises and at reasonable times.

12.36.9 If any assessment or inspection undertaken by County, state, or federal agencies indicates that further actions should be conducted, then County shall have the right to have such further actions conducted at Lessee's expense. Lessee shall reimburse to County the cost of such assessments and inspections within sixty (60) days following written demand for payment, with interest at the rate of eighteen percent (18%) per annum thereafter accruing. Lessee shall have the right to split any soil or water samples obtained by County.

12.36.10 If County shall arrange for the containment, removal, abatement, or remediation of Hazardous Materials or Hazardous Material Releases or Discharges on the Premises occupied by Lessee that are not the responsibility of Lessee to correct, County shall use reasonable efforts to not disrupt Lessee's operations; however, in no event shall Lessee be entitled to any abatement of rent or any amount on account of lost profits, lost Rent, or other damages as a result of County's activities under this section.

12.36.11 All flammable liquids that are kept or stored at the Premises must at all times be handled, stored, used, and dispensed in accordance with all Applicable Laws and other requirements, including, but not limited to, any rules, regulations, or minimum standards that are established by County for operations of Airport tenants.

12.36.12 The provisions of this Section 12.36 shall survive the expiration or other termination of this Agreement.

12.37 Damage to Airport Facilities. Lessee shall be responsible for any and all damage to the Airport caused by the negligence of Lessee, including, but not limited to, damage to Terminal areas, ramp and taxiway areas, engine run-up areas, runways, hangar facilities, and any and all areas where any activities are performed by Lessee.

12.38 Prevailing Wage Requirement. If construction work in excess of \$250,000 is required of, or undertaken by, Lessee as a result of this Agreement, then Section 26-5 of the Broward County Code of Ordinances shall apply to such construction work, the provisions of Section 26-5(a) of the Broward County Code of Ordinances shall be deemed incorporated as if expressly set forth herein, and Lessee must submit, with each invoice or application for payment, a completed Statement of Compliance in the form available at <https://www.broward.org/Purchasing/Pages/StandardTerms.aspx>.

12.39 MOA for Land Use Controls. To the extent applicable, this Agreement is subject to the Memorandum of Agreement for Land Use Controls, dated July 1, 2015, between County and the

Division of Waste Management, Florida Department of Environmental Protection, recorded on July 23, 2015, at instrument # 113129335 of the Public Records of Broward County, Florida, which enables County to assess and remediate contamination at the Airport consistent with applicable standards and procedures.

12.40 Ground Handling. Lessee shall not utilize, hire, or otherwise employ any ground handling company that has not executed an Airline Service Provider Agreement with County, which Airline Service Provider Agreement is active and in good standing.

12.41 Signs. Lessee shall obtain the written permission of County prior to the installation of signs, billboards, or advertising on the Premises, which permission shall not be unreasonably withheld.

12.42 Use of County Name or Logo. Lessee shall not use County's name or logo in marketing or publicity materials without prior written consent from the Contract Administrator.

12.43 Successors and Assigns Bound. This Agreement shall be binding upon and inure to the benefit of the successors and permitted assigns of the Parties hereto.

12.44 Multiple Originals and Counterparts. This Agreement may be executed in multiple originals or in counterparts, whether signed physically or electronically; each of which shall be deemed to be an original, and all of which, taken together, shall constitute one and the same agreement.

12.45 Time of the Essence. Time is of the essence with respect to this Agreement and shall apply to all terms and conditions contained in this Agreement.

12.46 Authorized Representatives. Unless otherwise expressly stated herein or in the applicable Procurement Code, Code of County Ordinances, or County Code of Administrative Procedure, staff of the Aviation Department may act on behalf of County to exercise the authority and powers of County under this Agreement.

12.47 Public Records. Notwithstanding any other provision in this Agreement, any action taken by County in compliance with, or in a good faith attempt to comply with, the requirements of Chapter 119, Florida Statutes, shall not constitute a breach of this Agreement. If Lessee is acting on behalf of County as stated in Section 119.0701, Florida Statutes, Lessee shall:

12.47.1 Keep and maintain public records required by County to perform the services under this Agreement;

12.47.2 Upon request from County, provide County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time and at a cost that does not exceed that provided in Chapter 119, Florida Statutes, or as otherwise provided by Applicable Laws;

12.47.3 Ensure that public records that are exempt or confidential and exempt from public record requirements are not disclosed except as authorized by Applicable Laws for the duration of this Agreement and after completion or termination of this Agreement if the records are not transferred to County; and

12.47.4 Upon expiration of the Term or termination of this Agreement, transfer to County, at no cost, all public records in possession of Lessee or keep and maintain public records required by County to perform the services. If Lessee transfers the records to County, Lessee shall destroy any duplicate public records that are exempt or confidential and exempt. If Lessee keeps and maintains public records, Lessee shall meet all requirements of Applicable Laws for retaining public records. All records stored electronically must be provided to County upon request in a format that is compatible with the information technology systems of County.

If Lessee receives a request for public records regarding this Agreement, Lessee must immediately notify the Contract Administrator in writing and provide all requested records to County to enable County to timely respond to the public records request. County will respond to all public record requests.

Lessee must separately submit and conspicuously label as “RESTRICTED MATERIAL – DO NOT PRODUCE” any material (a) that Lessee contends constitutes or contains its trade secrets under Chapter 688, Florida Statutes, or (b) for which Lessee asserts a right to withhold from public disclosure as confidential or otherwise exempt from production under Florida public records laws (including Chapter 119, Florida Statutes) (collectively, “Restricted Material”). In addition, Lessee must, simultaneous with the submission of any Restricted Material, provide a sworn declaration or affidavit in a form acceptable to County from a person with personal knowledge attesting that the Restricted Material constitutes trade secrets or is otherwise exempt or confidential under Florida public records laws, including citing the applicable Florida statute and specifying the factual basis for each such claim. Upon request by County, Lessee must promptly identify the specific applicable statutory section that protects any particular document. If a third party submits a request to County for records designated by Lessee as Restricted Material, County shall refrain from disclosing such material unless otherwise ordered by a court of competent jurisdiction, authorized in writing by Lessee, or the claimed exemption is waived. Any failure by Lessee to strictly comply with the requirements of this section shall constitute Lessee’s waiver of County’s obligation to treat the records as Restricted Material. Lessee must indemnify and defend County and its employees and agents from any and all claims, causes of action, losses, fines, penalties, damages, judgments, and liabilities of any kind, including attorneys’ fees, litigation expenses, and court costs, relating to nondisclosure of Restricted Material in response to a third-party request.

IF LESSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO LESSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (954) 359-6100, SNESBETH@BROWARD.ORG AND ALSO COPY CONTACTFLL@BROWARD.ORG, 320 TERMINAL DRIVE, SUITE 200, FORT LAUDERDALE, FLORIDA 33315.

12.48 Audit Rights and Retention of Records. County shall have the right to audit the books, records, and accounts of Lessee and all contractors, subcontractors, and sublessees that are related to this Agreement. Lessee and all contractors, subcontractors, and sublessees shall keep such books, records, and accounts as may be necessary to record complete and correct entries related to this Agreement and performance under this Agreement. All such books, records, and accounts shall be kept in written form, or in a form capable of conversion into written form within a reasonable time, and upon request to do so, Lessee and all contractors, subcontractors, and sublessees shall make same available in written form at no cost to County. Lessee shall provide County with reasonable access to Lessee's facilities, and County shall be allowed to interview all current or former employees to discuss matters pertinent to the performance of this Agreement.

12.48.1 Lessee and all contractors, subcontractors, and sublessees shall preserve and make available, at reasonable times within Broward County, Florida, for examination and audit, all financial records, supporting documents, statistical records, and any other documents pertinent to this Agreement for at least three (3) years after expiration or termination of this Agreement or until resolution of any audit findings, whichever is longer. This section shall survive any dispute or litigation between the Parties, and Lessee expressly acknowledges and agrees to be bound by this section throughout the course of any dispute or litigation with County. Any audit or inspection pursuant to this section may be performed by any County representative (including any outside representative engaged by County). Lessee hereby grants County the right to conduct such audit or review at Lessee's place of business, if deemed appropriate by County, with seventy-two (72) hours' advance notice. Lessee shall make all such records and documents available electronically in common file formats or via remote access if, and to the extent, requested by County.

12.48.2 If an audit or inspection in accordance with this section reveals underpayments to County of any nature by Lessee in excess of five percent (5%) of the applicable Lessee payments or contract billings reviewed by County, in addition to making adjustments for the underpayments, Lessee shall pay the reasonable cost of County's audit. Any adjustments or payments due as a result of such audit or inspection shall be made within thirty (30) days after presentation of County's findings to Lessee.

12.48.3 Lessee shall ensure that the requirements of this section are included in all agreements with all contractors, subcontractors, and sublessees.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: Broward County, through its Board of County Commissioners, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the ____ day of _____, 20____; and Lessee, signing by and through its duly authorized representative.

COUNTY

ATTEST:

Broward County, by and through its
Board of County Commissioners

Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

By _____
Mayor
____ day of _____, 20__

Insurance requirements
approved by Broward County
Risk Management Division

Approved as to form by
Andrew J. Meyers
Broward County Attorney
Aviation Office
320 Terminal Drive, Suite 200
Fort Lauderdale, Florida 33315
Telephone: (954) 359-6100

By **Tracy Meyer**
Tracy Meyer, Esq.
Risk Insurance and Contracts Manager
Digitally signed by Tracy Meyer
Date: 2025.03.28 17:13:52 -04'00'

By **Kailie Rush**
Kailie Rush
Assistant County Attorney
Digitally signed by Kailie Rush
Date: 2025.04.01 11:16:04 -04'00'

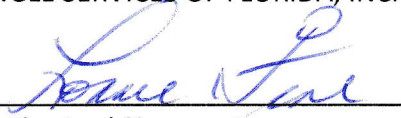
By **Keoki Baron**
Keoki Baron
Assistant County Attorney
Digitally signed by Keoki Baron
Date: 2025.04.01 11:28:46 -04'00'

KR/ch
NonSigTBLA – Triangle Services of Florida, Inc.
02/26/2025
80071.0027

TERMINAL BUILDING LEASE AGREEMENT BETWEEN
BROWARD COUNTY AND TRIANGLE SERVICES OF FLORIDA, INC.

LESSEE

TRIANGLE SERVICES OF FLORIDA, INC.

By: 
Authorized Signer

Lonnie Fine, President/CEO
Print Name and Title

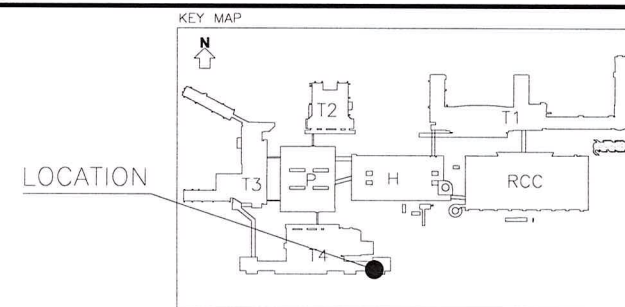
27 day of March, 2025

EXHIBIT A – TRIANGLE SERVICES OF FLORIDA, INC. - PREMISES

236 square feet of Breakroom Space in Terminal 4, Concourse G Ramp Level (Type 2 Space). See Page 2 of 2 of this Exhibit A.

EXHIBIT A

TRIANGLE SERVICES OF FLORIDA, INC.
TERMINAL 4 - CONOURSE G RAMP LEVEL
TYPE 2 SPACE 236 S.F.



F&B SUPPORT
5097 S.F.
4G-1-453



ELECTRICAL ROOM
51 S.F.
4G-1-459

TRIANGLE SERVICES
236 S.F.
4G-1-454

PRIMEFLIGHT AVIATION SERVICES
131 S.F.
4G-1-455

CARIBBEAN ENGINEERING
143 S.F.
4G-1-456

CARIBBEAN OPS
144 S.F.
4G-1-457

SPIRIT OPS
362 S.F.
4G-1-458

Maintenance

All Other Non-Leased

B - County

A - Tenant

Tenant Leased Properties

Areas

	Ticket Counter Space	Leased Premises Non-Public Use ²	Leased Premises Public Use ¹	Interior Space	Exterior and Aircraft Apron
1 Air Conditioning					
a. Maintenance	B	B	B	B	N/A
b. Operation	B	B	B	B	N/A
c. Chilled Air Distribution	B	B	B	B	N/A
2 Electrical					
a. Bulb & Tube Repl.	B	A	B	B	B
b. Illu. incl. Power	B	A	B	B	B
Power exc. For Illumination -					
c. Maintenance	B	A	B	B	B
d. Operational Cost	B	B	B	B	B
3 Heating					
a. Maintenance	B	B	B	B	N/A
b. Operation Cost	B	B	B	B	N/A
4 Water-Maintenance					
a. Distribution	B	B	B	B	B
b. Fixtures	B	B	B	B	B
5 Maintenance					
a. Other than structural	B	A	B	B	B
b. Structural	B	B	B	B	B
c. Exterior of kinds	B	B	B	B	B
6 Sewage & Plumbing					
a. Distribution	B	B	B	B	B
b. Fixtures	B	B	B	B	B
7 Public Address System	B	B	B	B	B
8 Custodial Service	A	A	B	B	B
9 Window Cleaning					
a. Exterior	B	B	B	B	N/A
b. Interior	N/A	A	B	B	N/A
10 Ramp Markings	N/A	A	N/A	N/A	B

¹Tenant Leased Premises - Public Use = Holdrooms, Curbside and Remote Check-In²Tenant Leased Premises - Non-Public Use = All Other Leased Space

EXHIBIT C
Minimum Insurance Requirements for Terminal Building Lease Agreement Triangle Services

TYPE OF INSURANCE	ADD L INSR	SUBR WVD	MINIMUM LIABILITY LIMITS		
				Each Occurrence	Aggregate
GENERAL LIABILITY - Broad form <input checked="" type="checkbox"/> Commercial General Liability <input checked="" type="checkbox"/> Premises-Operations <input type="checkbox"/> XCU Explosion/Collapse/Underground <input checked="" type="checkbox"/> Products/Completed Operations Hazard <input checked="" type="checkbox"/> Contractual Insurance <input checked="" type="checkbox"/> Broad Form Property Damage <input checked="" type="checkbox"/> Independent Contractors <input checked="" type="checkbox"/> Personal Injury <input checked="" type="checkbox"/> Mobile equipment Per Occurrence or Claims-Made: <input checked="" type="checkbox"/> Per Occurrence <input type="checkbox"/> Claims-Made Gen'l Aggregate Limit Applies per: <input type="checkbox"/> Project <input type="checkbox"/> Policy <input type="checkbox"/> Loc. <input type="checkbox"/> Other _____ <input checked="" type="checkbox"/> Sudden and accidental Pollution	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Bodily Injury Property Damage Combined Bodily Injury and Property Damage Personal Injury Products & Completed Operations	\$5 mil \$5 mil	\$5 mil
AUTO LIABILITY <input checked="" type="checkbox"/> Comprehensive Form <input checked="" type="checkbox"/> Owned <input checked="" type="checkbox"/> Hired <input checked="" type="checkbox"/> Non-owned <input checked="" type="checkbox"/> Any Auto, If applicable <i>Note: May be waived if no driving will be done in performance of services/project.: must submit company letter stating no vehicles used in operation .</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Bodily Injury (each person) Bodily Injury (each accident) Property Damage Combined Bodily Injury and Property Damage	\$5 mil	
<input type="checkbox"/> EXCESS LIABILITY / UMBRELLA Per Occurrence or Claims-Made: <input type="checkbox"/> Per Occurrence <input type="checkbox"/> Claims-Made	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Note: May be used to supplement minimum liability coverage requirements.		
<input checked="" type="checkbox"/> WORKER'S COMPENSATION <i>Note: U.S. Longshoremen & Harbor Workers' Act & Jones Act is required for any activities on or about navigable water.</i>	N/A	<input checked="" type="checkbox"/>	Each Accident	STATUTORY LIMITS- If the Company is exempt from Workers' Compensation Coverage, please provide a letter on company letterhead or a copy of the State's exemption which documents this status and attaché to the Certificate of Insurance for approval.	
<input checked="" type="checkbox"/> EMPLOYER'S LIABILITY			Each Accident	\$1mil	
<input checked="" type="checkbox"/> PROPERTY	N/A	<input checked="" type="checkbox"/>		\$2 mil	\$2mil
<input checked="" type="checkbox"/> POLLUTION / ENVIRONMENTAL LIABILITY COSTS AND CLEANUP ***REQUIRED ONLY IF FUELING, STORING, HANDLING OR USING HAZARDOUS MATERIALS OR SUBSTANCES IN REGULAR OPERATIONS or Sudden and accidental pollution coverage required.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	If claims-made form: Extended Reporting Period of: *Maximum Deductible:	2 years \$50k unless approved by BCAD Risk	\$1mil
<input checked="" type="checkbox"/> CYBER AND TECH E&O	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	If claims-made form: Extended Reporting Period of: *Maximum Deductible:	2 years \$50k unless approved by BCAD Risk	\$2mil

Description of Operations: "Broward County" shall be listed as Certificate Holder and endorsed as an additional insured for liability, except as to Professional Liability. County shall be provided 30 days written notice of cancellation, 10 days' notice of cancellation for non-payment. Vendor insurance shall provide primary coverage and shall not require contribution from the County, self-insurance or otherwise. Any self-insured retention (SIR) must be declared to and approved by County and may require proof of financial ability to meet losses. Vendor is responsible for all coverage deductibles unless otherwise specified in the agreement.

CERTIFICATE HOLDER:

Broward County
320 Terminal Drive
Suite 200
Fort Lauderdale, FL 33315 airlines

Risk Management Division:

Tracy Meyer
Digitally signed by Tracy Meyer
Date: 2024.12.06 11:24:12 -05'00'

EXHIBIT D - NONDISCRIMINATION AND OTHER FEDERAL REQUIREMENTS

A. Title VI List of Pertinent Nondiscrimination Acts and Authorities. During the performance of this Agreement, Lessee, for itself, its assignees, and successors in interest, agrees as follows:

1. *Compliance with Regulations*: Lessee (hereinafter includes sublessees) will comply with the **Title VI List of Pertinent Nondiscrimination Acts and Authorities** ("Nondiscrimination Acts and Authorities"), as they may be amended from time to time, which are herein incorporated by reference and made a part of this Agreement, and which include, but are not limited to, the following:

- a. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 Stat. 252) (prohibits discrimination on the basis of race, color, national origin);
- b. 49 C.F.R. Part 21 (Nondiscrimination in federally-assisted programs of the Department of Transportation—Effectuation of Title VI of the Civil Rights Act of 1964);
- c. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. § 4601) (prohibits unfair treatment of persons displaced or whose property has been acquired because of federal or federal-aid programs and projects);
- d. Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794 et seq.), as amended (prohibits discrimination on the basis of disability); and 49 C.F.R. Part 27;
- e. The Age Discrimination Act of 1975, as amended (42 U.S.C. § 6101 et seq.) (prohibits discrimination on the basis of age);
- f. Airport and Airway Improvement Act of 1982 (49 U.S.C. § 47123), as amended (prohibits discrimination based on race, creed, color, national origin, or sex);
- g. The Civil Rights Restoration Act of 1987 (P.L. 100-209) (broadened the scope, coverage, and applicability of Title VI of the Civil Rights Act of 1964, the Age Discrimination Act of 1975, and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the federal-aid recipients, subrecipients, and contractors, whether such programs or activities are federally funded or not);
- h. Titles II and III of the Americans with Disabilities Act of 1990, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189), as implemented by U.S. Department of Transportation regulations at 49 C.F.R. Parts 37 and 38;

i. The Federal Aviation Administration's nondiscrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);

j. Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;

k. Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, providing that national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100); and

l. Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. § 1681 et seq).

2. *Nondiscrimination:* Lessee, with regard to the work performed by it during the Agreement, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. Lessee will not participate directly or indirectly in the discrimination prohibited by the Nondiscrimination Acts and Authorities, including employment practices, when the Agreement covers any activity, project, or program set forth in Appendix B of 49 C.F.R. Part 21.

3. *Solicitations for Subcontracts, Including Procurements of Materials and Equipment:* In all solicitations, either by competitive bidding or negotiation, made by Lessee for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by Lessee of Lessee's obligations under this Agreement and the Nondiscrimination Acts and Authorities on the grounds of race, color, or national origin.

4. *Information and Reports:* Lessee will provide all information and reports required by the Nondiscrimination Acts and Authorities, and directives issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by County or the Federal Aviation Administration to be pertinent to ascertain compliance with such Nondiscrimination Acts and Authorities and instructions. Where any information required of Lessee is in the exclusive possession of another who fails or refuses to furnish the information, Lessee will so certify to County or the Federal Aviation Administration, as appropriate, and will set forth what efforts it has made to obtain the information.

5. *Sanctions for Noncompliance:* In the event of Lessee's noncompliance with the nondiscrimination provisions of this Agreement, County will impose such contract sanctions as it or the Federal Aviation Administration may determine to be appropriate, including, but not limited to:

- a. Withholding payments under the Agreement until Lessee complies; and/or
- b. Cancelling, terminating, or suspending the Agreement, in whole or in part.

6. *Incorporation of Provisions:* Lessee will include the provisions of Sections A.1 through A.5 above in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Nondiscrimination Acts and Authorities, and directives issued pursuant thereto. Lessee will take action with respect to any subcontract or procurement as County or the Federal Aviation Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if Lessee becomes involved in, or is threatened with litigation by a subcontractor or supplier because of such direction, Lessee may request County to enter into any litigation to protect the interests of County. In addition, Lessee may request the United States to enter into the litigation to protect the interests of the United States.

7. Lessee, as part of the consideration hereof, does hereby covenant as running with the land that:

- a. If facilities are constructed, maintained, or otherwise operated on the Premises described in the Agreement for a purpose for which a Federal Aviation Administration activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, Lessee will maintain and operate such facilities and services in compliance with all requirements imposed by the Nondiscrimination Acts and Regulations listed in the Title VI List of Pertinent Nondiscrimination Acts and Authorities (as may be amended), such that no person on the grounds of race, color, or national origin will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.

- b. In the event of breach of any of the above Nondiscrimination covenants, County will have the right to terminate the Agreement and enter, re-enter, and repossess said lands and facilities thereon.

8. Lessee covenants and agrees as a covenant running with the land that (1) no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) in the construction of any improvement on, over, or under such land, and the furnishing of services thereon, no person on the ground of race, color, or national origin will be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) Lessee will use the Premises in compliance with all other

requirements imposed by or pursuant to the Title VI List of Pertinent Nondiscrimination Acts and Authorities. In the event of a breach of any of the above Nondiscrimination covenants, County will have the right to terminate the Agreement and to enter or re-enter and repossess said land and facilities.

B. Nondiscrimination - 14 C.F.R. Part 152 Requirements. During the performance of this Agreement, Lessee, for itself, its assignees, and successors in interest, agrees as follows:

1. Lessee agrees to undertake an affirmative action program as required by 14 C.F.R. Part 152, Subpart E, to ensure that no person shall on the grounds of race, color, religion, gender, national origin, age, marital status, political affiliation, familial status, physical or mental disability, or sexual orientation be excluded from participation in any employment, contracting, or leasing activities covered in 14 C.F.R. Part 152, Subpart E. Lessee agrees that no person shall be excluded on these grounds from participating in or receiving the services or benefits of any program or activity covered by this subpart. Lessee agrees that it will require its covered suborganizations to provide assurances to Lessee that they similarly will undertake affirmative action programs and that they will require assurances from their suborganizations as required by 14 C.F.R. Part 152, Subpart E, to the same effect.

2. Lessee agrees to comply with any affirmative action plan or steps for equal employment opportunity required by 14 C.F.R. Part 152, Subpart E, as part of the affirmative action program, and by any federal, state, county, or local agency or court, including those resulting from a conciliation agreement, a consent decree, court order, or similar mechanism. Lessee agrees that state or county affirmative action plans will be used in lieu of any affirmative action plan or steps required by 14 C.F.R. Part 152, Subpart E, only when they fully meet the standards set forth in 14 C.F.R. 152.409. Lessee agrees to obtain a similar assurance from its covered organizations, and to cause them to require a similar assurance of their covered suborganizations, as required by 14 C.F.R. Part 152, Subpart E.

3. If required by 14 C.F.R. Part 152, Lessee shall prepare and keep on file for review by the FAA Office of Civil Rights an affirmative action plan developed in accordance with the standards in Part 152. Lessee shall similarly require each of its covered suborganizations (if required under Part 152) to prepare and to keep on file for review by the FAA Office of Civil Rights, an affirmative action plan developed in accordance with the standards in Part 152.

4. If Lessee is not subject to an affirmative action plan, regulatory goals and timetables, or other mechanism providing for short- and long-range goals for equal employment opportunity under Part 152, then Lessee shall nevertheless make good faith efforts to recruit and hire minorities and women for its aviation workforce as vacancies occur, by taking any affirmative action steps required by Part 152. Lessee shall similarly require such affirmative action steps of any of its covered suborganizations, as required under Part 152.

5. Lessee shall keep on file, for the period set forth in Part 152, reports (other than those submitted to the FAA), records, and affirmative action plans, if applicable, that will enable the FAA Office of Civil Rights to ascertain if there has been and is compliance with this subpart, and Lessee shall require its covered suborganizations to keep similar records as applicable.

6. Lessee shall, if required by Part 152, annually submit to County the reports required by Section 152.415, and Lessee shall cause each of its covered suborganizations that are covered by Part 152 to annually submit the reports required by Section 152.415 to Lessee who shall, in turn, submit same to County for transmittal to the FAA.

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EXHIBIT E - AIRPORT SECURITY REQUIREMENTS

Airport Security Program and Aviation Regulations. Lessee must comply with all security and other applicable requirements of the Federal Aviation Regulations applicable to Lessee, including, but not limited to, all regulations of the United States Department of Transportation, the Federal Aviation Administration, and the Transportation Security Administration. Lessee shall comply with County's Airport Security Program and the Air Operations Area ("AOA") Vehicle Access Program, and any amendments thereto, and with such other rules and regulations as may be prescribed by County, including any regulations pertaining to emergency response training, and shall take such steps as may be necessary or directed by County to ensure that Lessee and any subcontractor personnel, including, but not limited to, employees, invitees, and guests of Lessee and any subcontractor (collectively, "Lessee Personnel") observe these requirements. If required by the Aviation Department, Lessee shall conduct background checks of Lessee Personnel in accordance with applicable federal regulations. If as a result of any act or omission of Lessee, any subcontractor, or Lessee Personnel, County incurs any fine and/or penalty imposed by any governmental agency, including, but not limited to, the United States Department of Transportation, the Federal Aviation Administration, or the Transportation Security Administration, or any expense in enforcing any federal regulations, including, but not limited to, airport security regulations or the rules and regulations of County, and/or any expense in enforcing County's Airport Security Program, then Lessee shall pay and/or reimburse to County all such fines, penalties, costs, and expenses, including all costs of administrative proceedings, court costs, and attorneys' fees and all costs incurred by County in enforcing this provision. Lessee shall rectify any security deficiency or other deficiency as may be determined as such by County or the United States Department of Transportation, Federal Aviation Administration, the Transportation Security Administration, or any other federal agency with jurisdiction. If Lessee fails to remedy any such deficiency, County may do so at the sole cost and expense of Lessee. County reserves the right to take whatever action is necessary to rectify any security deficiency or other deficiency.

(a) Media Requirements and Access to Security Identification Display Areas. Lessee shall be responsible for requesting the Aviation Department to issue Airport Issued Identification Media or Public Area Business Purpose Media (collectively, "Media"), as applicable, to all Lessee Personnel. In addition, Lessee shall be responsible for the immediate reporting of all lost or stolen Media, the immediate return of the Media of Lessee Personnel transferred from the Airport or terminated from the employ of Lessee or any subcontractor, and the immediate return of all Media issued to all Lessee Personnel upon expiration or termination of Lessee's agreement with County. Before any Media is issued to Lessee Personnel, Lessee must comply with the requirements of applicable federal regulations with regard to fingerprinting for criminal history record checks and security threat assessments, and must require that such Lessee Personnel complete security training programs conducted by the Aviation Department. Lessee shall pay or cause to be paid to the Aviation Department such charges as may be established from time to time for lost or stolen Media and those not returned to the Aviation Department in accordance with these provisions. The Aviation Department has the right to require Lessee to

conduct background investigations and to furnish certain data on Lessee Personnel before the issuance of Media, which data may include the fingerprinting of applicants for such Media.

(b) Operation of Vehicles on the AOA. Lessee shall ensure that all Lessee Personnel operating a motor vehicle of any type or kind on the AOA are in full compliance with all laws, rules, and regulations regarding the operation of motor vehicles on the AOA, including but not limited to, Section 2-25 of the Code. All motor vehicles and equipment of Lessee or of any subcontractor operating on the AOA must have an appropriate vehicle identification permit issued by the Aviation Department, which identification must be displayed as required by the Aviation Department.

(c) Consent to Search/Inspection. Lessee's vehicles, cargo, goods, and other personal property are subject to being inspected and searched when attempting to enter or leave and while on the AOA. Lessee and any subcontractor shall not allow any Lessee Personnel to enter the AOA unless and until such Lessee Personnel has executed a written consent-to-search/inspection form acceptable to the Aviation Department. The foregoing requirements are for the protection of users of the Airport and are intended to reduce incidents of cargo tampering, aircraft sabotage, thefts and other unlawful activities at the Airport. For this reason, Lessee Personnel who do not execute such consent-to-search/inspection form shall not be employed or retained by Lessee or by any subcontractor at the Airport in any position requiring access to the AOA or allowed entry to the AOA by Lessee or by any subcontractor.

(d) Nondisclosure Agreement. If any Lessee Personnel are required by a contract with County to access or otherwise be in contact with Sensitive Security Information ("SSI"), as defined and construed under federal law, such Lessee Personnel will be required to execute an SSI Nondisclosure Agreement provided by the Aviation Department.

The provisions of this **Exhibit E** shall survive the expiration or any other termination of this Agreement.

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EXHIBIT F - ENVIRONMENTAL DOCUMENTS

Company Name:

Triangle Services

Mailing Address:

300 Terminal Drive, Terminal 4
Street or Post Office Box

City: Fort Lauderdale State: FL Zip Code: 33315

Name of Environmental Representative: Judson Woodings

Cell Phone Number: 941-667-0759

Email Address: jwoodings@triangleservices.com

Type of Agreement (Check One):

- () Airline Service Provider Agreement
- (X) Terminal Building Lease Agreement
- () Field Usage Agreement
- () Meals Aloft Permit
- () Other _____

Describe the activities performed and/or services provided under this agreement:

Aircraft ground handling company. Aircraft marshalling, loading/unloading of passenger baggage and cargo elements, push back/towing of aircraft, aircraft potable water and lavatory service, aircraft cleaning (interior), and passenger services.

Does the company use any gas, oil or other environmentally sensitive products in the operation of your business? Explain in detail.

Yes, we use gasoline-powered vehicles and GSE.

Does the company use any equipment or vehicles that use gas, oil or other environmentally sensitive products? Explain in detail.

Yes, we use gasoline-powered vehicles and GSE. Passenger vehicles (2), push back tractors (2), baggage tugs (5), belt loaders (3), lavatory service truck (1), cargo loaders (2), ground power unit (1), pre-conditioned air unit (1)

Does the company perform fueling? Yes ___ No X

Does the company use a vendor to perform fueling? Yes X No ___

If yes, what is the name and contact information of the fueling vendor?

Refueling of GSE by Jestscape Services, (954) 359-9991

Does the company perform aircraft or equipment maintenance? Yes ___ No X

Does the company use a vendor for aircraft or equipment maintenance? Yes X No ___

If yes, what is the name and contact information of the maintenance vendor?

Maintenance performed by Triangle Services Miami maintenance department, 786-796-0118

Does the company wash the exterior of planes? Yes ___ No X

Does the company use a vendor to wash the exterior of planes? Yes ___ No X

If yes, what is the name and contact information of the washing vendor?

Does the company have the following documents? Please provide a copy for the County's review:
If not applicable, denote "NA."

1. Best Management Plan, dated 2/20/2024

2. Storm Water Pollution Prevention Plan, dated N/A

3. Spill Prevention Control and Countermeasures Plan, dated N/A

4. Hazardous Materials Plan, dated N/A

5. Other applicable environmental plans:

Is the company required to file the SARA Title III Reporting? Yes ___ No X

If Yes, was last filed on (date) _____

Does the company generate or store hazardous waste or hazardous materials pursuant to

40 C.F.R. 261?

Yes ___ No X.

If Yes, the status is _____ conditionally exempt; _____ small; _____ large quantity generator.

If required, reports were filed on (date) _____.

If Yes, what types of hazardous waste or materials do you generate or store?

Please provide all data sheets for any products used in cleaning or maintenance.

The County, State, or Federal governments issued to the Company the following environmental licenses and/or permits: (These licenses/permits include, but are not limited to, storage tanks, hazardous material, air, solid waste, hazardous waste, industrial wastewater pretreatment, and storm water). Provide copies of all environmental licenses and permits.

Permit Name/Type	License No.	Date Expires
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1. <u>N/A</u>		
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2. _____		
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3. _____		
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4. _____		
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5. _____		
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6. _____		
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