

Hangar Lease

This Agreement entered into this _____ Day of _____, 20____ at Paris, Illinois by and between Edgar County, Lessor, and _____ the Lessee.

In consideration of the payment of _____ Dollars (\$) per month payable on the first day of each month commencing on the _____ day of _____, 20____, ending the December 31st of the 5th year, herein designated T-Hangar _____ tie down lot _____ or Main Hangar space _____ subject to the conditions and covenants herein contained to be used solely for the purpose of airplane N Number _____ make and model _____ year _____ registered in the name of the Lessee which airplane is insured by _____, Lessee is to show proof of liability insurance for flyable airplane stored inside hangars and any airplanes stored outside hangars, Lessor is to be named as additional insured, and presented with certificate notified prompt notice of cancellation of any policy pertaining to this lease.

Lessee covenants with Lessor as follows:

1. To abide by all rules and regulations of the F.A.A. State of Illinois and Edgar County Airport and any other duly constituted public authority having jurisdiction.
2. To not sublet or permit any person to use any office space, hanger, T-Hangar, storage space, field storage privilege or any other right or privilege in or on the airport property.
3. To accept all facilities on the lease premises on an "as-is" basis, and Lessor disclaims and Lessee accepts such disclaimer of any warranty, express or implied, of the conditions, use or fitness of, the facilities including doors, interiors, walls, floors, ropes, chains, tie down facilities or otherwise and Lessee assumes full responsibility to furnish any equipment necessary to properly secure his aircraft.
4. To accept and recognize that Lessee is responsible for setting parking brakes, placing wheel chocks, and tying down and checking Lessee's aircraft and closing doors at all times.
5. To Agree the lessee will not hold the County of Edgar or any of its officers, agents, or employees and Airport Advisory Board members responsible for any loss occasioned by fire, theft, rain, windstorm, hail, or from any cause whatsoever, whether the cause be direct, indirect, or merely a contributing factor in producing the loss to any property that may be present, located or stored in or near the Edgar County Airport, whether such loss is occasioned by the negligence of Lessor, Edgar County, or officers, agents, employees or Airport Advisory Board members and Lessee agrees that all property of Lessee and its contents are stored and maintained or are present at Edgar County Airport at Lessee's risk.
6. Lessee agrees to indemnify, defend and hold Edgar County, their agents, employees and airport committee harmless from and against any and all liability or loss from claims or court action arising directly or indirectly out of this lease or the acts of Lessee, Lessee's agents, servants, guests, agents or business visitors or by reason of any act or omission if such liability or loss is occasioned by the negligence of Edgar County, their employees, agents, officers, or members of the Airport Advisory Board.
7. In the event of any misrepresentation or default of the aforementioned representations by Lessee, or in the event of default hereunder by Lessee, Lessor shall have the right to ground all airplanes and to padlock all offices, shops bays and T-Hangars of lessee.
8. Lessor shall have the right to terminate this agreement at any time, with or without cause, on delivery of written notice to the Lessee at Lessee's last known address and upon refunding a pro rata amount of any prepaid rent and Lessee, upon such termination, shall immediately remove all property from said airport.

9. Lessor shall have the right to enter said premises without notice at any time for inspection or to make repairs, additions or alterations as may be necessary for the safety, improvements or preservation of the premises, Lessor shall have no obligation to do so and shall not be liable for any failure to do so.
10. Lessee assumes and agrees to pay all damages to any property of Lessor during the terms of the Lease resulting from and act or failure to act on the part of the Lessee, its agents, employees, officers, invited guest or others in and about the leased premises.
11. Lessee agrees not to keep or store more than 15 gallons of any fuel, products or products or properties of flammable or explosive nature and agrees to store said items in sealed containers.
12. Lessor shall have the option at any time during the period of this lease, for good cause shown, to change Lessee's hangar to another one of sufficient size or natural dimension to house Lessee's airplane, and upon notice from and demand by Lessor, Lessee agrees to comply promptly with such change.
13. Lessee shall furnish to Lessor keys to any and all locks on the leased premises.
14. Lessee agrees to park any motor vehicles at the regular parking facilities at the airport or inside Lessee's hangar when the Lessee's airplane is removed for flying or servicing.
15. Lessee agrees to conduct no commercial business nor to permit anyone to conduct business in or upon the leased premises without prior approval.

Lessee

Lessor, Edgar County

by _____

by _____

Airport Manager