

AMENDMENT TWO

CITY OF BILLINGS, MONTANA

AND

ALPINE AVIATION, INC. DBA ALPINE AIR

LIMITED COMMERCIAL AVIATION BUILDING AND GROUND LEASE

WITNESSETH

WHEREAS, on July 23, 2007, Alpine Aviation, Inc. DBA Alpine Air, a Utah Corporation, as Lessee, and the City of Billings, Montana, as Lessor, entered into a five (5) year Limited Commercial Aviation Building and Ground Lease for 8,648 square feet of hangar floor space and 1,755 square feet of office space in Airport Business Park Hangar IP-5, along with 65,582 square feet of land underneath and contiguous to said building, and

WHEREAS, on September 22, 2008, the Lessee and the Lessor executed Amendment One to the Lease, adding 1,047 square feet of office space to the leased premises in Hangar IP-5, for a revised total of 11,450 square feet of building space, and

WHEREAS, Lessee conducts a freight hauling operation for a postal service contract from the Hangar IP-5 premises, and

WHEREAS, Lessee, at its own cost, has made substantial improvements to the interior of Hangar IP-5, which include office remodeling, painting the hangar floor, and painting the interior walls of the building, and

WHEREAS, the current Lease is scheduled to expire on October 31, 2012, and the Lessee desires to have additional time over which to amortize its hangar improvement costs and has subsequently requested an extension of the term on the Lease, and

WHEREAS, the Lessor desires to provide an extension of the term on the Lease in order to provide additional time for Lessee to amortize its improvement costs to Hangar IP-5.

NOW THEREFORE, Lessee and the Lessor hereby agree to extend the term of the Lease by adding five (5) additional years to the term. Article II, Section A., Term, is hereby amended as follows:

ARTICLE II

TERM OF LEASE

A. Term. The term of this Lease shall be for a period of ten (10) years, commencing on the 1st day of November 2007 and terminating on the 31st day of October 2017.

All other terms and conditions of the original Lease remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hand this _____ day of _____ 20____.

ATTEST:

CITY OF BILLINGS

BY _____
CITY CLERK

BY _____
MAYOR

APPROVED AS TO FORM

ALPINE AVIATION, INC. DBA ALPINE AIR

BY _____
CITY ATTORNEY

BY _____