

**REAL PROPERTY AGREEMENT 16-27 FAC-03
BISBEE-DOUGLAS INTERNATIONAL
AIRPORT**

Lease Agreement Renewal #10

This Lease Agreement Renewal #10 (“Lease Agreement Renewal #10”) dated as of _____ for reference purposes only and is effective as of the date of last signature below (“Effective Date”) between the County of Cochise, a political subdivision of the State of Arizona, hereinafter referred to as the “LESSOR”, and Northrop Grumman Systems Corporation, a Delaware corporation, hereinafter referred to as the “LESSEE”.

RECITALS

WHEREAS, Lessor and Lessee entered into that certain Lease agreement for the Leased Premises and the Expansion Premises located at 6946 N. Air Terminal Road, Douglas AZ 85604 consisting of: (1) this Lease Agreement Renewal #10; (2) the Lease Agreement Renewal #9; (3) the Lease Agreement Renewal #8 dated April 15, 2024 (4) the Lease Agreement Renewal #7 dated May 16, 2023; (5) the Lease Agreement Renewal #6 dated April 12, 2022; (6) the Lease Agreement Renewal #5 dated March 29, 2021; (7) the Lease Agreement Renewal #4 dated March 17, 2020; (8) the Lease Renewal Agreement #3 dated November 4, 2019; (9) the Lease Renewal Agreement #2 dated April 4, 2018; (10) the Lease Agreement Renewal dated June 9, 2017; and (11) the Real Property Agreement 16-27-FAC-03 Bisbee-Douglas International Airport executed on May 10, 2016 (collectively the “Lease”).

WHEREAS, the parties are unable to locate a fully executed copy of Lease Agreement Renewal #9 and desire to ratify the provisions thereof.

WHEREAS, the current lease term expires as of April 30, 2026 and the parties desire to extend the lease term for an additional 12 months through April 30, 2027 and otherwise modify the Lease as expressly set forth herein.

NOW THEREFORE, in consideration of the mutual covenants, agreements hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged herein by the parties, LESSOR and the LESSEE agree as follows:

1. Recitals. Definitions: The Recitals are incorporated herein by reference and made a substantive part hereof. From and after the Effective Date, the term Lease refers to the Lease as amended by this Lease Agreement Renewal #10. Capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Lease .

2. Ratification Clause: The parties hereby confirm and ratify the provisions of Lease Agreement Renewal #9 (executed by Lessor which is attached as Exhibit A to this Lease Agreement Renewal #10 and incorporated herein by reference) in its entirety and remains in full force and effect without modification.

3. Lease Amendment: The current lease term shall commence on May 1, 2026, and expire on April 30, 2027 (“Lease Extension Period”), unless earlier terminated or extended in accordance with the terms of the Lease, as amended by Lease Agreement Renewal #10. Upon execution of this Lease Agreement Renewal #10, the LESSEE may, at their option extend the period of this Lease for up to an additional one-year period, not to extend past April 30, 2028. Rent for the Leased Premises during the additional one-year option period will remain the same as in this Lease Agreement Renewal #10. LESSEE shall give LESSOR written notice of intent to extend or terminate this Lease at least thirty (30) days prior to April 30, 2027 (i.e. March 31, 2027), or any subsequent expiration date thereafter. LESSOR may provide LESSEE with written notice terminating the Lease at least 90 days prior to April 30, 2027. In addition, LESSEE shall have the right to terminate the Lease at any time during the Lease Extension Period and any subsequent extensions by giving LESSOR 30 days prior written notice.

4. Rental Payments: The LESSEE shall pay the LESSOR the following: \$1,500 per month as and for rent for the Leased Premises. A Pro-Rated amount of \$50.00 per day shall be charged for the occupation of partial months. Rental payments shall be due on the 1st of each month and shall be payable to the Treasurer of Cochise County and shall be mailed to the following:

Cochise County
Developmental Services Department
1415 West Melody Lane, Building F
Bisbee, Arizona 85603

Any payment not received on or before the tenth day of each month shall accrue interest at the rate of one percent (1%) per month or fraction of a month on such unpaid balance as may be due and a late payment charge of ten dollars (\$10.00) for each delinquent payment will be assessed. An additional \$25.00 will be assessed on all returned checks.

5. Expansion Premises. The Expansion Premises shall continue to be leased upon the same terms and conditions except that rent shall be \$500.00 a month for the Expansion Premises. If the day following full execution does not fall on the first day of a calendar month, the rent for the Expansion Premises shall be prorated on the basis of the number of days within such calendar month. Rent for the Expansion Premises shall be paid along with the rent for the Leased Premises.

6. Expansion Premises Expiration. Expansion Premises shall have the same expiration date and will terminate on April 30, 2027, unless earlier ended or extended in accordance with the terms of the Lease, as amended by Lease Agreement Renewal #10.

7. Expansion Premises Extension and Early Termination. LESSEE may, at their option extend the period of this Lease for the Expansion Premises for up to an additional one-year period, not to extend past April 30, 2028. Rent for the Expansion Premises during the additional one-year option period will remain the same as in this Lease Agreement Renewal #10. LESSEE shall give LESSOR written notice of intent to extend or terminate this Lease for the Expansion Premises at least thirty (30) days prior to April 30, 2027 (i.e. March 30, 2027), or any subsequent expiration date thereafter. LESSOR may provide LESSEE with written notice terminating the Lease for the

Expansion Premises at least 90 days prior to April 30, 2027. In addition, LESSEE shall have the right to terminate the Lease for the Expansion Premises at any time during the Lease Extension Period and any subsequent extensions by giving LESSOR 30 days prior written notice.

8. Common Areas. Lessee may use the conference room in the airport terminal building at no additional cost based on availability with other users. Additionally, Lessee may also use the common restrooms and kitchenette inside the terminal building at no additional cost.

9. Notice Address and Authorized Representative.

Lessor's Authorized Representative and notice address for notices under the Lease is:

Name: Darrel Crowley
Title: Facilities Director
1415 Melody Lane, Bldg. F
Bisbee, Arizona 85603
Phone: 520-432-9268

Lessee's Authorized Representative and notice address for day-to-day operational matters only that do not impact LESSEE's rights under the Lease is:

Doug Wolfe, Operations Manager
Northrop Grumman Defense Systems
Unmanned Systems Integration Center
4067 Enterprise Way
Sierra Vista, Arizona 85635
Phone: 520-457-8249

Lessee's notice addresses for all other matters under the Lease is:

Northrop Grumman Systems Corporation
2980 Fairview Park Drive
Falls Church, VA 22042-4511
Attention: Law Department - Real Estate Legal Notices
And
Northrop Grumman Systems Corporation
1 Space Park Drive - Mailstop D2
Redondo Beach, CA 90278
Attn: Real Estate Department- Legal Notices
And
With electronic copy to: realestatenotices@ngc.com

For purposes of clarity, the parties acknowledge that delivery of notices solely by email does not satisfy the notice requirements hereunder.

10. Full Force and Effect. Those provisions of the Lease, including the Lease Agreement Renewal #9, which are not modified by this Lease Agreement Renewal #10 are hereby ratified and confirmed by the parties hereto and shall remain in full force and effect. In the event of any

inconsistencies or conflicts between the terms and conditions of this Lease Agreement Renewal #10 and the Lease, this Lease Agreement Renewal #10 shall control.

11. Authority. Each party warrants that the person signing this Lease Agreement Renewal #10 on its behalf is duly authorized to execute this Lease Agreement Renewal #10 and that no other signatures are necessary.

12. Entire Agreement. This Lease Agreement Renewal #10 represents the entire agreement of the parties with respect to the subject matter herein, and no prior or present representations or agreements, whether made orally or in writing, shall be binding upon either of the parties hereto, unless incorporated therein and herein. No modifications or changes in the Lease shall be valid or binding upon the parties unless in writing and executed by the parties hereto.

13. Successors and Assigns. This Lease Agreement Renewal #10 shall bind the LESSOR and LESSEE and their respective heirs, successors, representatives and permitted assigns.

14. Counterparts and Electronic Transmission. This Lease Agreement Renewal #10 may be executed in several counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument. The parties agree that any signatures to this Lease Agreement Renewal #10 may be delivered electronically via portable document format (“PDF”), “DocuSign” or other standard electronic transmission, and digital signatures so delivered shall constitute effective execution and delivery of such signature pages and shall be deemed to be the original signatures, and fully effective, for all purposes.

SIGNATURES ON FOLLOWING PAGE:

IN WITNESS WHEREOF, the parties have caused this Lease Agreement Renewal #10 to be signed by their duly authorized representatives.

APPROVED:

LESSEE:

Northrop Grumman Systems Corporation, Cochise County
a Delaware corporation

Arnaldo J. Paz
(A99416)

Digitally signed by Arnaldo J. Paz
(A99416)
Date: 2026.03.11 12:34:43 -07'00'

A.J. Paz, Date
Corporate Director of Real Estate

LESSOR:

Name: Frank Antenori Date
Title: Chairman, Board of Supervisors

APPROVED AS TO FORM:



DANIEL RESTREPO
~~Paul Correa~~ Date 3/23/26
Civil Deputy Cochise County Attorney's Office

EXHIBIT A

Real Property Agreement 16-27 FAC-03 Bisbee-Douglas International Airport

Lease Agreement Renewal #9

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REAL PROPERTY AGREEMENT 16-27 FAC-03 BISBEE-DOUGLAS INTERNATIONAL AIRPORT

Lease Agreement Renewal #9

This Lease Agreement Renewal #9 ("Lease Agreement Renewal #9") is executed effective as of the date of last signature below ("Effective Date") between the County of Cochise, a political subdivision of the State of Arizona, hereinafter referred to as the "LESSOR", whose Authorized Representative is:

Name: Darrel Crowley

Title: Facilities Director

1415 Melody Lane, Bldg. F
Bisbee, Arizona 85603
Phone: 520-432-9268

and Northrop Grumman Systems Corporation, a Delaware corporation, hereinafter referred to as the "LESSEE", whose complete name, address and Authorized Representative is (for day-to-day operational matters only that do not impact LESSEE's rights under the Lease Agreement):

Doug Wolfe, Operations Manager
Northrop Grumman Defense Systems
Unmanned Systems Integration Center
4067 Enterprise Way
Sierra Vista, Arizona 85635
Phone: 520-457-8249

Notice Addresses for all other matters under this Lease Agreement:

Northrop Grumman Systems Corporation
2980 Fairview Park Drive
Falls Church, VA 22042-4511
Attention: Law Department - Real Estate Legal Notices
And

Northrop Grumman Systems Corporation
1 Space Park Drive - Mailstop D2
Redondo Beach, CA 90278
Attn: Real Estate Department- Legal Notices
And

With electronic copy to: realestatenotices@ngc.com

For purposes of clarity, the parties acknowledge that delivery of notices solely by email does not satisfy the notice requirements hereunder.

NOW THEREFORE, in consideration of the mutual covenants, agreements hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged herein by the parties, LESSOR and the LESSEE agree as follows:

1. Lease Agreement: The Lease agreement (“Lease Agreement”) for the Leased Premises and the Expansion Premises located at 6946 N. Air Terminal Road, Douglas AZ 85604 consists of: (1) this Lease Agreement Renewal #9; (2) the Lease Agreement Renewal #8 dated April 15, 2024 (3) the Lease Agreement Renewal #7 dated May 16, 2023; (4) the Lease Agreement Renewal #6 dated April 12, 2022; (5) the Lease Agreement Renewal #5 dated March 29, 2021; (6) the Lease Agreement Renewal #4 dated March 17, 2020; (7) the Lease Renewal Agreement #3 dated November 4, 2019; (8) the Lease Renewal Agreement #2 dated April 4, 2018; (9) the Lease Agreement Renewal dated June 9, 2017; and (10) the Real Property Agreement 16-27-FAC-03 Bisbee-Douglas International Airport executed on May 10, 2016 (“Original Lease”). Capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Lease Agreement.

Any expansion of operations including additional tent like hangars or other facilities upgrades shall first be approved by renegotiation of the lease terms and a written amendment.

2. Lease Amendment: The current lease term ending on April 30, 2025 shall be extended for one 12-month period; starting on May 1, 2025, and terminating on April 30, 2026, unless earlier ended or extended in accordance with the terms of the Lease Agreement, as amended by Lease Agreement Renewal #9. Upon execution of this Lease Agreement Renewal #9, the LESSEE may, at their option extend the period of this Lease Agreement for up to an additional two (2), one-year periods, not to extend past April 30, 2028. Rent for the Leased Premises during the additional (2), one-year option periods will remain the same as in this Lease Agreement Renewal #9. LESSEE shall give LESSOR written notice of intent to renew or terminate this Lease Agreement at least thirty (30) days prior to April 30, 2026, or any subsequent expiration date thereafter. LESSOR may provide LESSEE with written notice terminating the lease at least 90 days prior to April 30, 2026. In addition, LESSEE shall have the right to terminate

the lease at any time during the lease extension period and any subsequent renewals by giving LESSOR 30 days prior written notice.

3. Rental Payments: The LESSEE shall pay the LESSOR the following:

\$1,500 per month as and for rent for the Leased Premises. A Pro-Rated amount of \$50.00 per day shall be charged for the occupation of partial months. Rental payments shall be due on the 1st of each month and shall be payable to the Treasurer of Cochise County and shall be mailed to the following:

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5. Expansion Premises Expiration. Expansion Premises shall have the same expiration date and will terminate on April 30, 2026, unless earlier ended or extended in accordance with the terms of the Lease Agreement, as amended by Lease Agreement Renewal #9.

6. Expansion Premises Renewal and Early Termination. LESSEE may, at their option extend the period of this Lease Agreement for the Expansion Premises for up to an additional two (2) one-year periods, not to extend past April 30, 2028. Rent for the Expansion Premises during the additional (2), one-year option periods will remain the same as in this Lease Agreement Renewal #9. LESSEE shall give LESSOR written notice of intent to renew or terminate this Lease Agreement for the Expansion Premises at least thirty (30) days prior to April 30, 2026, or any subsequent expiration date thereafter. LESSOR may provide LESSEE with written notice terminating the lease for the Expansion

Premises at least 90 days prior to April 30, 2026. In addition, LESSEE shall have the right to terminate the lease for the Expansion Premises at any time during the lease extension period and any subsequent renewals by giving LESSOR 30 days prior written notice.

7. Common Areas. Lessee may use the conference room in the airport terminal building at no additional cost based on availability with other users. Additionally, Lessee may also use the common restrooms and kitchenette inside the terminal building at no additional cost.

8. Full Force and Effect. Those provisions of the Lease Agreement which are not modified by this Lease Agreement Renewal #9 are hereby ratified and confirmed by the parties hereto and shall remain in full force and effect. In the event of any inconsistencies or conflicts between the terms and conditions of this Lease Agreement Renewal #9 and the Lease Agreement, this Lease Agreement Renewal #9 shall control.

9. Authority. Each party warrants that the person signing this Lease Agreement Renewal #9 on its behalf is duly authorized to execute this Lease Agreement Renewal #9 and that no other signatures are necessary.

10. Entire Agreement. This Lease Agreement Renewal #9 represents the entire agreement of the parties with respect to the subject matter herein, and no prior or present representations or agreements, whether made orally or in writing, shall be binding upon either of the parties hereto, unless incorporated therein and herein. No modifications or changes in the Lease shall be valid or binding upon the parties unless in writing and executed by the parties hereto.

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SIGNATURES ON FOLLOWING PAGE:

IN WITNESS WHEREOF, the parties have caused this Lease Agreement Renewal #9 to be signed by their duly authorized representatives.

APPROVED:

LESSEE:

Northrop Grumman Systems Corporation,
a Delaware corporation

A.J. Paz, Date
Corporate Director of Real Estate

LESSOR:

Cochise County



Frank Antenori Date 6-3-25
Chairman, Board of Supervisors

APPROVED AS TO FORM:

Paul Correa 28 MAY 2025

Paul Correa Date
Civil Deputy Cochise County Attorney's Office