



Denton Enterprise Airport

5000 Airport Rd., Denton, TX 76207 • (940) 349-7736



March 9, 2026

Mike Sykes
U.S. Aviation Academy
4850 Spartan Drive
Denton, Texas 76201

RE: U.S. Aviation Statement of Parking Sufficiency

Dear Mr. Sykes:

On April 15, 2025, representatives from U.S. Aviation Academy (“USAG”) and Denton Enterprise Airport (“City”) discussed vehicular parking alternatives to serve U.S. Aviation’s increased parking demand.

During this meeting, several parking location opportunities were presented to USAG by the City:

- Site 5
- Site 7B
- Site 0 (a developable site located on an existing leasehold)

Both parties came to a conceptual agreement on conditions for the development of each site as represented in the attached set of deal points. The deal points were confirmed by both parties via email on April 15, 2025.

USAG ultimately determined not to pursue development of Sites 5 and 7B, but elected to proceed with Site 0. As a condition of the lease of Site 0 under the deal points, USAG would acknowledge that “its existing parking [to include Site 0] sufficiently satisfies its need based on its existing occupancy. USAG will not seek additional parking on other separately developable sites to serve its current occupancy.”

The Statement of Parking Sufficiency (below), when signed by both parties, will reflect this agreement and be recorded with the Lease Amendment permitting the vehicular parking use on Site 0.

Thank you for your partnership with Denton Enterprise Airport, and I wish you future success as an Airport business and tenant.

Sincerely,
Ryan Adams
Director of Airport

OUR CORE VALUES

Inclusion • Collaboration • Quality Service • Strategic Focus • Fiscal Responsibility

Statement of Parking Sufficiency

Both parties acknowledge that with the construction of a vehicular parking facility on the aforementioned Site 0 and subject to its terms and conditions, listed as Exhibit 3 and Attachment C in the ground lease agreement, the existing vehicular parking available to U.S. Aviation Academy and its subsidiaries sufficiently satisfies its parking demand, based on its occupancy on the Airport as of March 23, 2026 (“current occupancy”).

U.S. Aviation and its subsidiaries will not seek additional parking on other separately developable airport property to serve its current occupancy unless there is a material increase in current occupancy.

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Mike Sykes
CEO
U.S. Aviation Academy

3/9/2026
Date

Signed by:

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Ryan Adams
Airport Director
Denton Enterprise Airport

3/9/2026
Date