

April 7, 2022

City of Denton Aviation Department
ATTN: Mr. Chase Patterson
5000 Airport Rd.
Denton, TX 76207

RE: Consent to Assignment Request – Airport Land Lease Agreement dated May 7, 2019 between 3KAM Aviation and the City of Denton

Dear Mr. Patterson:

Our client, 3KAM Aviation (“3KAM”), is the Lessee under the certain Airport Land Lease dated May 7, 2019 with building improvement located at 4858 Lockheed Lane at the Denton Enterprise Airport; hereinafter referred to as (the “Lease”). 3KAM Aviation has entered into an agreement to sell its leasehold interest to Dark Horse Aviation Fund I, LP (“Dark Horse”) or assigns, as purchaser.

On behalf of our client, we hereby formally request the City of Denton (“City”) to begin the consent to assignment process of the “Lease” between 3KAM and the City. Such consent would be contingent on the Closing occurring under the Purchase and Sale Agreement between 3KAM and Dark Horse. The following is the full contact information for the assignor and assignee in this transaction:

The assignor’s contact information is as follows:

3KAM Real Estate, LLC
2421 Fort Worth Drive
Denton, Texas 76205
Attention: Kent Key
Telephone: 940-565-6700
E-mail: kkey@keycustomhomes.com

The assignee’s contact information is as follows:

Dark Horse Aviation Fund I, LP or assigns
8507 NE Pacific St
Portland, Oregon 97220
Attention: Jon Wenrich / General Partner
Telephone: (971) 300-6780
E-mail: Jon.Wenrich@FBOcap.com

Copy to:

NBS Real Estate Consulting, LLC
Attention: Todd Olson



529 Aviator Drive | Fort Worth Texas 76179
817 394 3906 office | 682 225 3262 mobile
Ryan@AirSpaceTexas.com

Telephone: (210) 913-0860
E-mail: Tolson@nbsreconsulting.com

Copy to legal counsel:
Seyfarth Shaw LLP
Attention: Ian S. Taylor
999 Third Avenue, Suite 4700
Seattle, WA 98104
Telephone: (206) 946-4976
E-mail: Itaylor@seyfarthshaw.com

Please work with the Buyer and Buyer's representatives with any questions they may have regarding the land lease assignment process. Thank you for your assistance regarding this transaction; please feel free to call or email me if you have any questions: 682-225-3262 mobile or Ryan@AirSpaceTexas.com.

Sincerely,

Ryan Cox
Broker for 3KAM Aviation