

## Hood, Leanne

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**From:** Justin Sykes [REDACTED]  
**Sent:** Tuesday, August 30, 2022 11:23 AM  
**To:** Gray, Scott; Hood, Leanne; Patterson, Chase  
**Cc:** [REDACTED]  
**Subject:** Official Request for Ground Lease Transfer: Sykes-Vaughan Investments LLC to Sheltair Aviation Denton LLC & Ramp License Agreement Transfer: US Aviation Group LLC to Sheltair Aviation Denton LLC  
**Attachments:** FW: City Apron License Agreement Form; FW: City Apron License Agreement Form

This message has originated from an **External Source**. Please be cautious regarding links and attachments.

Mr. Gray,

Please let this serve as our official request to assign all ground Leases at the Denton Enterprise Airport held by Sykes-Vaughan Investments LLC to Sheltair Aviation Denton LLC, with the assignment to include language pending city legal review to be mutually agreed upon the two amendments Sheltair is seeking regarding mortgage and environmental. Those Leases are more particularly identified below:

### MASTER LEASE:

Airport Lease Agreement ("**Master Lease**") entered into between Sykes-Vaughan as lessee and the City of Denton, Texas as lessor with an effective date of March 1, 2009, as amended by the First Amendment to Airport Lease Agreement dated January 6, 2009, ("First Amendment"), Second Amendment to Airport Lease Agreement dated August 17, 2010 ("Second Amendment"), Third Amendment to Airport Lease Agreement dated March 6, 2012 ("Third Amendment"), Fourth Amendment to the Airport Lease Agreement dated March 6, 2012 ("Fourth Amendment"), and the Fifth Amendment to Airport Lease Agreement dated September 18, 2012 ("Fifth Amendment"), copies of which Master Lease and its five Amendments are attached hereto and incorporated herein as **Composite Exhibit "B-1 Master Lease"**.

### BAM LEASE:

Airport Lease Agreement ("**BAM Lease**") entered into between BAM Denton Management Ventures, LLC, as lessee, and the City of Denton, Texas as lessor, dated August 4, 2015 as assigned by BAM Denton Management Ventures, LLC to Sykes-Vaughan by that certain Airport Lease Assignment and Assumption Agreement dated June 15, 2017, copies of which BAM Lease and its Assignment are attached hereto as **Composite Exhibit "B-2 BAM Lease"**.

### FLIGHT SCHOOL LEASE:

Airport Lease Agreement Flight School and Aircraft Management Facility ("**Flight School Lease**") entered into between US Aviation Group, LLC, as lessee and the City of Denton, Texas as lessor dated September 11, 2007, as assigned by US Aviation Group, LLC to Sykes-Vaughan by that certain Lease Assignment of Commercial Operators Lease at Denton Municipal Airport dated July 1, 2008, copies of which Flight School Lease and its Assignment are attached hereto as **Composite Exhibit "B-3 Flight School Lease"**.

### NEBRIG PROPERTIES LEASE:

Airport Lease Agreement Commercial Operator ("**Nebrig Properties Lease**") entered into between Alan Ritchey, Inc, as lessee and the City of Denton, Texas as lessor dated May 15, 1998, as assigned by Alan Ritchey, Inc. to Nebrig Properties, L.P. by that certain Third Amendment to a Commercial Operator Airport Lease Agreement between the City of Denton, Texas and Alan Ritchey, Inc. dated September 17, 2013, as further assigned by Nebrig Properties, L.P. to Sykes-Vaughan by that certain Lease Assignment of Pad Site at Denton Enterprise Airport known as 4849 Spartan Drive dated October 30, 2013, copies of which Nebrig Properties Lease and its two Assignments are attached hereto as **Composite Exhibit "B-4 Nebrig Properties Lease"**.

GCBSXX Lease

Airport Lease Agreement (“GCBSXX Lease”) entered into between GCBSXX, LLC, as lessee, and the City of Denton, Texas as lessor, dated October 4, 2005, amended October 4, 2005, and as assigned by GCBSXX, LLC to Sykes-Vaughan by that certain Airport Lease Assignment and Assumption Agreement dated May 16 2012, copies of which GCBSXX LLC Lease and its Assignment are attached hereto as **Composite Exhibit “B-5 GCBSXX Lease”**.

Collectively the Master Lease, BAM Lease, Flight School Lease, Nebrig Properties Lease, and GCBSXX Lease shall be referred to as the “**Leases**”.

Additionally, US Aviation Group LLC requests to assign to Sheltair Aviation Denton LLC its License Agreement of the approximately 13,100 SF of space to the Northwest of Trinity Aviation, which is contiguous with our ramp space in front of hangar F2 at 5050 Warbird Dr. The license agreement is more particularly identified in the emails, attached.

It is the Parties intention assign the leases and license agreement as soon as practical, with an intended assignment date of October 15<sup>th</sup>, 2022, or the soonest feasible date thereafter. Please reply confirming receipt of this message, and please make us aware what further steps, if any, are necessary to proceed with the assignment.

Best,  
Justin Sykes



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