

**AMENDMENT TO FREMONT COUNTY
AIRPORT LAND LEASE
AMENDING FIRST PARAGRAPH IN ITEM 3.A. - RENTAL RATE AND
OTHER FEES, AND EXHIBIT A UPDATING SQUARE FOOTAGE OF
BUILDING AND LOCATION OF LEACH FIELD**

Date: April 27, 2021

Property Address: Fremont County Airport, Hangar #5, 60298 Highway 50, Penrose, CO 81240

Tenant: JustinTime Cargo LLC

Fremont County and Tenant are parties to a Lease Agreement dated February 26, 2019, for the Property identified above. The first paragraph in Item 3.A. – Rental Rate and Other Fees shall be amended as follows:

3. Rental Rate and Other Fees:

A. Tenant agrees to pay Landlord as rental a sum of money equal to fourteen cents (\$.14) per square foot per year, for 12,650 square feet, as described in Exhibit A, attached herewith, totaling \$1,771 per annum. The first payment of the ground rental lease shall begin on June 1, 2021. Such payment shall be credited to the Airport Fund or any other fund which may be established for airport purposes. Taxes (real or personal), if any, assessments, utilities and insurance of Leased Premises shall be the sole responsibility of Tenant and not of the Landlord. This rental shall be paid annually in advance upon the anniversary date of this Agreement without demand from the County.

All other terms and provisions of the February 26, 2019 shall remain in full force and effect and shall not be modified or amended, except by agreement of the parties in writing.

TENANT:

**LANDLORD:
BOARD OF COMMISSIONERS
COUNTY OF FREMONT**

Chairman