AMENDMENT NUMBER ONE TO COMMERCIAL GROUND LEASE AGREEMENT BETWEEN COAST FLIGHT TRAINING & MANAGEMENT, INC. AND THE CITY OF SAN MARCOS

STATE OF TEXAS	
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COUNTIES OF HAYS AND CALDWELL	Š

WHEREAS, Coast Flight Training & Management, Inc. ("Lessee" or "Coast") has assumed the rights and obligations contained in that certain "Commercial Ground Lease Agreement" by and between the City of San Marcos, Texas, a home-rule municipal corporation located at 630 East Hopkins Street, San Marcos, TX 78666 ("City") dated December 20, 2016. The Lease was approved by Resolution 2016-180R of the City Council of the City of San Marcos, Texas (which instrument is referred to herein as the "Lease"); and

WHEREAS, Coast has requested that the Lease be amended to extend the length of the term; and

WHEREAS, City is agreeable to such amendment of the Lease;

In consideration of the covenants contained in this amendment, the Lessor and Lessee agree to amend the Lease as follows:

1) ARTICLE 2: RENT AND TERM OF AGREEMENT

1.01 Article 2, Section 2.02 of the Lease is hereby AMENDED to read as follows:

"The Primary Term of this Lease will commence on <u>December 20, 2016</u> (the "Commencement Date") and will extend for a period of <u>3 years</u>. The Primary Term of this Lease shall expire on <u>December 19, 2019</u>."

- 2) All other terms and conditions of the Lease shall continue in full force and effect except as otherwise modified by this Lease Amendment.
- 3) **Effective Date.** The Effective Date of this Amendment is the date of execution by the last party that executes the assignment indicated below.

Executed and agreed to this	day of	, 2018

	LESSEE:
	COAST FLIGHT TRAINING & MANAGEMENT, INC. Attn: Bryan Simmons 3753 John J. Montgomery Dr. San Diego, CA 92123
	By
	Title
	LESSOR:
	CITY OF SAN MARCOS
	By Bert Lumbreras City Manager
STATE OF TEXAS)	
COUNTY OF HAYS)	
This instrument was acknowledged befork nown personally to me to be the City M of San Marcos.	re me onby Bert Lumbreras, anager of the City of San Marcos, on behalf of the City
Notary seal:	
	Notary Public, State of Texas

STATE OF			
COUNTY OF			
This instrument was acknowledged before me on the	e day of	, 2018,	
, proved to me through			
to be the person whose name is subscribed to this ins	strument.		
Notary seal:			
	Notary Public, Stat	te of Texas	