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

STATE OF TEXAS

COUNTIES OF HAYS AND CALDWELL

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, the Lease was amended on November 7, 2018 to extend the Primary term; and

WHEREAS, Lessee desires to extend the Lease for an additional 18-month period; 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 December 20, 2016 (the "Commencement Date") and will extend for a period of 4 years, 6 months and 11 days. The Primary Term of this Lease shall expire on June 30, 2021."

## 2) ARTICLE 19: FUTURE DEVELOPMENT

2.01 Article 19 of the Lease is hereby ADDED to read as follows:

"Lessee shall provide Lessor plans for the future development of a permanent facility no later than March 31, 2021. Negotiations to renew this lease further shall be based on plans for future permanent infrastructure."

3)	All other terms a	and conditions	of the Lease	shall co	ntinue in f	ull force a	nd effect of	except as
otherw	rise modified by t	his Lease Ame	endment.					

4)	<b>Effective Date.</b>	The Effective Date of this Amendment is the date of execution by the	last
party t	hat executes the a	ssignment indicated below.	

Executed and agreed to this	day of, 2019.
	LESSEE:
	COAST FLIGHT TRAINING & MANAGEMENT INC. Attn: Dan Verda 1837 Airport Drive San Marcos, Texas 78666
	By  Title
	LESSOR:
	CITY OF SAN MARCOS
	By Bert Lumbreras City Manager

STATE OF TEXAS	)		
COUNTY OF HAYS	)		
This instrument was acknowle known personally to me to be of San Marcos.			
Notary seal:			
		Notary Public, State of	Texas
STATE OF			
COUNTY OF			
This instrument was acknowled byto be the person whose name:	, p	roved to me through	
•			
Notary seal:			
		Notary Public State of	Tayas