

CONSENT TO SUBLEASE
(FBO Lot 10 West)

WHEREAS, pursuant to Paragraph 5.S of the F.B.O. Lease and Agreement between SunBorne XVI, Ltd. ("Lessee") and Arapahoe County Public Airport Authority ("Authority") dated August 10, 2006, as has been amended four times and as may hereafter be amended from time to time (hereinafter, the "Master Lease"), consent is hereby granted to that certain Ground Sublease dated November 1, 2020 between Lessee, and Floors and Doors 2.0, LLC, a Colorado limited liability company ("Sublessee"), a copy of which is attached hereto as Exhibit A (hereinafter, "Sublease").

THIS CONSENT is given under the following provisos:

1. The Sublease is subject to and subordinate to the Master Lease.
2. The Authority acknowledges that as of the date of this consent, the subleased premises consist of 182,645 square feet and is referred to as FBO Lot 10 West instead of Lot 10.
3. Sublessee shall observe and obey all laws, ordinances, rules and regulations of the United States of America (including but not limited to any and all Federal Aviation Administration rules, regulations, restrictions, orders and Advisory Circulars), State of Colorado, Arapahoe County, and the Authority (including *Centennial Airport's Minimum Standards for Commercial Aeronautical Activities* and the *Development Policy & Application Procedures for Aeronautical & Non-Aeronautical Land Use at Centennial Airport*), which may be applicable to Sublessee's operations at Centennial Airport.
4. Sublessee shall make no unlawful or offensive use of the leased premises.

APPROVED this 11th day of February 2021.

Arapahoe County Public Airport Authority
("Authority")

Nancy Sharpe, Chair

ATTEST:

Jeff Baker, Clerk

Exhibit A

To

Consent to Sublease

PRELIMINARY WEB DOCUMENT