

CONSENT TO HANGAR SUBLEASE

PURSUANT to Articles V and XXI of the Sublease dated June 17, 1998 between Denver jetCenter, Inc. ("FBO") and current lessee, WingsAbode, LLC ("Sublandlord") as amended by that certain Amendment to Sublease dated July 7, 1999 (hereinafter the "Sublease"), the consent of the FBO and Arapahoe County Public Airport Authority ("Authority") may be required for certain hangar subleases. Sublandlord as current lessee has requested consent to the Subtenant Lease Agreement dated effective September 1, 2020 ("Hangar Sublease"), an abstract of Hangar Sublease attached hereto as Exhibit 1.

NOW, THEREFORE, Authority hereby consents to the Hangar Sublease, between Sublandlord and Baby Jay, LLC, a Colorado limited liability company (the "Subtenant").

THIS CONSENT is given under the following provisos:

1. Sublandlord shall deliver evidence of FBO's consent to the Hangar Subleases to Authority by September 30, 2020 or this consent is null and void.
2. The Hangar Sublease is subject to and subordinate to the Master Leases as defined in the Hangar Sublease.
3. The Hangar Sublease may not be recorded in the records of the Clerk and Recorder of any county by the Lessee or the Tenant.
4. Tenant shall observe and obey all laws, ordinances, rules and regulations of the United States of America, State of Colorado, Arapahoe County, and the Authority (including Centennial Airport's Minimum Standards for Commercial Aeronautical Activities), which may be applicable to its operations at Centennial Airport).
5. Tenant shall make no unlawful or offensive use of the subleased premises.

DATED this 10th day of September 2020.

Arapahoe County Public Airport Authority

(Seal)

Nancy N. Sharpe, Chair

ATTEST:

Jeff Baker, Clerk

Wings Abode, LLC, as Sublandlord
Abstract of Hangar Sublease for Gold 4

Premises	A portion of hangar Gold 4 located at 7745 S. Peoria Street, Englewood, CO 80112
Sublessor (or Sublandlord)	Wings Above, LLC, d/b/a Cedar Drive Properties, 12687 W. Cedar Drive, Suite 100, Lakewood, CO 40098, Denver, CO 80228 ATTN: Peter G. Mangone
Sublessee (or Subtenant) Name & Address	Baby Jay, LLC, a Colorado limited liability Company 1675 Broadway St., Suite 1600 Denver, CO 80202 ATTN: R. Todd Slawson
Term	3 years from 9/1/2020 through 8/31/2023
Additional Provisions	N/A
Nature of Business	Hangar Space for 1 Cirrus Vision Jet
Proposed Use	Private Use for the maintenance and storage of 1 aircraft.