

STATE OF TEXAS

COUNTY OF BELL

ADDENDUM NO. 4

The City of Killeen, a municipal corporation of Bell County, Texas, hereinafter referred to as "Airport"; and B & G Enterprises, d/b/a Airport Gift Shop., hereinafter referred to as "Tenant", hereby agree that the terms and conditions of the Retail Concession Lease Agreement dated June 14, 2004 between the City of Killeen and B & G Enterprises, and amended with Addendum No. 1 dated August 30, 2007, Addendum No. 2 dated August 14, 2009, and Addendum No. 3 dated September 15, 2011, will remain in full force and effect, with the exception of the changes made and incorporated in Addendum No. 4 herein.

ARTICLE IV
Obligations of the Tenant

1. No change.
2. No change.
3. No change.
4. No change.
5. No change.
6. No change.
7. No change.
8. No change.
9. No change.
10. No change.
11. No change.
12. No change.
13. Tenant is responsible to insure that every employee that has regular duty at the airport is submitted for airport electronic access cards appropriate for that employee and that all employee data remains current. The tenant will notify the appropriate

representative of the Airport by telephone or other appropriate means as soon as possible following the termination of any employee, but will do so in writing no later than the end of the next working day after the employee's last day of employment at the airport. The Tenant is further responsible for returning the employee's electronic access cards no later than three working days after the last day of employment at the airport. Any lost electronic access cards must be reported in writing to the airport's representative as soon as possible, but no later than the end of the next working day from the date of the loss. Tenant is responsible for any charges or damages incurred by the use of electronic access cards issued to its employees unless more than 24 hours have passed from the time the Tenant provides written notification to the Airport's representative to cancel any access these electronic access cards allow. A monthly fee will be charged for active employee electronic access cards and for lost cards as indicated in Exhibit "B".

14. No change.

15. No change.

ARTICLE V
Terms of Agreement

1. The Airport hereby grants unto the said Tenant, for a period of four years, beginning October 1, 2015 and ending September 30, 2019 the right to operate a retail concession, as previously described, at the Killeen-Ft Hood Regional Airport, Robert Gray Army Airfield.

2. No change.

3. No change.

4. No change.

ARTICLE VI
Rentals, Fees, and Accounting Records

1. Tenant shall pay to the Airport \$871.07 per month as described in Exhibit "B" as Basic Rents and Fees. Basic Rents and Fees are payable without demand in monthly installments in advance on or before the first day of each and every month during the term of this lease.

2. Tenant shall pay the Airport fifteen percent (15%) of its monthly gross receipts collected in excess of \$8,000.00. This payment shall be made no later than the first day of the second month following the month of its collection. (Example: Tenant has previously paid \$752.50 for January minimum retail concession fee no later

than January 1 per Paragraph 1 above. Tenant collects \$10,000.00 in gross receipts from its customers during the month of January. Tenant must pay Airport an additional \$300.00 no later than March 1. (\$10,000.00 - \$8,000.00 = \$2,000. 15% of \$2,000.00 = \$300.00. Additional concession fee of \$300.00 for January now due.))

- a. No change.
- b. No change.
- 3. No change.
- 4. No change.
- 5. No change.
- 6. No change.

EXHIBIT "B"
Rents and Fees Schedule

Replace Exhibit "B" (Addendum No. 3) with new Exhibit "B" (Addendum No. 4)

IN WITNESS WHEREOF, the parties have executed this lease in duplicate on this ____ day of _____, 2015.

ATTEST:

CITY OF KILLEEN:

Dianna Barker
City Secretary

Glenn Morrison
City Manager

ATTEST:

B & G ENTERPRISES
d/b/a Airport Gift Shop

Germaine Arneson
Owner

B&Gad4GRK

City of Killeen and B & G Enterprises

Rents and Fees Schedule

BASIC RENT and FEES

Minimum Retail Concession Fee (includes Room B204)	\$752.50 per month
Additional Retail Concession	15% of monthly gross receipts over \$8,000.00
Room A120 (storage room) 63 sq. ft. @ \$1.788 per sq. ft. per month =	\$118.57
TOTAL MINIMUM RENT AND FEES	\$871.07 per month

SUNDRY CHARGES

Electronic access cards	\$7.00 per month per card
Replacement of lost access cards or keys	\$15.00 each
Light bulb replacement	\$6.00 each
Telephone Service	
Local Service	\$23.50 per line per month *
Voice mail	\$ 4.25 per line per month
Phone rental	\$ 6.00 per phone per month
Maintenance fee	\$15.50 per line per month
Internet access via T-1	\$64.00 per connection per month *

* Plus applicable federal / state taxes and surcharges

EXHIBIT "B" (Addendum No. 4)