

**STATE OF TEXAS**

**COUNTY OF BELL**

**ADDENDUM NO. 3**

The City of Killeen, a municipal corporation of Bell County, Texas, hereinafter referred to as "Airport"; and Subway Real Estate, LLC, hereinafter referred to as "Tenant", hereby agree that the terms and conditions of the Lease Agreement dated May 7, 2004 first executed between the City of Killeen and Subway Real Estate Corp., amended with Addendum No. 1 dated August 30, 2007, Addendum No. 2 dated September 17, 2010, and assigned to Subway Real Estate LLC effective September 12, 2011, will remain in full force and effect, with the exception of the changes made and incorporated in Addendum No. 3 herein.

**ARTICLE V**  
**Terms of Agreement**

1. The Airport hereby grants unto the said Tenant, for a period of five years, beginning October 1, 2015 and ending September 30, 2020 the right to operate a food service concession, as previously described, at the Killeen-Ft Hood Regional Airport, Robert Gray Army Airfield.
2. If Tenant is not in default of the terms hereunder, Tenant will have the option to enter into an additional five (5) year lease agreement under the terms and fees as set by the City Council of the City of Killeen, providing it gives notice of its option in writing at least one hundred and eighty (180) days prior to the termination date hereof.
3. No change.
4. No change.

**EXHIBIT "B"**  
**Rents and Fees Schedule**

Replace Exhibit "B" (Addendum No. 2) with new Exhibit "B" (Addendum No. 3)

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

ATTEST:

\_\_\_\_\_  
Dianna Barker  
City Secretary

ATTEST:

\_\_\_\_\_  
Matthew Whelan

CITY OF KILLEEN:

\_\_\_\_\_  
Glenn Morrison  
City Manager

TENANT  
Subway Real Estate, LLC  
d/b/a, Subway

\_\_\_\_\_  
Ernest A. Oliver, Jr., Manager

SubwayAd3GRK

**City of Killeen and Subway Real Estate LLC**

**Rents and Fees Schedule**

**BASIC RENT AND FEES**

Food Service Concession   6% of first \$20,000.00 of Gross Receipts  
  7% of Gross Receipts over \$20,000.00  
  Minimum **\$1,100.00** per month

Utility Fee   **\$275.00** per month

**TOTAL MINIMUM RENT AND FEES                                \$1,375.00 per month**

**SUNDRY CHARGES**

Electronic access cards   \$7.00 per month per card

Replacement of lost access cards or keys                                 \$20.00 each

Light bulb replacement   \$6.00 each

External Antenna or Dish   \$33.00 per month

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. 3)**