

STATE OF TEXAS

COUNTY OF BELL

ADDENDUM NO. 6

The City of Killeen, a municipal corporation of Bell County, Texas, hereinafter referred to as "Airport"; and American Airlines, Inc., hereinafter referred to as "Tenant", hereby agree that the terms and conditions of the Lease Agreement dated September 12, 2012 between the City of Killeen and American Airlines, Inc., and amended with Addendum No. 1 dated September 10, 2013, Addendum No. 2 dated August 26, 2014, Addendum No. 3 dated September 27, 2016, Addendum No. 4 dated September 26, 2018 and Addendum No. 5 dated June 8, 2020 will remain in full force and effect, with the exception of the changes made and incorporated in Addendum No. 6 herein.

ARTICLE V

Terms of Agreement

1. The Airport hereby grants unto the said Tenant, for a period of one year, beginning October 1, 2020 and ending September 30, 2021, the right to conduct air carrier services, as previously described, at the Killeen-Fort Hood Regional Airport.
2. If Tenant is not in default of the terms hereunder, Tenant will have the option to enter into a new one (1) 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 at least sixty (60) days prior to the termination date hereof.
3. No change
4. No change

ARTICLE VI

Rentals, Fees, and Accounting Records

1. Tenant shall pay to the Airport \$4,099.94 per month for Basic Rents and Fees as described in Exhibit "E". Basic Rents and Fees include leased premises rentals, minimum passenger screening/departure area rent, minimum baggage claim area rent, and public address system use fee.

Due to the COVID-19 impacts to the aviation industry and in consideration for Tenant's agreement to renew this lease for the term stated in Article V, Airport agrees that all accumulated deferred payments for the months of May, June, and July of 2020 as described in Addendum No. 5, Article VI, Rental Fees, and Accounting Records will not be required to be repaid.

2. Tenant shall pay the Airport landing fees, the amounts of passenger screening/departure area rent and baggage area rent over the minimum amounts, credential charges, telephone fees, and other sundry charges described in Exhibit "E" to

the Airport no later than thirty (30) days after the invoice for that period is provided to the tenant. For purposes of this provision, Tenant may designate either its local representative or a corporate office to receive the official copy of this invoice.

3. A late fee of one and a half percent (1.5%) of the total amount due will be assessed to the Tenant if payments prescribed in Paragraph 1 or 2 above are not received in the administrative offices of the Director of Aviation by the dates prescribed therein. An additional one and a half percent (1.5%) of the outstanding amount will be assessed each month that all or a portion of the Tenant's obligations remain unpaid. Obligations unpaid more than sixty days after the prescribed due dates will be cause for considering the payment(s) in default of the lease agreement.

4. No change

5. No change

EXHIBIT "E"
Rents and Fees Schedule

No change

IN WITNESS WHEREOF, the parties have executed this lease in duplicate on this ____ day of _____, 2020.

ATTEST:

CITY OF KILLEEN:

Lucy Aldrich
City Secretary

Kent Cagle *KAC* hcc
City Manager

ATTEST:

AMERICAN AIRLINES, INC.

Managing Director
Name
Title

Leshore Mason Diamond

Leshore Mason Diamond
Director

**UNITED
CONTRACT
183479-6**

STATE OF TEXAS

COUNTY OF BELL

ADDENDUM NO. 6

The City of Killeen, a municipal corporation of Bell County, Texas, hereinafter referred to as "Airport"; and United Airlines, Inc., (successor-in-interest, by merger, to United Air Lines, Inc.), hereinafter referred to as "Tenant", hereby agree that the terms and conditions of the Lease Agreement dated September 12, 2012 between the City of Killeen and United Air Lines, Inc., and amended with Addendum No. 1 dated September 10, 2013, Addendum No. 2 dated August 26, 2014, Addendum No. 3 dated September 27, 2016, Addendum No 4 dated September 26, 2018 and Addendum No. 5 dated June 8, 2020 will remain in full force and effect, with the exception of the changes made and incorporated in Addendum No. 6 herein.

ARTICLE V

Terms of Agreement

1. The Airport hereby grants unto the said Tenant, for a period of one year, beginning October 1, 2020 and ending September 30, 2021, the right to conduct air carrier services, as previously described, at the Killeen-Fort Hood Regional Airport.

If Tenant is not in default of the terms hereunder, Tenant will have the option to enter into a new one (1) 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 at least sixty (60) days prior to the termination date hereof.

2. No change

3. No change

ARTICLE VI

Rentals, Fees, and Accounting Records

1. Tenant shall pay to the Airport \$3,929.03 per month for Basic Rents and Fees as described in Exhibit "E" to the Airport no later than thirty (30) days after the invoice for that period is provided to the tenant. Basic Rents and Fees include leased premises rentals, minimum passenger screening/departure area rent, minimum baggage claim area rent, and public address system use fee.

Due to the COVID-19 impacts to the aviation industry and in consideration for Tenant's agreement to renew this lease for the term stated in Article V, Airport agrees that all accumulated deferred payments for the months of May, June, and July of 2020 as described in Addendum No. 5, Article VI, Rental Fees, and Accounting Records will not be required to be repaid.

2. Tenant shall pay the Airport landing fees, the amounts of passenger screening/departure area rent and baggage area rent over the minimum amounts,

credential charges, telephone fees, and other sundry charges described in Exhibit "E" to the Airport no later than thirty (30) days after the invoice for that period is provided to the tenant. For purposes of this provision, Tenant may designate either its local represented or a corporate office to receive the official copy of this invoice.

3. A late fee of one and a half percent (1.5%) of the total amount due will be assessed to the Tenant if payments prescribed in Paragraph 1 or 2 above are not received in the administrative offices of the Director of Aviation by the dates prescribed therein. An additional one and a half percent (1.5%) of the outstanding amount will be assessed each month that all or a portion of the Tenant's obligations remain unpaid. Obligations unpaid more than sixty days after the prescribed due dates will be cause for considering the payment(s) in default of the lease agreement.

4. No change

5. No change

EXHIBIT "E"
Rents and Fees Schedule

No change

IN WITNESS WHEREOF, the parties have executed this lease in duplicate on this _____ day of _____, 2020.

ATTEST:

CITY OF KILLEEN:

Lucy Aldrich
City Secretary

Kent Cagle *ma* hcc
City Manager

ATTEST:

UNITED AIRLINES, INC.

DocuSigned by:
Laura Asmussen
031DC353584E428...

Laura Asmussen
Associate- Lease Administration
Corporate Real Estate

DocuSigned by:
Peter Froehlich
1282CBCE6131494...

Peter Froehlich
Managing Director, Airport Affairs
Corporate Real Estate