

used by Lessee and all gasoline sold by Lessee. Lessee agrees that Lessor shall have access to all accounting books and records with reference to the purchase and sale of gasoline and agrees to furnish duplicate copies of all gasoline purchase invoices; authorization is herewith extended to all gasoline suppliers to furnish duplicate copies of said gasoline delivery receipts or invoices to the Lessor.

(4) It is agreed that the leased premises shall be used for the purposes of conducting the business of a fixed-base operator, which shall consist of the right to sell and service airplanes, stock and sell airplane parts, aviation and aeronautical supplies, and the lessee is granted the right to maintain and sell petroleum products for aircraft and to provide tie-down, hangar and maintenance service for aircraft; Lessee shall furnish a full-time FAA-certified flight instructor for FAA-approved student instruction programs, charter flights, aircraft rentals, aircraft sales, and shall furnish an FAA-licensed aircraft mechanic for the use and benefit of the public.

(5) The Lessee agrees to operate the leased premises for the use and benefit of the public and to make available all leased airport facilities and services to the public without discriminatory or otherwise unreasonable charges or fees for any of the above leased airport services. The Lessee, in the operation and use of the leased premises, will not, on the grounds of race, color or national origin, discriminate or permit discrimination against any person or group of persons in any manner prohibited by Part 15 of the Federal Aviation Regulations. Noncompliance shall constitute a material breach and, in the event of such noncompliance, the United States Government or the Lessor shall have the

(Continued on next page)

*E.B.M.*