



## **Procedure No. 4.5 SCHEDULE OF RATES AND CHARGES**

Approved by Ross Higashi

Effective Date: 10/11/2019

### Historical Note:

This procedure supersedes Procedure No. 4.5 dated December 27, 2018.

The rates and charges in this procedure shall be implemented on November 1, 2019.

### **4.5.01 PURPOSE**

The purpose of this procedure is to establish a schedule of rental rates and charges for the use of facilities and services of the public airports operated by the state Airports Division.

### **4.5.02 POLICY**

It is the policy of the state Airports Division to establish reasonable rental rates and charges for the use of facilities and services at public airports and to periodically revise the rental rates and charges to be comparable with rental fees charged for similar facilities and services.

### **4.5.03 APPLICABILITY**

This procedure applies to the Property Management and Land Acquisition Staff of the state Airports Division and users of state Airports Division facilities.

### **4.5.04 PROCEDURES**

#### **A. Definitions**

1. "Aircraft operator" means the owner of an aircraft or any employee of such owner or any person who has the authorized use of such aircraft for the purpose of its operation.
2. "Aircraft storage area" shall mean and include any portion of a public airport, designated temporarily or permanently by the state Director of Transportation, that may be used for the outside storing of aircraft, for the servicing of aircraft with fuel, lubricants and other supplies, and for the making of minor or emergency repairs to aircraft.
3. "Aircraft transient parking area" shall mean and include any portion of a public airport, designated temporarily or permanently by the state Director of Transportation, that may be used for the parking of transient aircraft for the servicing of transient aircraft with fuel, lubricants and other supplies, and for the making of minor or emergency repairs to aircraft.
4. "Airport-Airline Lease" means a lease executed by an operator of aircraft and the state Department of Transportation under which the aircraft operator is obligated to pay airport use charges.
5. "Approved maximum landing weight" means the maximum landing weight for an aircraft as authorized in the Airplane Flight Manual by the Federal Aviation Administration. If the aircraft is registered in a foreign country and has not been certificated by the Federal Aviation Administration, the approved maximum landing weight is the maximum landing weight certified by such foreign country.
6. "Commercial Business from a T-Hangar" means any activity conducted from or within a T-Hangar in support of a for profit aeronautical business, regardless of whether the business transactions are conducted from the T-Hangar. Such business shall be subject to a commercial rate. Examples

include, but are not limited to, the following:

- a. ABC Aviation operates a for profit aeronautical business, which include, but are not limited to, an Aircraft and Charter Service, Aircraft Maintenance and Repair, or Flight School at a public airport operated by the state Airports Division. ABC Aviation stores and maintains its aircraft used for business in a T-Hangar but conducts all business transactions from another location. Based on this definition, ABC Aviation is conducting a Commercial Business from a T-Hangar and is subject to the commercial rate.
  - b. KLM Aviation operates a for profit aeronautical business, which include, but are not limited to, an Aircraft and Charter Service, Aircraft Maintenance and Repair, or Flight School at a public airport operated by the state Airports Division. KLM Aviation conducts the aeronautical business within a T-Hangar. Based on this definition, KLM Aviation is conducting a Commercial Business from a T-Hangar and is subject to the commercial rate
  - c. XYZ Aviation owns a veterinary business on the Island of Oahu and the Island of Maui. XYZ Aviation does not offer a for profit aeronautical business at any public airport operated by the state Airports Division. XYZ Aviation stores an aircraft at the Daniel K. Inouye International Airport, and commutes to and from Kahului Airport for work ONLY. Based on this definition, XYZ Aviation is not conducting a Commercial Business from a T-Hangar and is not subject to the commercial rate.
7. "Large aircraft" (Air Carrier) means aircraft operated by commercial passenger or cargo transport air carriers holding a certificate of public convenience and necessity.
  8. "Large aircraft" (General Aviation) means an aircraft weighing more than 12,500 pounds maximum certificated landing weight, or a rotor wing aircraft with a rotor blade diameter of 37 feet or larger. Any Large General Aviation aircraft, when operated under FAR Part 91, Part 135 or following Part 119, shall fall into the Large General Aviation category.
  9. "Passenger landing" means landing at a public airport in the state airport system by an aircraft carrying principally passengers (including corporate aircraft landings).
  10. "Small aircraft" (General Aviation) means an aircraft of 12,500 pounds or less maximum certificated landing weight or a rotor wing aircraft with a rotor blade diameter of less than 37 feet.
  11. "Transient aircraft" is any aircraft which utilizes the airport for occasional temporary purposes, generally no longer than seven days, and which is based at another airport and is not assigned a reserved tie-down, hangar or storage location at the airport.

B. Governmental and Other Exemptions

The schedule of rental charges for public aircraft operations and public aircraft parking and storage areas at state airports shall not apply to the following:

1. At all airports developed with federal aid, airfield facilities for landing and takeoff of aircraft will be available to the Government of the United States of America (U.S. Government), without charge for use by military aircraft in common with other aircraft, except that if the use by military aircraft is excessive and substantial, the cost of operating and maintaining facilities so used, may be charged to the U.S. Government. The amount of use to be considered "excessive and substantial," and the rental charges to be paid by the U.S. Government shall be determined jointly by the state Department of Transportation and the using federal agency.
2. Aircraft operated by the Federal Aviation Administration, U.S. Coast Guard, Civil Air Patrol, or the state Department of Transportation.

C. Payment

The payment of airport rental fees and charges shall be made at the Airports Division, Department of Transportation, Daniel K. Inouye International Airport, Honolulu, Hawaii 96819; or any of its representative offices located at Hilo International Airport, Hilo, Hawaii 96720; Ellison Onizuka Kona International Airport at

Keahole, Kailua-Kona, Hawaii 96740; Kahului Airport, Kahului, Hawaii 96732; or Lihue Airport, Lihue, Hawaii 96766.

D. Aircraft Storage Charges

1. Aircraft storage charges at all state airports are:
  - a. Small general aviation aircraft  
(Daniel K. Inouye International, Hilo International, Ellison Onizuka Kona International at Keahole, Kahului and Lihue Airports only)  
  
Per month                      \$126.00
  - b. Small general aviation aircraft  
(Kapalua, Molokai and Lanai Airports only)  
  
Per month                      \$ 90.00
  - c. Small general aviation aircraft  
(Kawaihapai Airfield, Kalaeloa, Waimea-Kohala, Hana, Upolu and Port Allen Airports only)  
  
Per month                      \$ 54.00
  - d. Large general aviation aircraft  
(Daniel K. Inouye International, Hilo International, Ellison Onizuka Kona International at Keahole, Kahului and Lihue Airports only)  
  
Per month                      \$176.00
  - e. Large general aviation aircraft  
(Kapalua, Molokai and Lanai Airports only)  
  
Per month                      \$130.00
  - f. Large general aviation aircraft  
(Kawaihapai Airfield, Kalaeloa, Waimea-Kohala, Hana, Upolu and Port Allen Airports only)  
  
Per month                      \$ 74.00
2. Monthly rates apply to all aircraft stored on airport property under a revocable permit from the Department of Transportation. Aircraft stored on airport property under a revocable permit shall be charged the aircraft transient parking rate when operating as a transient aircraft at another airport other than where the aircraft is permanently based or domiciled.

E. Aircraft Transient Parking Charges

1. Aircraft transient parking charges at all state airports are:
  - a. Small general aviation aircraft  
(Daniel K. Inouye International, Hilo International, Ellison Onizuka Kona International at Keahole, Kahului and Lihue Airports only)  
  
Per day                          \$10.00
  - b. Small general aviation aircraft  
(Kapalua, Molokai and Lanai Airports only)  
  
Per day                          \$ 5.00
  - c. Small general aviation aircraft  
(Kawaihapai Airfield, Kalaeloa, Waimea-Kohala, Hana, Upolu and Port Allen Airports only)

Per day \$ 5.00

- d. Large general aviation aircraft  
(Daniel K. Inouye International, Hilo International, Ellison Onizuka Kona International at Keahole, Kahului and Lihue Airports only)

Per day \$ 1.70 per 1000 lbs.

- e. Large general aviation aircraft  
(Kapalua, Molokai and Lanai Airports only)

Per day \$ 1.70 per 1000 lbs.

- f. Large general aviation aircraft  
(Kawaihapai Airfield, Kalaheo, Waimea-Kohala, Hana, Upolu and Port Allen Airports only)

Per day \$ 1.70 per 1000 lbs.

- g. Large aircraft (Air Carrier)

Per day \$ 1.70 per 1000 lbs.

2. Daily rates apply to all aircraft parked in excess of four hours on the ramp, storage spots, or any other designated area. Aircraft stored on airport property under a revocable permit shall be charged the aircraft transient parking rate when operating as a transient aircraft at another airport other than where the aircraft is permanently based or domiciled.

F. Airport System Fees and Charges

Any aircraft operator who is a party to an Airport-Airline Lease, landing at a state airport shall pay airports system fees and charges as established by the First Amended Lease Extension Agreement effective as of January 1, 2008, or superseded by a new Airport-Airline Lease.

Any aircraft operator who is not a party to an Airport-Airline Lease, landing at a state airport shall pay airports System fees and charges as established by Hawaii Administrative Rules of the Department of Transportation or Hawaii Revised Statutes.

G. Daniel K. Inouye International Airport (fka Honolulu International Airport)

1. Rental of Passenger Terminal Buildings (Daniel K. Inouye International Airport)

Rental for month-to-month tenancies of space in passenger terminal buildings for finished (F) space.

- a. Overseas Terminal, Administration Building and International Arrivals Building (Daniel K. Inouye International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Terminal Floor Space (non-air carrier)	\$114.00
Office (F) (non-air carrier)	24.00
VIP Lounge (F)	30.00
Service Counters (non-air carrier)	114.00
Concessionaire - Sales - Retail (F)	114.00
Concessionaire - Food & Beverage (F)	102.60
Storage	15.60
Remnant Storage (non-air carrier)	7.80
Ramp Office (F) (non-air carrier)	24.00

- b. Inter-Island Terminal: Building 310 (Daniel K. Inouye International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Terminal Floor Space (non-air carrier)	\$114.00
Office (F) (non-air carrier)	24.00
VIP Lounge (F)	30.00
Concessionaire - Sales - Retail (F)	114.00
Concessionaire - Food & Beverage (F)	102.60
Storage	15.60
Remnant Storage (non-air carrier)	7.80
Ramp Office (F) (non-air carrier)	24.00

c. Commuter Terminal: Buildings 304 and 306 (Daniel K. Inouye International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Terminal Floor Space (non-air carrier)	\$102.60
Office (F) (non-air carrier)	21.60
VIP Lounge (F)	27.00
Concessionaire - Food & Beverage (F)	51.30

d. Ramp Area (Daniel K. Inouye International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Covered Equipment Parking (non-air carrier)	\$10.00	\$9.21
Open Equipment Parking	6.67	6.14
Open Equipment Maintenance	6.67	

e. Utilities (Daniel K. Inouye International Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) Water for ordinary use is furnished.
- (3) Electricity and air conditioning services are extra.

2. Rental of Buildings Other Than Passenger Terminals (Daniel K. Inouye International Airport)

a. Special Properties (Daniel K. Inouye International Airport)

<u>Building No. &amp; Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
007-110A to 007-110E, VIP Trans	Office/Storage	\$8.40
007-113/114, Budget	Office	16.80
007-121A, Hertz	Office	16.80
132, Old Northwest Cargo	Warehouse	15.60
137, Delta Cargo	Office	15.60
	Warehouse	14.40
	Reefer	18.00
150, IICC Flight Kitchen	Office	16.80
	Warehouse	15.60

	Single Rate (Office/Warehouse)	15.00
151, United Airlines	Office	15.60
	Warehouse	14.40
	Single Rate (Office/Warehouse)	13.80
152, Cargo Building	Office	15.60
	Warehouse	14.40
	Parking (Rooftop)	5.43
184, Honolulu Freight Service	Office	16.80
	Warehouse	15.60
	Land (Paved)	6.20
185, Honolulu Freight Service	Office	16.80
	Warehouse	15.60
	Land (Paved)	6.20
186, Honolulu Freight Service	Office	16.80
	Warehouse	15.60
	Land (Paved)	6.20
206, General Aviation 1	Hangar Bay	15.60
	Office	6.00
210, City & County	Office	15.60
	Warehouse	15.60
212, Galiher	Hangar Bay	15.60
213, General Aviation 2	Hangar Bay	15.60
	Office	15.60
253	Office	16.80
	Hangar	15.60
264, VIP Trans	Office	16.80
265, Dollar	Office/Storage	16.80
266, Hertz	Office	16.80
267, Avis	Office	16.80
269, Budget	Office/Storage	16.80
274, VIP Trans	Office	16.80
275, VIP Trans	Office/Storage	8.40
276, VIP Trans	Office/Storage	8.40
345, Old Commuter Terminal	Office	10.80

b. Ualena Street Properties (Daniel K. Inouye International Airport)

<u>Building No. &amp; Street Address</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
184, 3239 Ualena Street	Office (1st floor)	\$18.00
	Warehouse	15.60
	Office (2nd Floor)	15.60

	Office (3rd Floor)	13.20
185, 3239 Ualena Street	Warehouse	15.60
	Office (1st Floor)	18.00
	Office (2nd Floor)	15.60
186, 3219 Ualena Street	Warehouse	15.60
186, 3209 Ualena Street	Warehouse	15.60
187, 3169 Ualena Street	Warehouse	15.60
	Enclosed Office	18.00
191, 3077 Ualena Street	Warehouse	15.60
	Office	18.00
	Parts Department	15.60
183, 3069 Ualena Street	Warehouse	12.00
	Enclosed Office	10.80
181 & 182, 3059 Ualena Street	Warehouse	12.00
	Office	10.80
192 & 193, 3017 Ualena Street	Warehouse	15.60
194, 3005 Ualena Street	Warehouse	15.60
	Office (1st Floor)	18.00
	Office (2nd Floor)	18.00
195, 3005 Ualena Street	Warehouse	15.60
196, 2999 Ualena Street	Enclosed Office	18.00
	Warehouse	15.60
197, 2989 Ualena Street	Warehouse	12.00
	Office	10.80
198, 2909 Ualena Street	Warehouse	15.60
	Office (1st Floor)	18.00
	Office (2nd Floor)	15.60
199, 2895 Ualena Street	Warehouse	15.60
	Office (1st Floor)	18.00
	Office (2nd Floor)	15.60
142, 2885 Ualena Street	Warehouse	15.60
	Office (1st Floor)	18.00
	Office (2nd Floor)	15.60
144, 2875 Ualena Street	Warehouse	15.60
	Office (1st Floor)	18.00
	Office (2nd Floor)	15.60
147, 2845 Ualena Street	Warehouse	15.60
	Office (1st Floor)	18.00
	Office (2nd Floor)	15.60
148, 2835 Ualena Street	Warehouse	13.20
149, 2825 Ualena Street	Warehouse	13.20
3239, 3159, 3039, 2979, 2969, 2959, 2949		

2939, 2865, 2855 (Land Only)	Improved - Unpaved	5.67
	Improved - Paved	6.20
2805 and 2815 (Land Only)	Improved - Unpaved	2.84
	Improved - Paved	3.10

c. Small Plane Hangars: Buildings 420/421/422 (Daniel K. Inouye International Airport)

<u>Type of Space</u>	<u>Per Month</u>
Large T-Hangars (1,462 sq ft)	\$841.00
Small T-Hangars (1,247 sq ft)	717.00
Large End Room (437 sq ft)	251.00
Small End Room (207 sq ft)	119.00

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
T-Hangars (Rate for Commercial Use)	\$14.40

d. Others (Daniel K. Inouye International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$19.20
Lei Stands (average area 353 sq ft)	12.00

e. Minimum Rental shall be twenty-five dollars (\$25.00) per month regardless of use, size or location of space rented.

f. Special Charges shall be assessed for special equipment or machinery in any building or structure.

g. Utilities and Other Services: Tenants shall pay for all utilities, utility services and other services which they may require, unless otherwise provided herein.

h. Janitorial services are not included in foregoing rates.

3. Rental of Industrial Lands (Daniel K. Inouye International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$6.20	\$5.67
Unimproved Land		4.25

a. Minimum Rental shall be twenty-five dollars (\$25.00) per month regardless of use, size, or location of the area rented.

b. Improved Land is graded and utilities and paved access road are within a reasonable distance from property line.

c. Unimproved Land is not graded and lacks utilities and paved access road. For unimproved land at all airports, discount improved, unpaved rates by 25 to 50 percent depending on distance to utilities and paved access road.

d. Utility connections and charges at tenant's sole cost and expense.

e. Adjustments for location, size and poor shape must be considered for specific sites at all



airports.

- f. Size Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate in accordance with the schedule shown below. Leased premises that have been enlarged in land area due to subsequent amendments to the contract do not qualify the lessee for such discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

4. Automobile Parking Stalls (Daniel K. Inouye International Airport)

<u>Type of Stall</u>	<u>Monthly Rate</u>
Covered - Paved Parking	\$170.00
Uncovered - Paved Parking	110.00
Uncovered - Unpaved Parking	99.00

H. Kahului Airport

1. Rental of Passenger Terminal Buildings (Kahului Airport)

Rental for month-to-month tenancies of space in passenger terminal buildings for finished (F) space.

a. Main Terminal Building (Kahului Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Terminal Floor Space - Ground & Second (non-air carrier)	\$42.00
Office (F) (non-air carrier)	31.80
VIP Lounge (F)	39.75
Concessionaire - Sales - Retail (F)	42.00
Concessionaire - Food & Beverage (F)	37.80
Storage (L)	7.80
Ramp Office (F) (non-air carrier)	31.80
Ramp Office (L) without floor (non-air carrier)	31.20

b. Commuter Terminal Building (Kahului Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Office (F)	\$28.60

c. Ramp Area (Kahului Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Covered Equipment Parking (non-air carrier)	\$6.75	\$5.88
Open Equipment Parking	4.50	3.92
Open Equipment Maintenance	4.50	

d. Utilities (Kahului Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) Water for ordinary use is furnished.
- (3) Electricity and air conditioning services are extra.

2. Rental of Buildings Other than Passenger Terminals (Kahului Airport)

a. Special Properties (Kahului Airport)

<u>Building No. &amp; Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
011114, Maintenance Building (Space Nos. 114A, 114B, 114C & 114D)	Low Cube Storage	\$7.80
93A, Maintenance	Mezzanine Warehouse	15.60
93H, Robert's Hawaii	Office	19.80
	Warehouse	15.60
97F, Bradley Pacific	Hangar	15.60
97G, Bradley Pacific	Office	19.80
109, USDA	Office	19.80
153, Joint Training Center	Office/Classrooms	15.60
165, Roberts Hawaii	Office	19.80
	Warehouse	15.60
220, Air Service Hawaii	Maintenance/Storage	7.80
230, Air Service Hawaii	Office	19.80
234, Pacific Helicopter	Hangar	15.60
235, Hawaii Helicopters	Hangar	15.60
236, Sunshine Helicopters	Hangar	15.60
237, Alex Air	Hangar	15.60
238, Aris, Inc.	Hangar	15.60
240, AIR-M Field Office	Office	19.80
241, Pacific Helicopter Tours	Hangar	15.60
517, Blue Hawaiian	Hangar	15.60

b. Small Plane Hangars (Kahului Airport)

<u>Type of Space</u>	<u>Per Month</u>
Building 409, T-Hangars (1,488 sf)	\$856.00
Building 409, Large End Room (504 sf)	290.00
Building 409, Small End Room (240 sf)	138.00

Building 410 & 411, T-Hangars (1,066 sf)	613.00
Building 410 & 411, Large End Room (387 sf)	223.00
Building 410 & 411, Small End Room (143 sf)	82.00

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
T-Hangars (Rate for Commercial Use)	\$15.60

c. Others (Kahului Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$25.40
Cargo Building 103 (Old Building)	12.50
Cargo Building 233 (New Building)	15.60
Bunkers near Kanaha Pond	7.80

d. Minimum Rental shall be twenty-five dollars (\$25.00) per month regardless of use, size or location of space rented.

e. Special Charges shall be assessed for special equipment or machinery in any building or structure.

f. Utilities and Other Services: Tenants shall pay for all utilities, utility services and other services which they may require, unless otherwise provided herein.

3. Rental of Industrial Lands (Kahului Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$4.50	\$3.92
Unimproved Land		1.96

a. Minimum Rental shall be twenty-five dollars (\$25.00) per month regardless of use, size or location of the area rented.

b. Improved Land is graded and utilities and paved access road are within a reasonable distance from property line.

c. Unimproved Land is not graded and lacks utilities and paved access road. For unimproved land at all airports, discount improved, unpaved rates by 25 to 50 percent depending on distance to utilities and paved access road.

d. Utility connections and charges at tenant's sole cost and expense.

e. Adjustments for location, size and poor shape must be considered for specific sites at all airports.

f. Size Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate in accordance with the schedule shown below. Leased premises that have been enlarged in land area due to subsequent amendments to the contract do not qualify the lessee for such discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%

3 to 3.999 acres	8.0%
4 or more acres	12.0%

4. Rental of Agricultural Lands (Kahului Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Improved Land - Unpaved	\$0.06
Unimproved Land - Unpaved	0.03

5. Automobile Parking Stalls (Kahului Airport)

<u>Type of Stall</u>	<u>Monthly Rate</u>
Covered - Paved Parking	\$85.00
Uncovered - Paved Parking	55.00

I. Hilo International Airport

1. Rental of Passenger Terminal Buildings (Hilo International Airport)

Rental for month-to-month tenancies of space in passenger terminal buildings for finished (F) space.

a. Main Terminal Building (Hilo International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Terminal Floor Space (non-air carrier)	\$27.00
Office (F) (non-air carrier)	15.60
VIP Lounge (F)	19.50
Concessionaire - Sales - Retail (F)	27.00
Concessionaire - Food & Beverage (F)	24.30
Remnant Storage (non-air carrier)	4.80
Ramp Office (non-air carrier)	15.60
Storage - Second Floor (non-air carrier)	4.80

b. Air Taxi Building (Hilo International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Office (F)	\$14.00
Ticket Counter (F)	24.30

c. Ramp Area (Hilo International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Open Equipment Parking	\$1.56	\$0.94
Covered Equipment Parking (non-air carrier)		1.41
Open Equipment Maintenance	1.56	

d. Utilities (Hilo International Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) Water for ordinary use is furnished.
- (3) Electricity and air conditioning services are extra.

2. Rental of Buildings Other Than Passenger Terminals (Hilo International Airport)

a. Special Properties (Hilo International Airport)

<u>Building No. &amp; Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
101, Cargo Building	Warehouse	\$9.60
104, Commodity Forwarders	Trailer	12.00
109, Aloha Air Cargo	Hangar	9.60
110, FedEx Cargo	Warehouse	9.60
111, Aloha Cargo	Hangar	4.80
132, Aloha Cargo Building	Warehouse	9.60
133, Old Hangar	Hangar	3.60
207 (Space 007-101C)	Office	15.60
302, Old Control Tower	Office (1st Floor)	12.00
	Office (2nd Floor)	8.40
	Office (3rd Floor)	4.20
303, Old Overseas Terminal	Office	3.60

b. Small Plane Hangars (Hilo International Airport)

<u>Type of Space</u>	<u>Per Month</u>
Building 402 & 403, T-Hangars (844 sq ft)	\$317.00
Building 402 & 403, End Room (176 sq ft)	66.00
Building 414, T-Hangars (1,249 sq ft)	468.00
Building 414, Large End Room (580 sq ft)	218.00
Building 414, Small End Room (421 sq ft)	158.00

  

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
T-Hangars (Rate for Commercial Use)	\$9.60

c. Others (Hilo International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$12.50
Cargo Building 139 (Office)	15.60
Cargo Building 139 (Warehouse)	9.60

- d. Minimum Rental shall be twenty-five dollars (\$25.00) per month regardless of use, size or location of space rented.

- e. Special Charges shall be assessed for special equipment or machinery in any building or structure.
- f. Utilities and Other Services: Tenants shall pay for all utilities, utility services and other services which they may require, unless otherwise provided herein.

3. Rental of Industrial Lands (Hilo International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$1.56	\$0.94
Unimproved Land		0.47

- a. Minimum Rental shall be twenty-five dollars (\$25.00) per month regardless of use, size or location of the area rented.
- b. Improved Land is graded and utilities and paved access road are within a reasonable distance from property line.
- c. Unimproved Land is not graded and lacks utilities and paved access road. For unimproved land at all airports, discount improved, unpaved rates by 25 to 50 percent depending on distance to utilities and paved access road.
- d. Utility connections and charges at tenant's sole cost and expense.
- e. Adjustments for location, size and poor shape must be considered for specific sites at all airports.
- f. Size Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate in accordance with the schedule shown below. Leased premises that have been enlarged in land area due to subsequent amendments to the contract do not qualify the lessee for such discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

4. Automobile Parking Stalls (Hilo International Airport)

<u>Type of Stall</u>	<u>Monthly Rate</u>
Covered - Paved Parking	\$85.00
Uncovered - Paved Parking	55.00

J. Ellison Onizuka Kona International Airport at Keahole (fka Kona International Airport at Keahole)

1. Rental of Passenger Terminal Buildings (Ellison Onizuka Kona International Airport at Keahole)

Rental for month-to-month tenancies of space in passenger terminal buildings for finished (F) space.

- a. Main Terminal Building (Ellison Onizuka Kona International Airport at Keahole)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
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Terminal Floor Space (non-air carrier)	\$36.00
Office (F) (non-air carrier)	21.00
VIP Lounge (F)	26.25
Concessionaire - Sales - Retail (F)	36.00
Concessionaire - Food & Beverage (F)	32.40
Storage (L)	7.50

b. Air Taxi Building (Ellison Onizuka Kona International Airport at Keahole)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Office (F)	\$18.90
Ticket Counter (F)	32.40

c. Ramp Area (Ellison Onizuka Kona International Airport at Keahole)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Covered Equipment Parking (non-air carrier)	\$3.09	\$2.16
Open Equipment Parking	2.06	1.44
Open Equipment Maintenance	2.06	

d. Utilities (Ellison Onizuka Kona International Airport at Keahole)

- (1) Janitorial services are not included in foregoing rates.
- (2) Water for ordinary use is furnished.
- (3) Electricity and air conditioning services are extra.

2. Rental of Buildings Other Than Passenger Terminals (Ellison Onizuka Kona International Airport at Keahole)

a. Special Properties (Ellison Onizuka Kona International Airport at Keahole)

<u>Building No. &amp; Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
001-107, JTB Building	Office	\$21.00
006-103, Hawaii Air Ventures	Office	21.00
106, Civil Air Patrol	Office	21.00
109, Tiare's	Trailer	15.60
110, Aero Sleek	Trailer	15.60
111, Tropic Bird	Trailer	15.60
112, Delta	Trailer	15.60
113, Securitas	Trailer	21.00
347, Old ARFF Building	Office	10.80

b. Small Plane Hangars: Building 400 (Ellison Onizuka Kona International Airport at Keahole)

<u>Type of Space</u>	<u>Per Month</u>
Building 403 & 404, T-Hangars (968 sq ft)	\$520.00
Building 403 & 404, End Room (475 sq ft)	255.00

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
T-Hangars (Rate for Commercial Use)	\$15.00

c. Others (Ellison Onizuka Kona International Airport at Keahole)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$16.80
Cargo	15.00

d. Minimum Rental shall be twenty-five dollars (\$25.00) per month regardless of use, size or location of space rented.

e. Special Charges shall be assessed for special equipment or machinery in any building or structure.

f. Utilities and Other Services: Tenants shall pay for all utilities, utility services and other services which they may require, unless otherwise provided herein.

3. Rental of Industrial Lands (Ellison Onizuka Kona International Airport at Keahole)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$2.06	\$1.44
Unimproved Land		0.72

a. Minimum Rental shall be twenty-five dollars (\$25.00) per month regardless of use, size or location of the area rented.

b. Improved Land is graded and utilities and paved access road are within a reasonable distance from property line.

c. Unimproved Land is not graded and lacks utilities and paved access road. For unimproved land at all airports, discount improved, unpaved rates by 25 to 50 percent depending on distance to utilities and paved access road.

d. Utility connections and charges at tenant's sole cost and expense.

e. Adjustments for location, size and poor shape must be considered for specific sites at all airports.

f. Size Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate in accordance with the schedule shown below. Leased premises that have been enlarged in land area due to subsequent amendments to the contract do not qualify the lessee for such discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%



4. Automobile Parking Stalls (Ellison Onizuka Kona International Airport at Keahole)

<u>Type of Stall</u>	<u>Monthly Rate/Stall</u>
Covered - Paved Parking	\$85.00
Uncovered - Paved Parking	55.00

K. Lihue Airport

1. Rental of Passenger Terminal Buildings (Lihue Airport)

Rental for month-to-month tenancies of space in passenger terminal buildings for finished (F) space.

a. Main Terminal Building (Lihue Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Terminal Floor Space (non-air carrier)	\$48.00
Office (F) (non-air carrier)	22.20
VIP Lounge (F)	27.75
Concessionaire - Sales - Retail (F)	48.00
Concessionaire - Food & Beverage (F)	43.20
Storage	6.00
Ramp Office (F)	22.20
Service Counters (non-air carrier)	48.00

b. Commuter Terminal (Lihue Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Office (F)	\$20.00
Ramp Office	20.00
Storage	5.40

c. Ramp Area (Lihue Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Covered Equipment Parking (non-air carrier)	\$4.50	\$3.48
Open Equipment Parking	3.00	2.32
Open Equipment Maintenance	3.00	

d. Utilities (Lihue Airport)

- (1) Janitorial Services are not included in foregoing rates.
- (2) Water for ordinary use is furnished.
- (3) Electricity and air conditioning services are extra.

2. Rental of Buildings Other than Passenger Terminals (Lihue Airport)

a. Special Properties (Lihue Airport)

<u>Building No. &amp; Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
003-120A, Old Air Kauai	Hangar	\$12.00
146, Airborne Aviation	Hangar	12.00
307, Car Rental	Office	22.20
516-144A, Island Helicopters	Office	22.20
516-144B, Old Air Kauai	Office	22.20

b. Heliport (Lihue Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Improved Land - Paved	\$3.00
Improved Land - Unpaved	2.32

c. Small Plane Hangars (Lihue Airport)

<u>Type of Space</u>	<u>Per Month</u>
Building 410, T-Hangars (1,614 sq ft)	\$767.00
Building 410 & 411, T-Hangars (1,044 sq ft)	496.00
Building 410 & 411, Large End Room (463 sq ft)	220.00
Building 410 & 411, Small End Room (225 sq ft)	107.00

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
T-Hangars (Rate for Commercial Use)	\$12.00

d. Others (Lihue Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$17.80
Cargo (Building 135)	12.00

e. Minimum Rental shall be twenty-five dollars (\$25.00) per month regardless of use, size.

f. Special Charges shall be assessed for special equipment or machinery in any building or structure.

g. Utilities and Other Services: Tenants shall pay for all utilities, utility services and other services which they may require, unless otherwise provided herein.

3. Rental of Industrial Lands (Lihue Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$3.00	\$2.32
Unimproved Land		1.16

a. Minimum Rental shall be twenty-five dollars (\$25.00) per month regardless of use, size or location of the area rented.

- b. Improved Land is graded and utilities and paved access road are within a reasonable distance from property line.
- c. Unimproved Land is not graded and lacks utilities and paved access road. For unimproved land at all airports, discount improved, unpaved rates by 25 to 50 percent depending on distance to utilities and paved access road.
- d. Utility connections and charges at tenant's sole cost and expense.
- e. Adjustments for location, size and poor shape must be considered for specific sites at all airports.
- f. Size Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate in accordance with the schedule shown below. Leased premises that have been enlarged in land area due to subsequent amendments to the contract do not qualify the lessee for such discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

4. Automobile Parking Stalls (Lihue Airport)

<u>Type of Stall</u>	<u>Monthly Rate</u>
Covered - Paved Parking	\$85.00
Uncovered - Paved Parking	55.00

L. Kapalua Airport

1. Rental of Passenger Terminal Buildings (Kapalua Airport)

Rental for month-to-month tenancies of space in passenger terminal building for finished (F) space.

a. Main Terminal Building (Kapalua Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Terminal Floor Space (non-air carrier)	\$25.20
Office (F) (non-air carrier)	19.10
Concessionaire - Sales - Retail (F)	25.20
Concessionaire - Food & Beverage (F)	22.70
Storage (Closet)	5.60
Ramp Office (F)	19.10

b. Ramp Area (Kapalua Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Covered Equipment Parking (non-air carrier)	\$4.05	\$3.53
Open Equipment Parking	2.70	2.35
Open Equipment Maintenance	2.70	

c. Utilities (Kapalua Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) Water for ordinary use is furnished.
- (3) Electricity and air conditioning services are extra.

d. Minimum Rental shall be twenty-five dollars (\$25.00) per month regardless of use, size or location of space rented.

e. Special Charges shall be assessed for special equipment or machinery in any building or structure.

f. Utilities and Other Services: Tenants shall pay for all utilities, utility services and other services which they may require, unless otherwise provided herein.

2. Rental of Buildings Other than Passenger Terminals (Kapalua Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$15.30

3. Rental of Industrial Lands (Kapalua Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$2.70	\$2.35
Unimproved Land		1.18

a. Minimum Rental shall be fifteen dollars (\$15.00) per month regardless of use, size or location of the area rented.

b. Improved Land is graded and utilities and paved access road are within a reasonable distance from property line.

c. Unimproved Land is not graded and lacks utilities and paved access road. For unimproved land at all airports, discount improved, unpaved rates by 25 to 50 percent depending on distance to utilities and paved access road.

d. Utility connections and charges at tenant's sole cost and expense.

e. Adjustments for location, size and poor shape must be considered for specific sites at all airports.

f. Size Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate in accordance with the schedule shown below. Leased premises that have been enlarged in land area due to subsequent amendments to the contract do not qualify the lessee for such discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

4. Automobile Parking Stalls (Kapalua Airport)

<u>Type of Stall</u>	<u>Monthly Rate</u>
Uncovered - Paved Parking	\$41.00
Uncovered - Unpaved Parking	37.00

M. Lanai Airport

1. Rental of Passenger Terminal Buildings (Lanai Airport)

Rental for month-to-month tenancies of space in passenger terminal buildings for finished (F) space.

a. Main Terminal: New Building 302 (Lanai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Terminal Floor Space	\$25.20
Office (F)	19.10
Concessionaire - Sales (F)	25.20
Remnant Storage	5.60

b. Old Terminal: Building 301 (Lanai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Office (F)	\$19.10

c. Ramp Area (Lanai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Covered Equipment Parking (non-air carrier)	\$4.05	\$3.53
Open Equipment Parking	2.70	2.35
Open Equipment Maintenance	2.70	

d. Utilities (Lanai Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) Water for ordinary use is furnished.
- (3) Electricity and air conditioning services are extra.

2. Rental of Buildings Other Than Passenger Terminals (Lanai Airport)

a. Special Properties: Building 102, Old ARFF Building (Lanai Airport)

<u>Room No. (Sq. Footage)</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
101 (1,800 sq. ft.)	Warehouse	\$9.36
102 (82 sq. ft.)	Office	19.10
103 (94 sq. ft.)	Office	19.10

104 (168 sq. ft.)	Office	19.10
105 (16 sq. ft.)	Office	19.10

b. Others (Lanai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$15.30
Cargo	9.40

- c. Minimum Rental shall be twenty-five dollars (\$25.00) per month regardless of use, size or location of space rented.
- d. Special Charges shall be assessed for special equipment or machinery in any building or structure.
- e. Utilities and Other Services: Tenants shall pay for all utilities, utility services and other services which they may require, unless otherwise provided herein.

3. Rental of Industrial Lands (Lanai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$2.70	\$2.35
Unimproved Land		1.18

- a. Minimum Rental shall be fifteen dollars (\$15.00) per month regardless of use, size or location of the area rented.
- b. Improved Land is graded and utilities and paved access road are within a reasonable distance from property line.
- c. Unimproved Land is not graded and lacks utilities and paved access road. For unimproved land at all airports, discount improved, unpaved rates by 25 to 50 percent depending on distance to utilities and paved access road.
- d. Utility connections and charges at tenant's sole cost and expense.
- e. Adjustments for location, size and poor shape must be considered for specific sites at all airports.
- f. Size Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate in accordance with the schedule shown below. Leased premises that have been enlarged in land area due to subsequent amendments to the contract do not qualify the lessee for such discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

4. Automobile Parking Stalls (Lanai Airport)

<u>Type of Stall</u>	<u>Monthly Rate</u>
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Uncovered - Paved Parking	\$41.00
Uncovered - Unpaved Parking	37.00

N. Waimea-Kohala Airport

1. Rental of Passenger Terminal Buildings (Waimea-Kohala Airport)

Rental for month-to-month tenancies of space in passenger terminal buildings for finished (F) space.

a. Main Terminal Building (Waimea-Kohala Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Office (F)	\$5.25
Concessionaire - Sales - Retail (F)	10.50

b. Ramp Area (Waimea-Kohala Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Covered Equipment Parking	\$0.78	\$0.54
Open Equipment Parking	0.52	0.36
Open Equipment Maintenance	0.52	

c. Utilities (Waimea-Kohala Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) Water for ordinary use is furnished.
- (3) Electricity and air conditioning services are extra.

2. Rental of Buildings Other Than Passenger Terminals (Waimea-Kohala Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$4.20
Hangar - Building 105	3.75

a. Minimum Rental shall be twenty-five dollars (\$25.00) per month regardless of use, size or location of space rented.

b. Special Charges shall be assessed for special equipment or machinery in any building or structure.

c. Utilities and Other Services: Tenants shall pay for all utilities, utility services and other services which they may require, unless otherwise provided herein.

3. Rental of Industrial Lands (Waimea-Kohala Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$0.52	\$0.36
Unimproved Land		0.18

- a. Minimum Rental shall be fifteen dollars (\$15.00) per month regardless of use, size or location of the area rented.
- b. Improved Land is graded and utilities and paved access road are within a reasonable distance from property line.
- c. Unimproved Land is not graded and lacks utilities and paved access road. For unimproved land at all airports, discount improved, unpaved rates by 25 to 50 percent depending on distance to utilities and paved access road.
- d. Utility connections and charges at tenant's sole cost and expense.
- e. Adjustments for location, size and poor shape must be considered for specific sites at all airports.
- f. Size Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate in accordance with the schedule shown below. Leased premises that have been enlarged in land area due to subsequent amendments to the contract do not qualify the lessee for such discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

4. Automobile Parking Stalls (Waimea-Kohala Airport)

<u>Type of Stall</u>	<u>Monthly Rate</u>
Uncovered - Paved Parking	\$41.00

O. Molokai Airport

1. Rental of Passenger Terminal Buildings (Molokai Airport)

Rental for month-to-month tenancies of space in passenger terminal buildings for finished (F) space.

a. Main Terminal Building (Molokai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Terminal Floor Space (non-air carrier)	\$25.20
Office (F)	19.10
Concessionaire - Sales (F)	25.20

b. Ramp Area (Molokai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Covered Equipment Parking (non-air carrier)	\$4.05	\$3.53
Open Equipment Parking	2.70	2.35
Open Equipment Maintenance	2.70	



c. Utilities (Molokai Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) Water for ordinary use is furnished.
- (3) Electricity and air conditioning services are extra.

2. Rental of Buildings Other Than Passenger Terminals (Molokai Airport)

a. Special Properties (Molokai Airport)

<u>Room No. (Sq. Footage)</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
103, Old ARFF Bldg Rm 101 (737 sq ft)	Warehouse	\$9.60
103, Old ARFF Bldg Rm 102 (862 sq ft)	Warehouse	9.60
103, Old ARFF Bldg Rm 103 (50 sq ft)	Office	19.08
103, Old ARFF Bldg Rm 104 (102 sq ft)	Office	19.08
002-102, Old Budget Rent a Car	Office	19.08

b. Others (Molokai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$15.30
Freight Office/Cargo Storage	9.40
Shed	4.70

- c. Minimum Rental shall be twenty-five dollars (\$25.00) per month regardless of use, size or location of space rented.
- d. Special Charges shall be assessed for special equipment or machinery in any building or structure.
- e. Utilities and Other Services: Tenants shall pay for all utilities, utility services and other services which they may require, unless otherwise provided herein.

3. Rental of Industrial Lands (Molokai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$2.70	\$2.35
Unimproved Land		1.18

- a. Minimum Rental shall be fifteen dollars (\$15.00) per month regardless of the use, size or location of the area rented.
- b. Improved Land is graded and utilities and paved access road are within a reasonable distance from property line.
- c. Unimproved Land is not graded and lacks utilities and paved access road. For unimproved land at all airports, discount improved, unpaved rates by 25 to 50 percent depending on distance to utilities and paved access road.

- d. Utility connections and charges at tenant's sole cost and expense.
- e. Adjustments for location, size and poor shape must be considered for specific sites at all airports.
- f. Size Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate in accordance with the schedule shown below. Leased premises that have been enlarged in land area due to subsequent amendments to the contract do not qualify the lessee for such discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

4. Automobile Parking Stalls (Molokai Airport)

<u>Type of Stall</u>	<u>Monthly Rate</u>
Uncovered - Paved Parking	\$41.00
Uncovered - Unpaved Parking	37.00

P. Hana Airport

1. Rental of Passenger Terminal Buildings (Hana Airport)

Rental for month-to-month tenancies of space in passenger terminal building for finished (F) space.

a. Main Terminal Building (Hana Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Office (F)	\$7.95
Concessionaire - Sales - Retail (L)	10.50

b. Ramp Area (Hana Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Open Equipment Parking	\$1.13	\$0.98
Open Equipment Maintenance	1.13	

c. Utilities (Hana Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) Water for ordinary use is furnished.
- (3) Electricity and air conditioning services are extra.

2. Rental of Buildings Other Than Passenger Terminals (Hana Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
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Trailers	\$6.40
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- a. Minimum Rental shall be twenty-five dollars (\$25.00) per month regardless of use, size or location of space rented.
- b. Special Charges shall be assessed for special equipment or machinery in any building or structure.
- c. Utilities and Other Services: Tenants shall pay for all utilities, utility services and other services which they may require, unless otherwise provided herein.

3. Rental of Industrial Lands (Hana Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$1.13	\$0.98
Unimproved Land		0.49

- a. Minimum Rental shall be fifteen dollars (\$15.00) per month regardless of use, size or location of the area rented.
- b. Improved Land is graded and utilities and paved access road are within a reasonable distance from property line.
- c. Unimproved Land is not graded and lacks utilities and paved access road. For unimproved land at all airports, discount improved, unpaved rates by 25 to 50 percent depending on distance to utilities and paved access road.
- d. Utility connections and charges at tenant's sole cost and expense.
- e. Adjustments for location, size and poor shape must be considered for specific sites at all airports.
- f. Size Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate in accordance with the schedule shown below. Leased premises that have been enlarged in land area due to subsequent amendments to the contract do not qualify the lessee for such discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

4. Automobile Parking Stalls (Hana Airport)

<u>Type of Stall</u>	<u>Monthly Rate</u>
Uncovered - Paved Parking	\$41.00

Q. Kawaihapai Airfield (fka Dillingham Airfield)

1. Rental of Buildings Other than Passenger Terminals (Kawaihapai Airfield)

- a. Special Properties (Kawaihapai Airfield)

<u>Building No. &amp; Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
91A, Fighter Town	Hangar	\$6.60
201, Glider Plane Booths (Rm 101 and 103)	Retail	6.60
301, Control Tower	Office	4.20

b. Hangars (Kawaihapai Airfield)

<u>Type of Space</u>	<u>Per Month</u>
Building 403, Sail Plane Hangars (1,877 sq ft)	\$676.00
Building 401 & 402, Small Plane Hangars without door (1,107 sq ft)	379.00
Building 401 & 402, Small Plane Hangars with door (1,107 sf)	418.00

  

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
T-Hangars (Rate for Commercial Use) without door	\$9.00
T-Hangars (Rate for Commercial Use) with door	9.96

c. Others (Kawaihapai Airfield)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$6.25

d. Minimum Rental shall be twenty-five dollars (\$25.00) per month regardless of use, size or location of space rented.

e. Special Charges shall be assessed for special equipment or machinery in any building or structure.

f. Utilities and Other Services: Tenants shall pay for all utilities, utility services and other services which they may require, unless otherwise provided herein.

2. Rental of Industrial Lands (Kawaihapai Airfield)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$1.61	\$1.35
Unimproved Land		1.00
Concrete Revetments Space Nos. 630-102 and 630-103	1.61	1.35

a. Minimum Rental shall be fifteen dollars (\$15.00) per month regardless of use, size or location of the area rented.

b. Improved Land is graded and utilities and paved access road are within a reasonable distance from property line.

c. Unimproved Land is not graded and lacks utilities and paved access road. For

unimproved land at all airports, discount improved, unpaved rates by 25 to 50 percent depending on distance to utilities and paved access road.

- d. Utility connections and charges at tenant's sole cost and expense.
- e. Adjustments for location, size and poor shape must be considered for specific sites at all airports.
- f. Size Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate in accordance with the schedule shown below. Leased premises that have been enlarged in land area due to subsequent amendments to the contract do not qualify the lessee for such discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

3. Automobile Parking Stalls (Kawaihapai Airfield)

<u>Type of Stall</u>	<u>Monthly Rate</u>
Uncovered - Paved Parking	\$66.00

R. Kalaeloa Airport

1. Rental of Buildings Other Than Passenger Terminals (Kalaeloa Airport)

a. Special Properties (Kalaeloa Airport)

<u>Location</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Building 104 (Tower Building)	Office	\$15.60
Building 400 (Hangar 110)	Office	15.60
	Workshop	15.60
Building 400 (Hangar 110)	Hangar Floor Area	14.40
Building 400 (Hangar 110) Single Rate for Hangar, Office and Workshop Combined		13.20
Building 400 (Hangar 110)	Remnant Storage	7.20

b. Small Plane Hangars (Kalaeloa Airport)

<u>Type of Space</u>	<u>Per Month</u>
Building 409, T-Hangars (1,750 sq. ft.)	\$875.00
Building 410, T-Hangars (1,750 sq. ft.)	875.00
<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
T-Hangars (Rate for Commercial Use)	\$13.20

c. Others (Kalaeloa Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$12.50

- d. Minimum Rental shall be twenty-five dollars (\$25.00) per month regardless of use, size or location of space rented.
- e. Special Charges shall be assessed for special equipment or machinery in any building or structure.
- f. Utilities and Other Services: Tenants shall pay for all utilities, utility services and other services which they may require, unless otherwise provided herein.

2. Rental of Industrial Lands (Kalaeloa Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$3.22	\$2.69
Unimproved Land	2.54	2.01

- a. Minimum Rental shall be fifteen dollars (\$15.00) per month regardless of use, size or location of the area rented.
- b. Improved Land is graded and utilities and paved access road are within a reasonable distance from property line.
- c. Unimproved Land is not graded and lacks utilities and paved access road. For unimproved land at all airports, discount improved, unpaved rates by 25 to 50 percent depending on distance to utilities and paved access road.
- d. Utility connections and charges at tenant's sole cost and expense.
- e. Adjustments for location, size and poor shape must be considered for specific sites at all airports.
- f. Size Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate in accordance with the schedule shown below. Leased premises that have been enlarged in land area due to subsequent amendments to the contract do not qualify the lessee for such discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

3. Automobile Parking Stalls (Kalaeloa Airport)

<u>Type of Stall</u>	<u>Monthly Rate</u>
Uncovered - Paved Parking	\$66.00

S. Upolu Airport

1. Rental of Buildings Other Than Passenger Terminals (Upolu Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$4.20

- a. Minimum Rental shall be twenty-five dollars (\$25.00) per month regardless of use, size or location of space rented.
- b. Special Charges shall be assessed for special equipment or machinery in any building or structure.
- c. Utilities and Other Services: Tenants shall pay for all utilities, utility services and other services which they may require, unless otherwise provided herein.

2. Rental of Industrial Lands (Upolu Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$0.52	\$0.36
Unimproved Land		0.18

- a. Minimum Rental shall be fifteen dollars (\$15.00) per month regardless of use, size or location of the area rented.
- b. Improved Land is graded and utilities and paved access road are within a reasonable distance from property line.
- c. Unimproved Land is not graded and lacks utilities and paved access road. For unimproved land at all airports, discount improved, unpaved rates by 25 to 50 percent depending on distance to utilities and paved access road.
- d. Utility connections and charges at tenant's sole cost and expense.
- e. Adjustments for location, size and poor shape must be considered for specific sites at all airports.
- f. Size Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate in accordance with the schedule shown below. Leased premises that have been enlarged in land area due to subsequent amendments to the contract do not qualify the lessee for such discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

T. Port Allen Airport

1. Rental of Buildings Other Than Passenger Terminals (Port Allen Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$4.45

- a. Minimum Rental shall be twenty-five dollars (\$25.00) per month regardless of use, size or location of space rented.

- b. Special Charges shall be assessed for special equipment or machinery in any building or structure.
- c. Utilities and Other Services: Tenants shall pay for all utilities, utility services and other services which they may require, unless otherwise provided herein.

2. Rental of Industrial Lands (Port Allen Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$0.75	\$0.58
Unimproved Land		0.29

- a. Minimum Rental shall be fifteen dollars (\$15.00) per month regardless of use, size or location of the area rented.
- b. Improved Land is graded and utilities and paved access road are within a reasonable distance from property line.
- c. Unimproved Land is not graded and lacks utilities and paved access road. For unimproved land at all airports, discount improved, unpaved rates by 25 to 50 percent depending on distance to utilities and paved access road.
- d. Utility connections and charges at tenant's sole cost and expense.
- e. Adjustments for location, size and poor shape must be considered for specific sites at all airports.
- f. Size Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate in accordance with the schedule shown below. Leased premises that have been enlarged in land area due to subsequent amendments to the contract do not qualify the lessee for such discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%