

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



EDWIN H. SNIFFEN
DIRECTOR
KA LUNA HO'OKELE

Deputy Directors
Nā Hope Luna Ho'okele
DREANALEE K. KALILI
TAMMY L. LEE
CURT T. OTAGURO
ROBIN K. SHISHIDO

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
AIRPORTS
400 RODGERS BOULEVARD, SUITE 700
HONOLULU, HAWAII 96819-1880

IN REPLY REFER TO:

AIR-PM 26.0411

July 2, 2026

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

AMENDMENT NO. 4 TO STATE LEASE NO. DOT-A-91-0017 (LEASE)
REQUEST FOR ADDITIONAL LAND FOR CARGO OPERATIONS
FEDERAL EXPRESS CORPORATION
DANIEL K. INOUYE INTERNATIONAL AIRPORT
TAX MAP KEY: (1) 1-1-072: 61

OAHU

REQUEST:

Federal Express Corporation (FedEx) currently operates its cargo operations from Area/Space Nos. 009-190 and 009-188C under State Lease No. DOT-A-91-0017 dated August 6, 1992, and from Area/Space No. 009-189 under State Lease No. DOT-A-94-0007 dated February 27, 1995, at Daniel K. Inouye International Airport (Airport).

FedEx requests that the State of Hawaii Department of Transportation (HDOT) consolidate the premises under State Lease No. DOT-A-94-0007 with those covered under the Lease. The proposed consolidation would facilitate more efficient cargo operations.

Amendment No. 4 will add Area/Space No. 009-189 to the Lease.

APPLICANT/LESSEE:

FedEx, a Delaware corporation, authorized to do business in the State of Hawaii, whose business address is 3680 Hacks Cross Road, Memphis, Tennessee 38125.

LEGAL REFERENCE:

Sections 261-7 and 171-59 (b), Hawaii Revised Statutes (HRS), as amended.

AMENDMENT NO. 4 TO STATE LEASE NO. DOT-A-91-0017 (LEASE) REQUEST FOR
ADDITIONAL LAND FOR CARGO OPERATIONS, FEDERAL EXPRESS CORPORATION
Page 2

LOCATION AND TAX MAP KEY:

Portion of Daniel K. Inouye International Airport (Airport), Island of Oahu, identified by
Tax Map Key: 1st Division, 1-1-072: 61.

AREA:

Additional Premises:

Area/Space No. 009-189, containing an area of approximately 85,954 square feet, as
delineated on the attached map labeled Exhibit B.

ZONING:

State Land Use District: Urban
City and County of Honolulu: Industrial (I-2)

LAND TITLE STATUS:

Non-ceded - Section 5(a) lands of the Hawaii Admission Act
DHHL 30% entitlement lands pursuant to Hawaii Admission Act YES ___ NO X

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3201, dated
June 8, 1983, setting aside 3,152.177 acres designated as the Airport under the control
and management of HDOT, for Airport purposes.

CHARACTER OF USE:

Cargo Operations.

COMMENCEMENT DATE:

Upon execution of this Amendment No. 4 to the Lease.

ANNUAL LEASE RENTAL:

Current Lease Rental: \$1,801,179.24 per annum

Amended Lease Rental: \$2,368,475.64 per annum

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO ____
Registered business name confirmed:	YES <u>X</u>	NO ____
Good standing confirmed:	YES <u>X</u>	NO ____

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

The environmental impacts of the proposed action to the subject land area are covered by the Honolulu International Airport Master Plan Update and Noise Compatibility Program Environmental Assessment (EA), State Project No. AO1011-03. The EA is a joint State and Federal document, dated September 1989 and published in the October 23, 1989 issue of the OEQC Bulletin. Accordingly, relevant mitigation from the EA and HDOT management practice will address minimal impacts from this action.

REMARKS:

HDOT and FedEx entered into State Lease No. DOT-A94-0007 and the Lease for the development, construction, use, and maintenance of facilities supporting its cargo operations at the Airport.

FedEx has requested that Area/Space No. 009-189 currently under State Lease No. DOT-A-94-0007 consisting of 85,954, be added to the Lease. The consolidation would bring the premises under a single lease agreement, thereby streamlining FedEx's cargo operations and improving overall operational efficiency and management.

HDOT has reviewed the request and has no objection to the proposed consolidation.

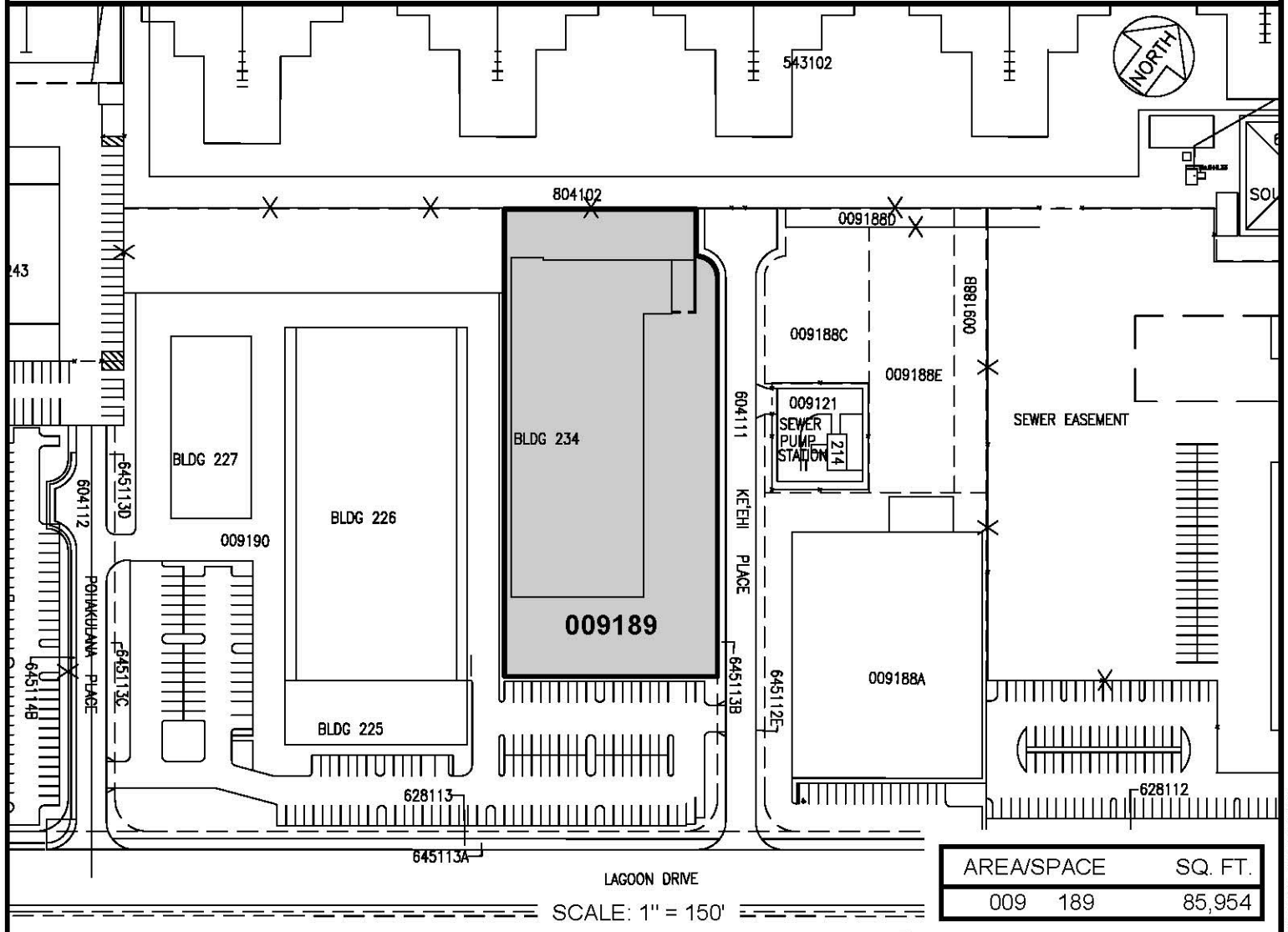
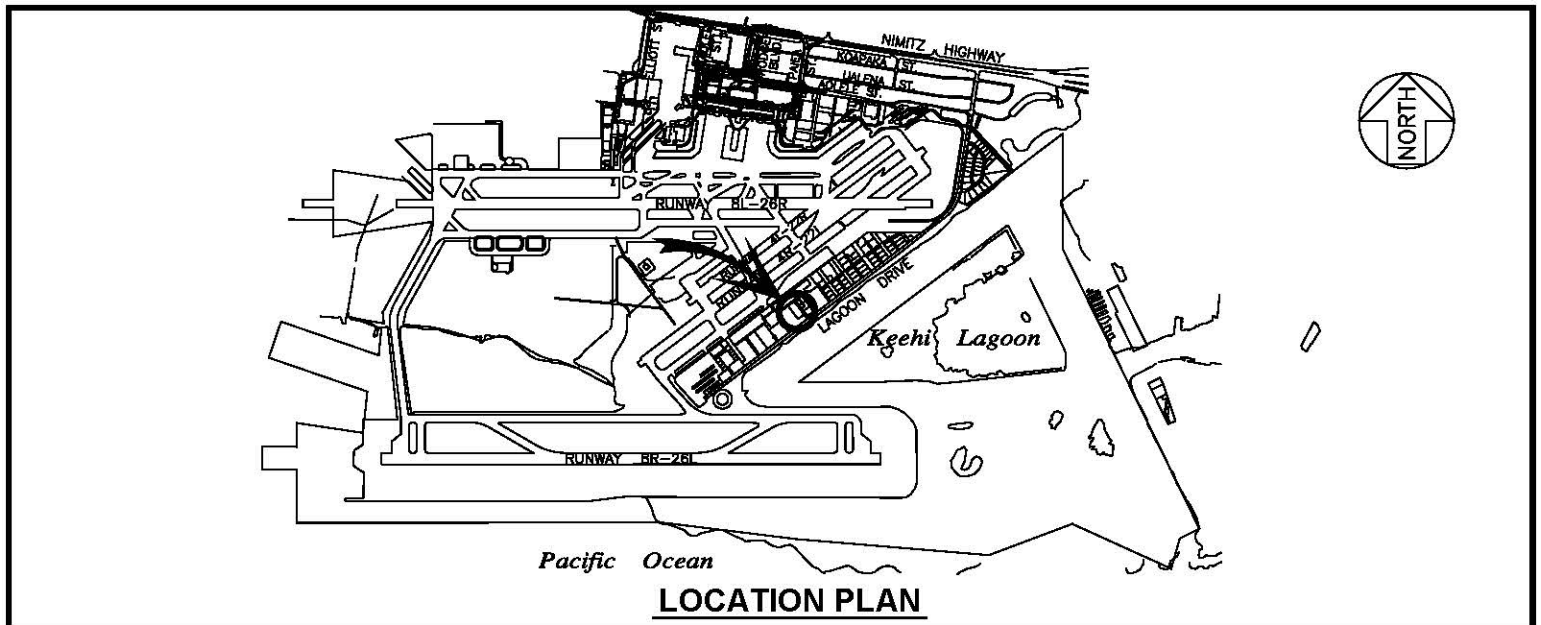
RECOMMENDATION:

That the Director of Transportation (DIR) approves Amendment No. 4 to the Lease, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the DIR to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the amendment of lease form and content.

Respectfully submitted,



CURT T. OTAGURO
Deputy Director of Transportation for Airports



Amendment No. 4 to DOT-A-91-0017 DATE : JUNE 2026 EXHIBIT: **B**

<p>AIRPORTS</p>	<p>FEDERAL EXPRESS CORPORATION</p>	<p>LOTS SOUTH RAMP</p>	<p>009189</p>
------------------------	------------------------------------	-------------------------------	----------------------

DANIEL K. INOUE INTERNATIONAL AIRPORT

N:\AIRPORTS\SHNL_HONOLULU\CAD\PM\HNL_009189-01.DWG