

State of Hawaii, Department of Transportation, Airports

As Referenced in Procedure No. 4.5 Schedule of Rates and Charges - Implemented June 1, 2023:

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.
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.
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 for the operation of a for profit or not for profit aeronautical business. This includes parking of aircraft and/or support space used for a for profit or not for profit aeronautical business.
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	\$130.00
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- b. Small general aviation aircraft
(Kapalua, Molokai and Lanai Airports only)

Per month	\$90.00
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- c. Small general aviation aircraft
(Kawaihapai Airfield, Kalaeloa, Waimea-Kohala, Hana, Upolu and Port Allen Airports only)

Per month	\$55.00
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- d. Large general aviation aircraft
(Daniel K. Inouye International, Hilo International, Ellison Onizuka Kona International at Keahole, Kahului and Lihue Airports only)

Per month	\$205.00
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- e. Large general aviation aircraft
(Kapalua, Molokai and Lanai Airports only)

Per month	\$140.00
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- f. Large general aviation aircraft
(Kawaihapai Airfield, Kalaeloa, Waimea-Kohala, Hana, Upolu and Port Allen Airports only)

Per month	\$80.00
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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
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- 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, Kalaeloa, Waimea-Kohala, Hana, Upolu and Port Allen Airports only)

Per day \$1.70 per 1000 lbs.
- g. Large aircraft (Air Carrier)
(Kawaihapai Airfield, Kalaeloa, Waimea-Kohala, Hana, Upolu and Port Allen Airports only)

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

- 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), loft (L), and unfinished (U) space.

a. Terminal 1 (Daniel K. Inouye International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Terminal Floor Space (non-air-carrier) -	
Concession	\$132.00
Non-Concession	18.60
Concessionaire – Sales – Retail (F)	132.00
Concessionaire – Sales – Retail (L)	124.80
Concessionaire – Food & Beverage (F)	118.80
VIP Lounge (F)	54.50
Office (F) (non-air-carrier)	18.60
Office (L) (non-air-carrier)	6.60
Office (U) (non-air-carrier)	3.60
Ramp Office (F) (non-air-carrier)	18.60
Ramp Office (L) (non-air-carrier)	6.60
Ramp Office (U) (non-air-carrier)	3.60
Storage (F)	12.09
Storage (L)	12.09
Storage (U)	9.30

b. Terminal 2, 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) -	
Concession	\$132.00
Non-Concession	18.60
Concessionaire – Sales - Retail (F)	132.00
Concessionaire – Food & Beverage (F)	118.80
VIP Lounge (F)	54.50
Service Counters (non-air carrier)	132.00
Office (F) (non-air carrier)	18.60
Ramp Office (F) (non-air carrier)	18.60
Storage	12.09

c. Terminal 3 (Daniel K. Inouye International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Terminal Space	\$29.00

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	\$14.28	\$12.38
Open Equipment Parking	9.52	8.25
Open Equipment Maintenance	9.52	

e. Utilities (Daniel K. Inouye International Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) 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 (Daniel K. Inouye International Airport)

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

<u>Building No. & Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
001-101A/101C, Enterprise Building	Office	\$18.60
007-113/114, Budget	Office	13.39
355-170 to 175, Modular Offices	Office	14.88
132, Old Northwest Cargo	Warehouse	16.20
	Hangar Bay	14.58
137, Delta Cargo	Office	16.20
	Warehouse	16.20
150, Former IICC Building	Office	9.72
	Production/Food Prep	9.72
152, Cargo Building	Office	16.20
	Warehouse	16.20
	Parking (Rooftop)	3.96
206, General Aviation 1	Hangar Bay	16.20
	Office (F)	9.72
	Office (L)	4.86
219, Transair	Hangar Bay	16.20
	Office	16.20
221, Hawaiian Airlines	Hangar Bay	16.20
	Office	16.20
223, Island Movers	Warehouse	16.20
	Office	16.20
224, Bradley	Office	16.20
	Service Bay (Enclosed)	16.20
264, VIP Transportation	Office	14.88
265, Dollar	Service Bay (Open)	14.58
266, Hertz	Office	16.20
	Service Bay (Enclosed)	16.20
267, Avis	Office	16.20
	Service Bay (Enclosed)	16.20

269, Budget	Office	16.20
	Service Bay (Enclosed)	16.20
274, VIP Transportation	Office	14.88
276, VIP Transportation	Office	8.93
277, VIP Transportation	Storage Shed	9.72
278, VIP Transportation	Storage Shed	4.86
279, VIP Transportation	Office/Storage	7.44
345, Old Commuter Terminal	Office	16.74

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

<u>Building No. & Street Address</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
184, 3239 Ualena Street	Warehouse	\$16.20
	Office (1st Floor)	14.88
	Office (2nd Floor)	16.74
	Office (3rd Floor)	16.74
185, 3239 Ualena Street	Warehouse	16.20
	Office (1st Floor)	18.60
	Office (2nd Floor)	16.74
	Shed	8.10
186, 3219 Ualena Street	Warehouse	16.20
186, 3209 Ualena Street	Warehouse	16.20
183, 3069 Ualena Street	Warehouse	16.20
197, 2989 Ualena Street	Warehouse	16.20
	Office (1st Floor)	16.20
	Office (2nd Floor)	16.20
198, 2909 Ualena Street	Warehouse	16.20
	Office (1st Floor)	16.20
	Office (2nd Floor)	16.20
199, 2895 Ualena Street	Warehouse (Room 104)	12.15
	Warehouse	16.20
	Office (1st Floor)	16.20
142 & 143, 2885 Ualena Street	Warehouse	16.20
	Office (1st Floor)	16.20
	Storage (2nd Floor)	14.58
144, 145 & 282, 2875 Ualena Street	Warehouse	16.20
	Office (1st Floor)	16.20
	Storage (2nd Floor)	9.72
	Shed	4.86
148, 2835 Ualena Street	Office (1st Floor)	16.20
	Office (2nd Floor)	16.20
	Warehouse (2nd Floor)	16.20
	Warehouse (1st Floor)	12.15 (RPZ Restricted)
	Shed	6.48 (RPZ Restricted)

149, 2825 Ualena Street	Warehouse	12.15 (RPZ Restricted)
	Office (1st Floor)	12.15 (RPZ Restricted)
	Office (2nd Floor)	12.15 (RPZ Restricted)
Other Ualena Street (Land Only)	Improved – Paved	9.52
Unrestricted	Improved – Unpaved	8.25
Other Ualena Street (Land Only)	Improved – Paved	4.76
RPZ Restricted	Improved – Paved	4.13

c. Helicopter Operations Area (Daniel K. Inouye International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Improved Land - Paved	\$9.52

d. 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)	\$789.00
Small T-Hangars (1,247 sq ft)	673.00
Large End Room (437 sq ft)	236.00
Small End Room (207 sq ft)	112.00

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
T-Hangars (Rate for Commercial Use)	\$14.64

e. Others (Daniel K. Inouye International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$14.88
Former Mobile Medical Office Trailers	14.88
Former Enclosed Screening Facilities	14.88
Lei Stands (average area 353 sq ft)	9.30

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

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

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

i. 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	\$9.52	\$8.25
Unimproved Land		6.19

- 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 has access to utilities and a paved access road is 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 Adjustments for the rental of a contiguous parcel of land included under a single contract upon its commencement may be adjusted 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 adjustments to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Adjustment</u>
Under 2.000 acres	0.0%
2 to 2.999 acres	-13.0%
3 to 3.999 acres	-17.0%
4 or more acres	-22.0%

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

<u>Type of Stall</u>	<u>Monthly Rate</u>
Covered – Paved Parking	\$180.00
Uncovered – Paved Parking	117.00
Uncovered – Unpaved Parking	105.00

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), loft (L), and unfinished (U) 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) -	
Concession	\$39.00
Non-Concession	26.40
Concessionaire – Sales – Retail (F)	39.00
Concessionaire – Food & Beverage (F)	35.10
VIP Lounge (F)	29.20
Office (F)	26.40
Ramp Office (F) (non-air carrier)	26.40
Ramp Office (L) (non-air carrier)	15.60
Ramp Office (U) (non-air carrier)	12.60
Storage (L)	17.16

b. Commuter Terminal Building (Kahului Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Office (F)	\$23.76

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	\$6.86	\$4.89
Open Equipment Parking	4.57	3.26
Open Equipment Maintenance	4.57	

d. Utilities (Kahului Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) 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 (Kahului Airport)

a. Special Properties (Kahului Airport)

<u>Building No. & Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
004-107 (97E), Bradley Pacific	Trailer Office	\$21.12
011-114, Maintenance Building (Space Nos. 114A, 114B, 114C & 114D)	Low Cube Storage	7.80
517-105, Blue Hawaiian Holdings	Hangar	15.60

820-120B, Bradley Pacific	Office	26.40
109, USDA	Office	23.76
153, Joint Training Center	Office/Training	15.60
165, Roberts Hawaii	Office	15.60
	Warehouse	15.60
166 (93H), Roberts Hawaii	Office	15.60
	Warehouse	15.60
168 (93A), Maintenance	Warehouse/Mezz Office	15.60
169, Hertz Building	Office	26.40
220, Air Service Hawaii	Maintenance/Storage	15.60
230, Air Service Hawaii	Office	26.40
234, Pacific Helicopter Tours	Hangar	15.60
235, Hawaii Helicopters	Hangar	15.60
236, Sunshine Helicopters	Hangar	15.60
237, Alex Air	Hangar	15.60
238, Air Maui	Hangar	15.60
240, AIR-M Field Office	Office	26.40
241, Pacific Helicopter Tours	Hangar	15.60
242 (97G), Bradley Pacific	Office	26.40
243 (97F), Bradley Pacific	Hangar	15.60
309, Former Car Rental	Office	26.40

b. Small Plane Hangars (Kahului Airport)

<u>Type of Space</u>	<u>Per Month</u>
Building 409, T-Hangars (1,488 sf)	\$774.00
Building 409, Large End Room (504 sf)	262.00
Building 409, Small End Room (240 sf)	125.00
Buildings 410 & 411, T-Hangars (1,066 sf)	554.00
Buildings 410 & 411, Large End Room (387 sf)	201.00
Buildings 410 & 411, Small End Room (143 sf)	74.00
	<u>Rate Per Square Foot</u>
<u>Type of Space</u>	<u>Per Annum</u>
T-Hangars (Rate for Commercial Use)	\$14.04

c. Others (Kahului Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	Trailers	\$21.12
Former Mobile Medical Office Trailers	21.12	
Former Enclosed Screening Facilities	21.12	
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, or Agricultural Lands used for Non-Agricultural Purposes (Kahului Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$4.57	\$3.26
Unimproved Land		1.63

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 has access to utilities and a paved access road is 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 Adjustments for the rental of a contiguous parcel of land included under a single contract upon its commencement may be adjusted 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 adjustments to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Adjustment</u>
Under 2.000 acres	0.0%
2 to 2.999 acres	-13.0%
3 to 3.999 acres	-17.0%
4 or more acres	-22.0%

4. Rental of Agricultural Lands Used for Agricultural Purposes (Kahului Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Improved Land – Unpaved	\$0.014096
Unimproved Land – Unpaved	0.014096

- a. Minimum Rental shall be twenty-five (\$25.00) per month regardless of use, size or location of the area rented.
- b. Improved Land has access to utilities and a paved access road is 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 Adjustments for the rental of a contiguous parcel of land included under a single contract upon its commencement may be adjusted 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 adjustments to be applied to the entire leased premises.

<u>Size Of Parcel</u>	<u>Adjustment</u>
Under 5.000 acres	+122%
5.000 to 9.999 acres	+72%
10.000 to 24.999 acres	+41%
25.000 to 49.999 acres	+18%
50.000 to 99.999 acres	0%
100.000 to 199.999 acres	-15%
200.000 to 399.999 acres	-28%
400.000 or more acres	-36%

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), and loft (L) 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) - Concession	\$24.00
Non-Concession	15.60
Concessionaire – Sales – Retail (F)	24.00
Concessionaire – Food & Beverage (F)	21.60
VIP Lounge (F)	17.60
Office (F) (non-air carrier)	15.60
Ramp Office (non-air carrier)	15.60
Storage (non-air carrier)	10.14
Storage – Second Floor (non-air carrier)	10.14

b. Commuter Terminal (Hilo International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Office (F)	\$14.04
Ticket Counter (F)	21.60

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>
Covered Equipment Parking	\$3.54	\$1.41
Open Equipment Parking	2.36	0.94
Open Equipment Maintenance	2.36	

d. Utilities (Hilo International Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) 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 (Hilo International Airport)

a. Special Properties (Hilo International Airport)

<u>Building No. & Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
109, Former Aloha Air Cargo	Hangar	\$9.60
207 (Space 007-101C)	Office	15.60
302, Old Control Tower	Office (1st Floor)	15.60
	Office (2nd Floor)	7.80
	Office (3rd Floor)	3.90

b. Helicopter Operations Area (Hilo International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Improved Land – Paved	\$2.36

c. Small Plane Hangars (Hilo International Airport)

<u>Type of Space</u>	<u>Per Month</u>
Buildings 402 & 403, T-Hangars (844 sq ft)	\$245.00
Buildings 402 & 403, End Room (176 sq ft)	51.00
Building 414, T-Hangars (1,249 sq ft)	400.00
Building 414, Large End Room (580 sq ft)	186.00
Building 414, Small End Room (421 sq ft)	135.00

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
T-Hangars (Rate for Commercial Use) - Building 414	\$8.64
Buildings 402 & 403	7.80

d. Others (Hilo International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$12.50
Former Mobile Medical Office Trailers	12.50
Former Enclosed Screening Facilities	12.50
Cargo Building 139 (Office) (F)	15.60
Cargo Building 139 (Office) (L)	4.80
Cargo Building 139 (Warehouse)	9.60

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.

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	\$2.36	\$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 has access to utilities and a paved access road is 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 Adjustments for the rental of a contiguous parcel of land included under a single contract upon its commencement may be adjusted 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 adjustments to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Adjustment</u>
Under 2.000 acres	0.0%
2 to 2.999 acres	-13.0%
3 to 3.999 acres	-17.0%
4 or more acres	-22.0%

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

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), and loft (L) 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>
Terminal Floor Space (non-air carrier) -	
Concession	\$33.00
Non-Concession	21.00
Concessionaire – Sales – Retail (F)	33.00
Concessionaire – Food & Beverage (F)	29.70
VIP Lounge (F)	23.90
Office (F) (non-air carrier)	21.00
Ramp Office (L) (non-air carrier)	10.20
Storage	13.65

b. Commuter Terminal (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)	29.70

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	\$5.15	\$3.00
Open Equipment Parking	3.43	2.00
Open Equipment Maintenance	3.43	

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

- (1) Janitorial services are not included in foregoing rates.
- (2) 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 (Ellison Onizuka Kona International Airport at Keahole)

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

<u>Building No. & Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
006-103, Paradise Helicopters	Office	\$21.00
344-101 to 114, Ground Transportation Bldg.	Office	21.00
106, Civil Air Patrol	Office	21.00
107, Former FIS Building (Sprung Fabric)	Office Storage	21.00 13.65
107-103, Office Building	Office	21.00
109, Tiare	Trailer	13.44
110, Aero Sleek	Trailer	15.12
111, Tropicbird	Trailer	15.12
112, Delta Air Lines	Trailer	15.12
113, Allied Universal	Trailer	16.80
347, Old ARFF Building	Office Warehouse	21.00 13.20

b. Helicopter Operations Area (Ellison Onizuka Kona International Airport at Keahole)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Improved Land – Paved	\$3.43

c. Small Plane Hangars (Ellison Onizuka Kona International Airport at Keahole)

<u>Type of Space</u>	<u>Per Month</u>
Buildings 421 & 422, T-Hangars (1,464 sq ft)	\$644.00
Buildings 421 & 422, Large End Room (515 sq ft)	227.00
Buildings 421 & 422, Small End Room (221 sq ft)	97.00

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
T-Hangars (Rate for Commercial Use)	\$11.88

d. Sprung Structures (Ellison Onizuka Kona International Airport at Keahole)

<u>Type of Space</u>	<u>Per Month</u>
Sprung Structures, Large (4,200 sq ft)	\$1,218.00
Sprung Structures, Small (3,000 sq ft)	870.00

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Sprung Structures (Rate for Commercial Use):	
Sprung Structures, Large (4,200 sq ft)	\$5.16
Sprung Structures, Small (3,000 sq ft)	5.16

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

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$16.80
Former Mobile Medical Office Trailers	16.80
Former Enclosed Screening Facilities	16.80
Cargo (Buildings 103 & 104)	13.20
Former FIS Waiting Area (Space 630-118)	15.75

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

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

h. 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	\$3.43	\$2.00
Unimproved Land		1.00

- 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 has access to utilities and a paved access road is within a reasonable distance from the 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 Adjustments for the rental of a contiguous parcel of land included under a single contract upon its commencement may be adjusted 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 adjustments to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Adjustment</u>
Under 2.000 acres	0.0%
2 to 2.999 acres	-13.0%
3 to 3.999 acres	-17.0%
4 or more acres	-22.0%

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

<u>Type of Stall</u>	<u>Monthly Rate</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) - Concession	\$48.00
Non-Concession	22.20
Concessionaire – Sales – Retail (F)	48.00
Concessionaire – Food & Beverage (F)	43.20
VIP Lounge (F)	29.50
Service Counters (non-air carrier)	48.00
Office (F) (non-air carrier)	22.20
Ramp Office (F)	22.20
Storage	14.43

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	12.99

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	\$5.91	\$3.62
Open Equipment Parking	3.94	2.41
Open Equipment Maintenance	3.94	

d. Utilities (Lihue Airport)

- (1) Janitorial Services are not included in foregoing rates.
- (2) Tenants shall pay for all utilities, utility services and other services which they may require, unless provided herein.

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

a. Special Properties (Lihue Airport)

<u>Building No. & Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
307, Car Rental	Office	\$22.20

b. Heliport (Lihue Airport)

<u>Type Of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Improved Land - Paved	\$3.94
Improved Land - Paved (Line-of Sight Restricted)	2.96
Improved Land - Unpaved	2.41

c. Small Plane Hangars (Lihue Airport)

<u>Type of Space</u>	<u>Per Month</u>
Building 410, T-Hangars (1,614 sq ft)	\$775.00
Buildings 410 & 411, T-Hangars (1,044 sq ft)	501.00
Buildings 410 & 411, Large End Room (463 sq ft)	222.00
Buildings 410 & 411, Small End Room (225 sq ft)	108.00

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
T-Hangars (Rate for Commercial Use)	\$12.96

c. Others (Lihue Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot</u>	
	<u>Per Annum</u>	
Trailers	\$17.76	
Former Mobile Medical Office Trailers	17.76	
Former Enclosed Screening Facilities	17.76	
Cargo (Building 135)	14.40	

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 (Lihue Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$3.94	\$2.41
Unimproved Land		1.21

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 has access to utilities and a paved access road is 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 Adjustments for the rental of a contiguous parcel of land included under a single contract upon its commencement may be adjusted 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 adjustments to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Adjustment</u>
Under 2.000 acres	0.0%
2 to 2.999 acres	-13.0%
3 to 3.999 acres	-17.0%
4 or more acres	-22.0%

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 -	
Air Carrier	\$23.40
Concession	23.40
Non-Concession	15.84
Concessionaire – Sales – Retail (F)	23.40
Concessionaire – Food & Beverage (F)	21.06
Office (F)	15.84
Ramp Office (F)	15.84
Storage (Closet)	10.30

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	\$4.12	\$2.93
Open Equipment Parking	2.74	1.96
Open Equipment Maintenance	2.74	

c. Utilities (Kapalua Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) Tenants shall pay for all utilities, utility services and other services which they may require, unless otherwise provided herein.

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)

a. Others (Kapalua Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$12.67

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	\$2.74	\$1.96
Unimproved Land		0.98

- a. Minimum Rental shall be fifteen dollars (\$15.00) per month regardless of use, size or location of the area rented.
- b. Improved Land has access to utilities and a paved access road is 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 Adjustments for the rental of a contiguous parcel of land included under a single contract upon its commencement may be adjusted 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 adjustments to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Adjustment</u>
Under 2.000 acres	0.0%
2 to 2.999 acres	-13.0%
3 to 3.999 acres	-17.0%
4 or more acres	-22.0%

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: Building 302 (Lanai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	Terminal Floor Space -	
Air Carrier		\$23.40
Concession		23.40
Non-Concession		15.84
Concessionaire – Sales (F)		23.40
Office (F)		15.84
Storage		10.30

b. 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	\$4.12	\$2.93
Open Equipment Parking	2.74	1.96
Open Equipment Maintenance	2.74	

c. Utilities (Lanai Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) Tenants shall pay for all utilities, utility services and other services which they may require, unless provided herein.

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	9.36
103 (94 sq ft)	Office	9.36
104 (168 sq ft)	Office	9.36
105 (16 sq ft)	Office	9.36
2nd Floor Mezzanine (360 sq ft)	Office/Storage	4.68

b. Others (Lanai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Trailers	\$12.67	
Cargo	9.36	

- 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	\$2.74	\$1.96
Unimproved Land		0.98

- a. Minimum Rental shall be fifteen dollars (\$15.00) per month regardless of use, size or location of the area rented.
- b. Improved Land has access to utilities and a paved access road is 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 Adjustments for the rental of a contiguous parcel of land included under a single contract upon its commencement may be adjusted 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 adjustments to be applied to the entire leased premises.

<u>Size Of Parcel</u>	<u>Adjustment</u>
Under 2.00 acres	0.0%
2 to 2.999 acres	-13.0%
3 to 3.999 acres	-17.0%
4 or more acres	-22.0%

4. Automobile Parking Stalls (Lanai Airport)

<u>Type of Stall</u>	<u>Monthly Rate</u>
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>	
Terminal Floor Space -		
Air Carrier		\$8.25
Concession		8.25
Non-Concession		5.25
Concessionaire – Sales - Retail (F)		8.25
Office (F)		5.25

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	\$1.29	\$0.75
Open Equipment Parking	0.86	0.50
Open Equipment Maintenance	0.86	

c. Utilities (Waimea-Kohala Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) 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 (Waimea-Kohala Airport)

a. Special Properties (Waimea-Kohala Airport)

<u>Building No. & Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
001-103A, Hawaii Life Flight	Hangar	\$3.30
	Office/Crew Quarters	5.25
	Mezzanine Office	5.25
105-101, Hangar	Hangar	2.97
103, Former ARFF Station	Office (1st Floor)	4.20
	Hangar	3.30

b. Others (Waimea-Kohala Airport)

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

- 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 (Waimea-Kohala Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$0.86	\$0.50
Unimproved Land		0.25

- a. Minimum Rental shall be fifteen dollars (\$15.00) per month regardless of use, size or location of the area rented.
- b. Improved Land has access to utilities and a paved access road is 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 Adjustments for the rental of a contiguous parcel of land included under a single contract upon its commencement may be adjusted 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 adjustments to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Adjustment</u>
Under 2.000 acres	0.0%
2 to 2.999 acres	-13.0%
3 to 3.999 acres	-17.0%
4 or more acres	-22.0%

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 -	
Air Carrier	\$23.40
Concession	23.40
Non-Concession	15.84
Concessionaire – Sales (F)	23.40
Office (F)	15.84

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	\$4.12	\$2.93
Open Equipment Parking	2.74	1.96
Open Equipment Maintenance	2.74	

c. Utilities (Molokai Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) 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 (Molokai Airport)

a. Special Properties (Molokai Airport)

<u>Building No. & Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
103, Former ARFF Building	Warehouse (Room 101)	\$9.36
	Warehouse (Room 102)	9.36
	Restroom (Room 103)	9.36
	Office (Room 104)	9.36

b. Others (Molokai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$12.67
Freight Office/Cargo Storage	9.36
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	\$2.74	\$1.96
Unimproved Land		0.98

- 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 has access to utilities and a paved access road is 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 Adjustments for the rental of a contiguous parcel of land included under a single contract upon its commencement may be adjusted 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 adjustments to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Adjustment</u>
Under 2.000 acres	0.0%
2 to 2.999 acres	-13.0%
3 to 3.999 acres	-17.0%
4 or more acres	-22.0%

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>
Terminal Floor Space -	
Air Carrier	\$9.75
Concession	9.75
Non-Concession	6.60
Concessionaire – Sales -Retail (F)	9.75
Office (F)	6.60

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	\$0.82
Open Equipment Maintenance	1.13	

c. Utilities (Hana Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) 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 (Hana Airport)

a. Others (Hana Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$5.28

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

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

d. 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	\$0.82
Unimproved Land		0.41

- a. Minimum Rental shall be fifteen dollars (\$15.00) per month regardless of use, size or location of the area rented.
- b. Improved Land has access to utilities and a paved access road is 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 Adjustments for the rental of a contiguous parcel of land included under a single contract upon its commencement may be adjusted 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 adjustments to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Adjustment</u>
Under 2.00 acres	0.0%
2 to 2.999 acres	-13.0%
3 to 3.999 acres	-17.0%
4 or more acres	-22.0%

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. & Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
91A, Fighter Town	Hangar	\$7.50
201, Glider Plane Booths (Rm 101 and 103)	Retail	7.80
630-102, 103 - Concrete Revetment	Paved	2.64
630-102, 103 - Concrete Revetment	Unpaved	2.00

b. Hangars (Kawaihapai Airfield)

<u>Type of Space</u>	<u>Per Month</u>
Building 403, Sail Plane Hangars (1,877 sq ft)	\$432.00
Buildings 401 & 402, T-Hangars with door (1,107 sq ft)	277.00
Buildings 401 & 402, T-Hangars without door (1,107 sq ft)	255.00
	Rate Per Square Foot <u>Per Annum</u>
T-Hangars (Rate for Commercial Use) with door	\$6.72
T-Hangars (Rate for Commercial Use) without door	6.00

c. Others (Kawaihapai Airfield)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$6.24

- 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	\$2.64	\$2.00
Unimproved Land		1.50

- a. Minimum Rental shall be fifteen dollars (\$15.00) per month regardless of use, size or location of the area rented.
- b. Improved Land has access to utilities and a paved access road is 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 Adjustments for the rental of a contiguous parcel of land included under a single contract upon its commencement may be adjusted 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 adjustments to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Adjustment</u>
Under 2.000 acres	0.0%
2 to 2.999 acres	-13.0%
3 to 3.999 acres	-17.0%
4 or more acres	-22.0%

3. Automobile Parking Stalls (Kawaihapai Airfield)

<u>Type of Stall</u>	<u>Monthly Rate</u>
Uncovered – Paved Parking	\$70.00

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 104-B01 (Tower Building)	Office (Basement)	11.70

b. Helicopter Operations Area (Kalaeloa Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Improved Land - Paved	\$5.27

c. Small Plane Hangars (Kalaeloa Airport)

<u>Type of Space</u>	<u>Per Month</u>
Buildings 409 & 410, T-Hangars (1,750 sq. ft.)	\$875.00
Building 411, T-Hangars (1,280 sq. ft.)	563.00
Buildings 412 & 414, T-Hangars (1,288 sq. ft.)	399.00
Buildings 409 & 410, Large End Room (263 sq. ft.)	132.00

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
T-Hangars (Rate for Commercial Use) – Buildings 409 & 410	\$13.56
Building 411	11.88
Buildings 412 & 414	8.52

d. Others (Kalaeloa Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	Trailers	\$12.50
Building 102	15.00	
Building 103	12.50	
001-125 (Fenced Open Storage)	5.27	

- 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.

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	\$5.27	\$4.00
Unimproved Land	3.95	3.00

- a. Minimum Rental shall be fifteen dollars (\$15.00) per month regardless of use, size or location of the area rented.
- b. Improved Land has access to utilities and a paved access road is 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 Adjustments for the rental of a contiguous parcel of land included under a single contract upon its commencement may be adjusted 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 adjustments to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Adjustment</u>
Under 2.000 acres	0.0%
2 to 2.999 acres	-13.0%
3 to 3.999 acres	-17.0%
4 or more acres	-22.0%

3. Automobile Parking Stalls (Kalaeloa Airport)

<u>Type of Stall</u>	<u>Monthly Rate</u>
Uncovered - Paved Parking	\$70.00

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	\$0.86	\$0.50
Unimproved Land		0.25

- a. Minimum Rental shall be fifteen dollars (\$15.00) per month regardless of use, size or location of the area rented.
- b. Improved Land has access to utilities and a paved access road is 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.

Size Adjustments for the rental of a contiguous parcel of land included under a single contract upon its commencement may be adjusted 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 adjustments to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Adjustment</u>
Under 2.000 acres	0.0%
2 to 2.999 acres	-13.0%
3 to 3.999 acres	-17.0%
4 or more acres	-22.0%

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	\$0.99	\$0.60
Unimproved Land		0.30

- a. Minimum Rental shall be fifteen dollars (\$15.00) per month regardless of use, size or location of the area rented.
- b. Improved Land has access to utilities and a paved access road is 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 Adjustments for the rental of a contiguous parcel of land included under a single contract upon its commencement may be adjusted 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 adjustments to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Adjustment</u>
Under 2.000 acres	0.0%
2 to 2.999 acres	-13.0%
3 to 3.999 acres	-17.0%
4 or more acres	-22.0%