

# State of Hawaii Department of Transportation, Airports

As Referenced in Procedure No. 4.5 Schedule of Rates and Charges - Implemented July 1, 2026:

## 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 State of Hawaii Department of Transportation-Airports, Daniel K. Inouye International Airport, Honolulu, Hawaii 96819; or any of its representative offices located at Kahului Airport, Kahului, Hawaii 96732; Ellison Onizuka Kona International Airport at Keahole, Kailua-Kona, Hawaii 96740; Hilo International Airport, Hilo, Hawaii 96720; 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 Airport only)  

Per month	\$135.00
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- b. Small general aviation aircraft  
(Kahului, Ellison Onizuka Kona International at Keahole, Hilo International and Lihue Airports only)  

Per month	\$130.00
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- c. Small general aviation aircraft  
(Lanai and Molokai Airports only)  

Per month	\$90.00
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- d. Small general aviation aircraft  
(Kalaeloa Airport only)  

Per month	\$80.00
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- e. Small general aviation aircraft  
(Kawaihapai Airfield, Hana, Kapalua, Upolu, Waimea-Kohala and Port Allen Airports only)  

Per month	\$55.00
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- f. Large general aviation aircraft  
(Daniel K. Inouye International Airport only)  

Per month	\$216.00
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- g. Large general aviation aircraft  
(Kahului, Ellison Onizuka Kona International at Keahole, Hilo International and Lihue Airports only)  

Per month	\$208.00
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- h. Large general aviation aircraft  
(Lanai and Molokai Airports only)  

Per month	\$144.00
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- i. Large general aviation aircraft  
(Kalaeloa Airport only)  

Per month	\$128.00
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- j. Large general aviation aircraft  
(Kawaihapai Airfield, Hana, Kapalua, Upolu, Waimea-Kohala and Port Allen Airports only)  

Per month	\$88.00
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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 Airport only)  

Per day	\$14.00
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  - b. Small general aviation aircraft  
(Kahului, Ellison Onizuka Kona International at Keahole, Hilo International and Lihue Airports only)  

Per day	\$13.00
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  - c. Small general aviation aircraft  
(Lanai and Molokai Airports only)  

Per day	\$9.00
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  - d. Small general aviation aircraft  
(Kalaheo Airport only)  

Per day	\$8.00
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  - e. Small general aviation aircraft  
(Kawaihapai Airfield, Hana, Kapalua, Upolu, Waimea-Kohala and Port Allen Airports only)  

Per day	\$6.00
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  - f. Large general aviation aircraft  
(For All Airports Statewide)  

Per day	\$1.70 per 1000 lbs.
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  - g. Large aircraft (air carrier)  
(For All Airports Statewide)  

Per day	\$1.70 per 1000 lbs.
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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 tenancies of finished (F), loft (L), and unfinished (U) space within passenger terminal buildings.

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	\$136.80
Non-Concession	18.60
Concessionaire – Sales – Retail (F)	136.80
Concessionaire – Sales – Retail (L)	126.00
Concessionaire – Food & Beverage (F)	136.80
VIP Lounge (F)	55.80
Office (F) (non-air carrier)	18.60
Office (L) (non-air carrier)	7.80
Office (U) (non-air carrier)	5.76
Ramp Office (F) (non-air carrier)	18.60
Ramp Office (L) (non-air carrier)	7.80
Ramp Office (U) (non-air carrier)	5.76
Storage (F)	12.09
Storage (L)	12.09
Storage (U)	9.96

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	\$136.80
Non-Concession	18.60
Concessionaire – Sales - Retail (F)	136.80
Concessionaire – Food & Beverage (F)	136.80
VIP Lounge (F)	55.80
Service Counters (non-air carrier)	136.80
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	\$30.60

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	\$13.55	\$11.44
Open Equipment Parking	10.42	8.80

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. &amp; Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
297-299, 933-A North Nimitz Hwy.	Warehouse	\$18.00
	Office/Shop	18.00
115-117, Former Enterprise Building	Office (and Canopy)	15.37
	Electrical Room	13.48
132, Old Northwest Cargo	Warehouse	18.00
	Hangar Bay	16.20
137, Delta Cargo	Office	18.00
	Warehouse	18.00
152, Cargo Building	Office (F)	18.00
	Office (L)	7.20
	Warehouse	18.00
	Parking (Rooftop)	4.32
206, General Aviation 1	Hangar Bay	17.16
	Office (F)	10.80
	Office (L)	5.40
212, HKA Pacific	Hangar Bay	18.00
	Office	18.00
215, Former FAA FSDO	Office	18.60
	Warehouse	16.20
221, Hawaiian Airlines	Hangar Bay	17.16
	Office	18.00
223, Island Movers	Warehouse	18.00
	Office	18.00
231, Aeko Kula	Warehouse	18.00
	Office	18.00
253, Pacific Flight Academy	Hangar	18.00
	Office	18.00

345, Old Commuter Terminal                      Office                      16.20

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>
144, 145 & 282, 2875 Ualena Street	Warehouse	\$17.10
	Office (1st Floor)	18.00
	Office (2nd Floor)	10.80
	Shed	5.40
149, 2825 Ualena Street	Warehouse	12.15 (RPZ Restricted)
	Office (1st Floor)	12.15 (RPZ Restricted)
	Office (2nd Floor)	12.15 (RPZ Restricted)
191, 3077 Ualena Street	Warehouse	18.00
	Office	18.00
194, 195, 3005 Ualena Street	Warehouse	18.00
	Office	18.00
Other Ualena Street (Land Only) Unrestricted	Improved – Paved	9.70
	Improved – Unpaved	8.80
Other Ualena Street (Land Only) RPZ Restricted	Improved – Paved	4.85
	Improved – Unpaved	4.40

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	\$10.42

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)	\$804.00
Small T-Hangars (1,247 sq ft)	686.00
Large End Room (437 sq ft)	240.00
Small End Room (207 sq ft)	114.00

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
T-Hangars (Rate for Commercial Use)	\$11.52

e. Others (Daniel K. Inouye International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$14.88
Lei Stands (average area 353 sq ft)	12.00

	<u>Total Annual Rent</u>
Telecommunication Site	\$22,000.00
Telecommunication Site Sublease/ Co-Location	40% of Gross Sublease Rent

- f. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of space rented.
- 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>	Rate Per Square Foot Per Annum	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$9.70	\$8.80
Unimproved Land		8.80

- a. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of the area rented.
- b. Improved Land has been cleared and graded; utilities and roadway access are available.
- c. Unimproved Land is land that remains in its natural, undeveloped state. It has not been cleared and graded; and lacks readily available access to utilities and a roadway.
- 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 1.999 acres	0.0%
2 to 2.999 acres	-10.0%
3 to 3.999 acres	-13.0%
4 to 4.999 acres	-16.0%
5 to 9.999 acres	-20.0%
10 to 19.999 acres	-26.0%
20 to 29.999 acres	-30.0%
30 to 39.999 acres	-33.0%
40 or more acres	-35.0%

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	140.00
Uncovered – Unpaved Parking	120.00

H. Kalaeloa Airport

1. Rental of Buildings Other Than Passenger Terminal (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 (Basement)	\$12.48
Building 104 (Tower Building)	Office (1st Floor)	15.60
Building 104 (Tower Building)	Office (2nd Floor)	13.80
Building 400 (Hangar 110)	Office (L)	4.20
Building 400 (Hangar 110)	Hangar Floor Area	15.00
Building 400 (Hangar 110)	Single Rate for Hangar and Office Combined	10.06

b. Helicopter Operations Area (Kalaeloa Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Improved Land - Paved	\$5.06

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.)	576.00
Buildings 412 & 414, T-Hangars (1,288 sq. ft.)	425.00
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	\$10.56
Building 411	9.48
Buildings 412 & 414	6.96

d. Others (Kalaeloa Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$12.50
Building 102	13.56
Building 103	12.50
Building 109 (Space 820-102) - Hangar	15.00
Building 109 - Storage	13.56
Area/Space 001-101 - Land for Fuel Facility	4.57

- e. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of space rented.
- 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	\$4.34	\$3.44
Unimproved Land	4.34	3.44

- a. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of the area rented.
- b. Improved Land has been cleared and graded; utilities and roadway access are available.
- c. Unimproved Land is land that remains in its natural, undeveloped state. It has not been cleared and graded; and lacks readily available access to utilities and a roadway.
- 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 1.999 acres	0.0%
2 to 2.999 acres	-10.0%
3 to 3.999 acres	-13.0%
4 to 4.999 acres	-16.0%
5 to 9.999 acres	-20.0%
10 to 19.999 acres	-26.0%
20 to 29.999 acres	-30.0%
30 to 39.999 acres	-33.0%
40 or more acres	-35.0%

3. Automobile Parking Stalls (Kalaeloa Airport)

<u>Type of Stall</u>	<u>Monthly Rate</u>
Uncovered - Paved Parking	\$75.00

I. Kawaihapai Airfield (fka Dillingham Airfield)

1. Rental of Buildings Other than Passenger Terminal (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	\$7.68

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	1.76

b. Hangars (Kawaihapai Airfield)

<u>Type of Space</u>	<u>Per Month</u>
Building 403, Sail Plane Hangars (1,877 sq ft)	\$507.00
Buildings 401 & 402, T-Hangars without door (1,107 sq ft)	299.00
<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Sail Plane Hangars (Rate for Commercial Use)	\$5.64
T-Hangars (Rate for Commercial Use) without door	5.64

c. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of space rented.

d. 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	\$1.76
Unimproved Land		1.76

a. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of the area rented.

b. Improved Land has been cleared and graded; utilities and roadway access are available.

c. Unimproved Land is land that remains in its natural, undeveloped state. It has not been cleared and graded; and lacks readily available access to utilities and a roadway.

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 1.999 acres	0.0%
2 to 2.999 acres	-10.0%
3 to 3.999 acres	-13.0%
4 to 4.999 acres	-16.0%
5 to 9.999 acres	-20.0%
10 to 19.999 acres	-26.0%
20 to 29.999 acres	-30.0%
30 to 39.999 acres	-33.0%
40 or more acres	-35.0%

3. Automobile Parking Stalls (Kawaihapai Airfield)

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

J. Kahului Airport

1. Rental of Passenger Terminal Buildings (Kahului Airport)

Rental for tenancies of finished (F), loft (L), and unfinished (U) space within passenger terminal buildings.

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	\$42.00
Non-Concession	27.60
Concessionaire – Sales – Retail (F)	42.00
Concessionaire – Food & Beverage (F)	42.00
VIP Lounge (F)	31.92
Office (F)	27.60
Ramp Office (F) (non-air carrier)	27.60
Ramp Office (L) (non-air carrier)	16.65
Ramp Office (U) (non-air carrier)	14.45
Storage (L)	16.56

b. Commuter Terminal Building (Kahului Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Office (F)	\$24.84
Ticket Counter (F)	37.80

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	\$7.25	\$4.68
Open Equipment Parking	5.58	3.60

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. &amp; Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
001-114, Maintenance Building (Space Nos. 114A, 114B, 114C & 114D)	Low Cube Storage	\$9.00
109, USDA	Office	24.84
117, Former ARFF Building	Office Warehouse	18.00 18.00
153, Joint Training Center	Office/Training	18.00
165, Roberts Hawaii	Office Warehouse	16.20 16.20
166 (93H), Roberts Hawaii	Office Warehouse	16.20 16.20
168 (93A), Maintenance	Warehouse/Mezz Office Loading Dock	18.00 7.20
169, Former Hertz Building	Office	24.84
188, Old Coral Factory Building	Office	16.56
220, Air Service Hawaii	Maintenance/Storage	18.00
230, Air Service Hawaii	Office	27.60
232, A.S.A.P. Building	Office Storage Loading Dock	16.20 16.20 7.20
234, Reach Air Medical Services	Hangar	16.20
235, Helicopter Consultants of Maui	Hangar	18.00
236, Sunshine Helicopters	Hangar	16.20
237, Alexair, Inc.	Hangar	18.00
238, Aris, Inc.	Hangar	18.00
241, Alexair, Inc.	Hangar	18.00
244, Helicopter Consultants of Maui	Hangar	18.00
309, Former Car Rental Offices	Office	27.60

b. Helicopter Operations Area (Kahului Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Improved Land – Paved	\$5.58

c. Small Plane Hangars (Kahului Airport)

<u>Type of Space</u>	<u>Per Month</u>
Building 409, T-Hangars (1,488 sf)	\$818.00
Building 409, Large End Room (504 sf)	277.00
Building 409, Small End Room (240 sf)	132.00
Buildings 410 & 411, T-Hangars (1,066 sf)	586.00
Buildings 410 & 411, Large End Room (387 sf)	213.00
Buildings 410 & 411, Small End Room (143 sf)	79.00

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
T-Hangars (Rate for Commercial Use)	\$11.52

d. Others (Kahului Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$22.08
Cargo Building 103 (Old Building)	14.40
Cargo Building 233 (New Building)	18.00
Bunkers near Kanaha Pond	9.00
	<u>Total Annual Rent</u>
Telecommunication Site	\$22,000.00
Telecommunication Site Sublease/ Co-Location	40% of Gross Sublease Rent

e. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of space rented.

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	\$4.52	\$3.60
Unimproved Land		3.60

a. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of the area rented.

b. Improved Land has been cleared and graded; utilities and roadway access are available.

c. Unimproved Land is land that remains in its natural, undeveloped state. It has not

been cleared and graded; and lacks readily available access to utilities and a roadway.

- 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 1.999 acres	0.0%
2 to 2.999 acres	-10.0%
3 to 3.999 acres	-13.0%
4 to 4.999 acres	-16.0%
5 to 9.999 acres	-20.0%
10 to 19.999 acres	-26.0%
20 to 29.999 acres	-30.0%
30 to 39.999 acres	-33.0%
40 or more acres	-35.0%

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	\$0.003440
Unimproved Land – Unpaved	0.003440

- a. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of the area rented.
- b. Improved Land has been cleared and graded; utilities and roadway access are available.
- c. Unimproved Land is land that remains in its natural, undeveloped state. It has not been cleared and graded; and lacks readily available access to utilities and a roadway.
- 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 9.999 acres	0.0%
10.000 to 19.999 acres	-10.0%
20.000 to 29.999 acres	-11.0%
30.000 to 39.999 acres	-13.0%
40.000 to 49.999 acres	-15.0%
50.000 to 74.999 acres	-17.0%
75.000 to 99.999 acres	-19.0%
100.000 or more acres	-21.0%

5. Automobile Parking Stalls (Kahului Airport)

<u>Type Of Stall</u>	<u>Monthly Rate</u>
Covered – Paved Parking	\$90.00
Uncovered – Paved Parking	70.00

K. Hana Airport

1. Rental of Passenger Terminal Building (Hana Airport)

Rental for tenancies of finished (F) space within passenger terminal building.

a. Main Terminal Building (Hana Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Terminal Floor Space -	
Air Carrier	\$10.80
Concession	10.80
Non-Concession	6.60
Concessionaire – Sales -Retail (F)	10.80
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	\$1.64	\$0.95

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 Terminal (Hana Airport)

a. Others (Hana Airport)

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

b. Helicopter Operations Area

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Improved Land - Paved	\$1.64

c. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of space rented.

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	\$1.64	\$0.95
Unimproved Land		0.95

- a. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of the area rented.
- b. Improved Land has been cleared and graded; utilities and roadway access are available.
- c. Unimproved Land is land that remains in its natural, undeveloped state. It has not been cleared and graded; and lacks readily available access to utilities and a roadway.
- 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 1.999 acres	0.0%
2 to 2.999 acres	-10.0%
3 to 3.999 acres	-13.0%
4 to 4.999 acres	-16.0%
5 to 9.999 acres	-20.0%
10 to 19.999 acres	-26.0%
20 to 29.999 acres	-30.0%
30 to 39.999 acres	-33.0%
40 or more acres	-35.0%

4. Automobile Parking Stalls (Hana Airport)

<u>Type of Stall</u>	<u>Monthly Rate</u>
Uncovered - Paved Parking	\$50.00

L. Kapalua Airport

1. Rental of Passenger Terminal Building (Kapalua Airport)

Rental for tenancies of finished (F) space within passenger terminal building.

a. Main Terminal Building (Kapalua Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Terminal Floor Space - Air Carrier	\$24.00
Concession	24.00
Non-Concession	16.20

Concessionaire – Sales – Retail (F)	24.00
Concessionaire – Food & Beverage (F)	24.00
Office (F)	16.20
Ramp Office (F)	16.20
Storage (Closet)	9.72
Ticket Counter (F)	24.00

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	\$5.69	\$3.12
Open Equipment Parking	4.38	2.40

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 fifty dollars (\$50.00) per month regardless of use, size or location of space rented.

e. 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 Terminal (Kapalua Airport)

a. Others (Kapalua Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$12.96

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	\$3.32	\$2.40
Unimproved Land		2.40

a. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of the area rented.

b. Improved Land has been cleared and graded; utilities and roadway access are available.

c. Unimproved Land is land that remains in its natural, undeveloped state. It has not been cleared and graded; and lacks readily available access to utilities and a roadway.

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 1.999 acres	0.0%
2 to 2.999 acres	-10.0%
3 to 3.999 acres	-13.0%
4 to 4.999 acres	-16.0%
5 to 9.999 acres	-20.0%
10 to 19.999 acres	-26.0%
20 to 29.999 acres	-30.0%
30 to 39.999 acres	-33.0%
40 or more acres	-35.0%

4. Automobile Parking Stalls (Kapalua Airport)

<u>Type of Stall</u>	<u>Monthly Rate</u>
Uncovered – Paved Parking	\$50.00
Uncovered – Unpaved Parking	50.00

M. Lanai Airport

1. Rental of Passenger Terminal Building (Lanai Airport)

Rental for tenancies of finished (F) space within passenger terminal building.

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	\$22.80
Concession	22.80
Non-Concession	16.20
Concessionaire – Sales (F)	22.80
Office (F)	16.20
Storage	9.72
Ticket Counter (F)	20.52

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	\$4.71	\$1.95
Open Equipment Parking	3.62	1.50

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 Terminal (Lanai Airport)

a. Special Properties (Lanai Airport)

<u>Building No. &amp; Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
102, Former ARFF Building	Warehouse	\$8.40	
	Office	8.40	
	Office/Storage (2nd Floor)	4.20	

b. Others (Lanai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$12.96
Cargo	8.40

c. Helicopter Operations Area (Lanai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Improved Land - Paved	\$3.62

d. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of space rented.

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	\$2.49	\$1.50
Unimproved Land		1.50

a. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of the area rented.

b. Improved Land has been cleared and graded; utilities and roadway access are available.

c. Unimproved Land is land that remains in its natural, undeveloped state. It has not been cleared and graded; and lacks readily available access to utilities and a roadway.

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 1.999 acres	0.0%
2 to 2.999 acres	-10.0%
3 to 3.999 acres	-13.0%
4 to 4.999 acres	-16.0%
5 to 9.999 acres	-20.0%
10 to 19.999 acres	-26.0%
20 to 29.999 acres	-30.0%
30 to 39.999 acres	-33.0%
40 or more acres	-35.0%

4. Automobile Parking Stalls (Lanai Airport)

<u>Type of Stall</u>	<u>Monthly Rate</u>
Uncovered - Paved Parking	\$50.00
Uncovered - Unpaved Parking	50.00

N. Molokai Airport

1. Rental of Passenger Terminal Building (Molokai Airport)

Rental for tenancies of finished (F) space within passenger terminal building.

a. Main Terminal Building (Molokai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Terminal Floor Space -	
Air Carrier	\$22.80
Concession	22.80
Non-Concession	16.20
Concessionaire – Sales (F)	22.80
Office (F)	16.20
Ticket Counter (F) – Inside Terminal	20.52
Ticket Counter (F) – Outside Terminal	20.52

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	\$3.67	\$0.94
Open Equipment Parking	2.82	0.72

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 Terminal (Molokai Airport)

a. Special Properties (Molokai Airport)

<u>Building No. &amp; Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
103, Former ARFF Building	Warehouse	\$8.40
	Office	8.40

b. Others (Molokai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$12.96
Freight Office/Cargo Storage	8.40
Shed	4.20

c. Helicopter Operations Area (Molokai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Improved Land - Paved	\$2.82

d. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of space rented.

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	\$1.70	\$0.72
Unimproved Land		0.72

a. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of the use, size or location of the area rented.

b. Improved Land has been cleared and graded; utilities and roadway access are available.

c. Unimproved Land is land that remains in its natural, undeveloped state. It has not been cleared and graded; and lacks readily available access to utilities and a roadway.

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 1.999 acres	0.0%
2 to 2.999 acres	-10.0%
3 to 3.999 acres	-13.0%
4 to 4.999 acres	-16.0%

5 to 9.999 acres	-20.0%
10 to 19.999 acres	-26.0%
20 to 29.999 acres	-30.0%
30 to 39.999 acres	-33.0%
40 or more acres	-35.0%

4. Automobile Parking Stalls (Molokai Airport)

<u>Type of Stall</u>	<u>Monthly Rate</u>
Uncovered - Paved Parking	\$50.00
Uncovered - Unpaved Parking	50.00

O. Ellison Onizuka Kona International Airport at Keahole

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

Rental for tenancies of finished (F), and loft (L) space within passenger terminal buildings.

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	\$36.00
Non-Concession	22.20
Concessionaire – Sales – Retail (F)	36.00
Concessionaire – Food & Beverage (F)	36.00
VIP Lounge (F)	25.80
Office (F) (non-air carrier)	22.20
Ramp Office (L) (non-air carrier)	9.77
Storage	13.32

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)	\$20.04

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	\$5.23	\$2.80
Open Equipment Parking	4.02	2.15

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. &amp; Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
107, Former FIS Building (Sprung Fabric)	Office Storage	\$22.20 13.32
107-103, Office Building	Office	22.20
109, Tiare	Trailer	15.96
110, Aero Sleek	Trailer	15.96
111, Tropicbird	Trailer	15.96
112, Delta Air Lines	Trailer	15.96
113, Allied Universal	Trailer	15.96
114, K & S Helicopters	Office	22.20
344-101 to 114, Ground Transportation Bldg.	Office	20.04
347, Old ARFF Building	Office Warehouse	20.04 15.00

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	\$4.02

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)	\$732.00
Buildings 421 & 422, Large End Room (515 sq ft)	258.00
Buildings 421 & 422, Small End Room (221 sq ft)	111.00

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
T-Hangars (Rate for Commercial Use)	\$10.56

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)	\$6.12
Sprung Structures, Small (3,000 sq ft)	6.12

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

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$17.76
Cargo (Buildings 103 & 104)	15.00
Former FIS Waiting Area (Space 630-118)	16.20

Total Annual Rent

Telecommunication Site	\$22,000.00
Telecommunication Site Sublease/ Co-Location	40% of Gross Sublease Rent

f. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of space rented.

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 (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	\$3.19	\$2.15
Unimproved Land		1.08

a. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of the area rented.

b. Improved Land has been cleared and graded; utilities and roadway access are available.

c. Unimproved Land is land that remains in its natural, undeveloped state. It has not been cleared and graded; and lacks readily available access to utilities and a roadway.

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 1.999 acres	0.0%
2 to 2.999 acres	-10.0%
3 to 3.999 acres	-13.0%
4 to 4.999 acres	-16.0%
5 to 9.999 acres	-20.0%
10 to 19.999 acres	-26.0%
20 to 29.999 acres	-30.0%
30 to 39.999 acres	-33.0%
40 or more acres	-35.0%

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

<u>Type of Stall</u>	<u>Monthly Rate</u>
Covered - Paved Parking	\$90.00
Uncovered - Paved Parking	70.00

P. Hilo International Airport

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

Rental for tenancies of finished (F), and loft (L) space within passenger terminal buildings.

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	\$25.20
Non-Concession	16.80
Concessionaire – Sales – Retail (F)	25.20
Concessionaire – Food & Beverage (F)	25.20
VIP Lounge (F)	18.60
Office (F) (non-air carrier)	16.80
Ramp Office (non-air carrier)	16.80
Storage (non-air carrier)	10.08
Storage – Second Floor (non-air carrier)	10.08

b. Commuter Terminal (Hilo International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Office (F)	\$15.12
Ticket Counter (F)	22.68

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	\$3.65	\$1.33
Open Equipment Parking	2.81	1.02

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. &amp; Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
100, EAA Building	Office	\$16.80
102, Former FAA Building	Office	13.44
109, Former Aloha Air Cargo	Hangar	9.72
207, WRSA Building	Office	16.80
302, Old Control Tower	Office (1st Floor)	16.80
	Office (2nd Floor)	8.40
	Office (3rd Floor)	4.20
	Office (4th Floor)	4.20
	Office (5th Floor)	4.20
006-122, Waste Oil Storage (Space Nos. 122A, 122B, 122C, 122D & 122E)	Storage	\$5.04

b. Helicopter Operations Area (Hilo International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Improved Land – Paved	\$2.81

c. Small Plane Hangars (Hilo International Airport)

<u>Type of Space</u>	<u>Per Month</u>
Buildings 402 & 403, T-Hangars (844 sq ft)	\$270.00
Buildings 402 & 403, End Room (176 sq ft)	56.00
Building 414, T-Hangars (1,249 sq ft)	437.00
Building 414, Large End Room (580 sq ft)	203.00
Building 414, Small End Room (421 sq ft)	147.00

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
T-Hangars (Rate for Commercial Use) - Buildings 402 & 403	\$6.72
Building 414	7.32

d. Others (Hilo International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$13.44
Cargo Building 139 (Office) (F)	16.80
Cargo Building 139 (Office) (L)	4.90
Cargo Building 139 (Warehouse)	10.80

Total Annual Rent

Telecommunication Site	\$22,000.00
Telecommunication Site Sublease/ Co-Location	40% of Gross Sublease Rent

- e. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of space rented.
- 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	\$2.02	\$1.02
Unimproved Land		1.02

- a. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of the area rented.
- b. Improved Land has been cleared and graded; utilities and roadway access are available.
- c. Unimproved Land is land that remains in its natural, undeveloped state. It has not been cleared and graded; and lacks readily available access to utilities and a roadway.
- 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 1.999 acres	0.0%
2 to 2.999 acres	-10.0%
3 to 3.999 acres	-13.0%
4 to 4.999 acres	-16.0%
5 to 9.999 acres	-20.0%
10 to 19.999 acres	-26.0%
20 to 29.999 acres	-30.0%
30 to 39.999 acres	-33.0%
40 or more acres	-35.0%

4. Automobile Parking Stalls (Hilo International Airport)

<u>Type of Stall</u>	<u>Monthly Rate</u>
Covered – Paved Parking	\$90.00
Uncovered – Paved Parking	70.00

Q. Upolu Airport

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

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$4.56

Helicopter Operations Area

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Improved Land - Paved	\$1.27

- a. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of space rented.
- b. 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	\$1.27	\$0.50
Unimproved Land		0.49

- a. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of the area rented.
- b. Improved Land has been cleared and graded; utilities and roadway access are available.
- c. Unimproved Land is land that remains in its natural, undeveloped state. It has not been cleared and graded; and lacks readily available access to utilities and a roadway.
- 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 1.999 acres	0.0%
2 to 2.999 acres	-10.0%
3 to 3.999 acres	-13.0%
4 to 4.999 acres	-16.0%
5 to 9.999 acres	-20.0%
10 to 19.999 acres	-26.0%
20 to 29.999 acres	-30.0%
30 to 39.999 acres	-33.0%
40 or more acres	-35.0%

R. Waimea-Kohala Airport

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

Rental for tenancies of finished (F) space within passenger terminal building.

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	\$9.36
Concession	9.36
Non-Concession	5.76
Concessionaire – Sales – Retail (F)	9.36
Office (F)	5.76

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	\$1.65	\$0.63
Open Equipment Parking	1.27	0.50

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 Terminal (Waimea-Kohala Airport)

a. Special Properties (Waimea-Kohala Airport)

<u>Building No. &amp; Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
103, Former ARFF Station	Office (1st Floor)	\$4.56
	Hangar	3.60
	Mezzanine Storage	2.16
105, Sprung Structure	Hangar	2.76
106, Guardian Flight	Hangar	3.60
	Office/Crew Quarters	5.76
	Mezzanine Office	5.76

b. Others (Waimea-Kohala Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$4.56

c. Helicopter Operations Area

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Improved Land - Paved	\$1.27

d. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of space rented.

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	\$1.27	\$0.50
Unimproved Land		0.49

a. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of the area rented.

b. Improved Land has been cleared and graded; utilities and roadway access are available.

c. Unimproved Land is land that remains in its natural, undeveloped state. It has not been cleared and graded; and lacks readily available access to utilities and a roadway.

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 1.999 acres	0.0%
2 to 2.999 acres	-10.0%
3 to 3.999 acres	-13.0%
4 to 4.999 acres	-16.0%
5 to 9.999 acres	-20.0%
10 to 19.999 acres	-26.0%
20 to 29.999 acres	-30.0%
30 to 39.999 acres	-33.0%
40 or more acres	-35.0%

4. Automobile Parking Stalls (Waimea-Kohala Airport)

<u>Type of Stall</u>	<u>Monthly Rate</u>
Uncovered - Paved Parking	\$50.00

S. Lihue Airport

1. Rental of Passenger Terminal Buildings (Lihue Airport)

Rental for tenancies of finished (F) space within passenger terminal buildings.

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	22.80
Concessionaire – Sales – Retail (F)	48.00
Concessionaire – Food & Beverage (F)	48.00
VIP Lounge (F)	31.20
Office (F) (non-air carrier)	22.80
Ramp Office (F)	22.80
Storage	13.68

b. Commuter Terminal (Lihue Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Office (F)	\$20.52
Ramp Office	20.52
Storage	12.36
Ticket Counter (F)	43.20

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	\$3.45
Open Equipment Parking	4.57	2.65

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. &amp; Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
307, Car Rental	Office	\$22.80

b. Heliport (Lihue Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
Improved Land - Paved	\$4.57	
Improved Land - Paved (Line-of Sight Restricted)	3.43	
Improved Land - Unpaved	2.65	

c. Small Plane Hangars (Lihue Airport)

<u>Type of Space</u>	<u>Per Month</u>
Building 410, T-Hangars (1,614 sq ft)	\$888.00
Buildings 410 & 411, T-Hangars (1,044 sq ft)	574.00
Buildings 410 & 411, Large End Room (463 sq ft)	255.00
Buildings 410 & 411, Small End Room (225 sq ft)	124.00

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
T-Hangars (Rate for Commercial Use)	\$11.52

d. Others (Lihue Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$18.24
Cargo (Building 135)	18.00

Total Annual Rent

Telecommunication Site	\$22,000.00
Telecommunication Site Sublease/ Co-Location	40% of Gross Sublease Rent

e. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of space rented.

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 Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$3.72	\$2.65
Unimproved Land		2.65

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Lot 2: Improved Land – Unpaved (40.654 Acs.)	\$1.72
Lot 3: Improved Land – Unpaved (25.002 Acs.)	1.85
Lot 5: Improved Land – Unpaved (13.039 Acs.)	1.96

a. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of the area rented.

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<u>Size of Parcel</u>	<u>Adjustment</u>
Under 1.999 acres	0.0%
2 to 2.999 acres	-10.0%
3 to 3.999 acres	-13.0%
4 to 4.999 acres	-16.0%
5 to 9.999 acres	-20.0%
10 to 19.999 acres	-26.0%
20 to 29.999 acres	-30.0%
30 to 39.999 acres	-33.0%
40 or more acres	-35.0%

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

T. Port Allen Airport

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

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$9.12

Helicopter Operations Area

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Improved Land - Paved	\$1.38

- a. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of space rented.
- b. 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	\$1.38	\$0.60
Unimproved Land		0.58

- a. Minimum Rental shall be fifty dollars (\$50.00) per month regardless of use, size or location of the area rented.
- b. Improved Land has been cleared and graded; utilities and roadway access are available.
- c. Unimproved Land is land that remains in its natural, undeveloped state. It has not been cleared and graded; and lacks readily available access to utilities and a roadway.
- 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.
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3 to 3.999 acres	-13.0%
4 to 4.999 acres	-16.0%
5 to 9.999 acres	-20.0%
10 to 19.999 acres	-26.0%
20 to 29.999 acres	-30.0%
30 to 39.999 acres	-33.0%
40 or more acres	-35.0%