

**Morehead Rowan County, Clyde A. Thomas, Regional Airport
Tie down Rental Agreement
1800 Rodney Hitch Boulevard, P. O. Box 934
Morehead, KY 40351**

This agreement entered into this _____ day of _____, 20____ by and between the Morehead-Rowan County Regional Airport Board, herein called Lessor, and

_____, herein called Lessee.

The following terms and conditions, shall govern the airplane tiedown rental space by Lessor to Lessee:

- 1) **Premises:** The premises subject of this Agreement shall be Airplane Tiedown Number _____, located at Morehead-Rowan County Regional Airport, Rowan County, Kentucky referred to in this agreement as "the Tiedown Space."
- 2) **Term:** This Agreement shall be based on a month-to month term, automatically renewed unless an event of default occurs, or either party gives notice to the of intent that the Tiedown space be vacated.
- 3) **Rent:** Lessee shall pay as rent for the use of the Tiedown space the amount of **\$25 per month**, payable in advance on the first day of each month. If payment is made **after the fifth day of the month lessee shall pay \$2.50 (10% late fee)**. Rent may be changed from time to time by Lessor upon 45 days' notice to Lessee. Rent shall be payable to the Morehead-Rowan County Airport Board and given to the FBO, or mailed to: Morehead-Rowan County Airport Board, P.O. Box 934, Morehead, KY 40351.
- 4) **Lessee's Liability:** Lessee shall be liable for any damage, including but not limited to damage due to fuel or other fluid spills, and/or damage due to improper or negligent operation, whether damage be caused by Lessee, or their assigns, guests or visitors, invitees or licenses. Lessee is exclusively liable for all property of Lessee or any other property permitted by Lessee to be stored and/or utilized on Airport property, and bears 100% risk of loss to any property so stored and/or operated, to the express exclusion of Lessor. Lessee shall be liable for any damage to any property other than his/her own property located on Airport property arising from Lessee's negligent, reckless or wanton acts including but not limited to conduct of any unauthorized activities on the Airport property, or storage of hazardous materials including but not limited to petroleum products or paint.
- 5) **Use:** The Tiedown Space is intended to be utilized exclusively for the storage of aircraft owned or under the exclusive control or Lessee, and equipment relative to the operation of that aircraft. Only routine owner maintenance not requiring the service of a licensed A/P mechanic is permitted at the Tiedown Space without the written approval of the airport board. No commercial activities, expressly including commercial aviation activities such as aircraft leasing, charter, maintenance, equipment sales and/or installation, flight instruction, and aerial

