

Activities at the Aurora Municipal Airport as adopted by the Aurora City Council and amended from time to time; provided, however, that Tenant shall have until January 1, 2009 to meet all Minimum Standards:

- 1) The right to operate, store and maintain their own aircraft.
- 2) The right to operate aircraft management services, aircraft and parts sales, FAA-FAR Part 135 charter, and aircraft maintenance
- 3) The right to operate a flight school with aircraft rental.
- 4) The right to install, maintain, and sell aircraft avionics both retail and mail order.
- 5) Rental of hangar and office space to others, and
- 6) The right to dispense and sell retail aviation fuel subject to the aforementioned Rules and Regulations and Minimum Standards for Commercial Activities at the Aurora Municipal Airport as adopted by the Aurora City Council and amended from time to time; provided, however, that the fuel flowage charge as currently required by Landlord shall not be increased with respect to Tenant for a period of five (5) years from the date Tenant commences fuel sales. Landlord shall have the option to increase the same thereafter provided any such increase shall (i) be applicable to all businesses on the airport subject to said charge, (ii) shall be valid for a period of five (5) years, and (iii) shall not be greater than the cumulative total increase of the consumer price index over the prior five (5) year period. The right to sell fuel pursuant to this provision shall commence upon completion and operational status of the fuel farm to be constructed on Parcel 1, with the fees to be paid to the Landlord as provided herein, even if Tenant has not yet taken possession of the hangars which are the subject of this Lease Agreement.
- 7) The right to sell aircraft.

The aforementioned authorized activities shall be limited to the Tenant and Tenant's affiliates only. No other business activities shall be authorized to be conducted or performed nor shall Tenant provide any additional service(s), other than those listed herein, from the leased premises without prior written approval from the Landlord. Any other entity, including one not presently affiliated with Tenant, operating from the premises without prior written approval from the Landlord shall be deemed to be a violation of this Lease Agreement. Should the Tenant not actively be engaged in any of the approved activities set forth in this paragraph for a period of time exceeding three (3) consecutive months, the Landlord reserves the right to rescind said approved activity.