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STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
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HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:
AIR-A
15.031

February 26, 2015

The Honorable Donna Mercado Kim
Senate President
Twenty-Eighth State Legislature
State Capitol, Room 409
415 South Beretania Street
Honolulu, Hawaii 96813

Dear President Kim:

Reference is made to the enclosed report addressed to the 2015 Twenty-Eighth Session of the Legislature, State of Hawaii, pursuant to Section 261-7(e), Hawaii Revised Statutes (HRS), requiring the Department of Transportation to submit a report to the Legislature on the circumstances of the changes made to the rates and charges implemented pursuant to this section.

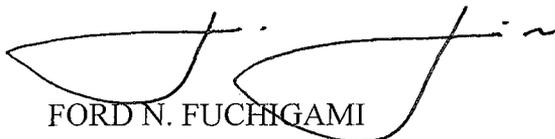
This report informs the Legislature of the procedures used to establish rates by a statewide appraisal effective on January 23, 2014, for all tenants using the Hawaii Airports System.

We recognize that the Twenty-Eighth Session of the Legislature has already commenced, and we were remiss in meeting the submission date of no later than twenty days prior to the convening of the Twenty-Eighth Legislative Session.

In order to comply with the reporting requirements pursuant to HRS Section 261-7(e), this report is being submitted.

If you or your staff has any questions pertaining to this report, please contact Mr. Sidney A. Hayakawa, Administrative Services Officer, at 838-8604 or email at: sidney.a.hayakawa@hawaii.gov.

Aloha,


FORD N. FUCHIGAMI
Director of Transportation

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Enc.

RECEIVED BY THE DIRECTOR
FEB 27 2015

**REPORT TO THE TWENTY-EIGHTH LEGISLATURE
STATE OF HAWAII
2015**

**PURSUANT TO SECTION 261-7(e), HAWAII REVISED STATUTES,
REQUIRING THE DEPARTMENT OF TRANSPORTATION
TO SUBMIT A REPORT TO THE LEGISLATURE
ON THE CIRCUMSTANCES OF RATES AND CHARGES SET BY
STATEWIDE APPRAISAL AND IMPLEMENTED
PURSUANT TO THE SECTION**

Prepared by

**DEPARTMENT OF TRANSPORTATION
STATE OF HAWAII**

February 23, 2015

BACKGROUND

Hawaii Revised Statutes (HRS) Section 261-7(e) provides a mechanism for the Department of Transportation (Department) to set airports rates and charges following publication of the rates and charges and conduct of a public informational meeting. When airports rates and charges are set in this manner, the Department is obligated to report the circumstances and resulting rates and charges to the Legislature.

REPORT

Historically, the Department has applied HRS §171-17 Appraisals (a) "The appraisal of public lands for sale or leases at public auction for the determination of the upset price may be performed by an employee of the Board of Land and Natural Resources qualified to appraise lands, or by one but not more than three (3) disinterested appraisers whose services shall be contracted for by the board; provided that the upset price or upset rental shall be determined by disinterested appraisal whenever prudent management so dictates.", as a method to determine fair, reasonable and non-discriminatory airport rates to support our statewide airport system.

As a recipient of Federal Aviation Administration (FAA) grants, the Department (Airports Division) must comply with the FAA Authorization Act of 1994 (49 U.S.C. § 47107 - FAA's Policy and Procedures Concerning the Use of Airport Revenues). Under Chapter 17 – Self-Sustainability, airport sponsor's (Airports Division) are required to be self-sustaining and to ensure that the airport maintains a rate and fee structure that makes the airport as financially self-sustaining as possible to maintain the utility of the federal investments at our airports. The Department increased rates and charges to meet the grant assurance requirements mandated by FAA. Non-compliance may result in the loss of future FAA grants under the Airport Improvement Program or a repayment of historical grants received, which were \$44 million in FY 2014 alone.

In addition, Chapter 18 – Airport Rates and Charges provides guidance on the legal requirement that airport fees be fair, reasonable and not unjustly discriminatory and the FAA's Airport Compliance Division adjudicates rates and charges dispute filed by the aviation community, both aeronautical and non-aeronautical users. Those requirements are also incorporated in airport sponsor's grant assurance Section 24 as a condition to receive FAA Airport Improvement Program (AIP) grants.

The statewide rental rates were established based on a statewide appraisal conducted by Hastings, Conboy, Braig and Associates, Ltd., (principal appraiser). The report dated June 10, 2013, *Summary Appraisal Report of the Benchmark Market Rental Values for the State of Hawaii Airports as of May 1, 2013*, was prepared in accordance with Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice and on behalf of the Airports Division.

Yamaguchi & Yamaguchi, Inc. was also contracted to conduct an independent appraisal review. Their June 27, 2013 report, *An Appraisal Review of the Benchmark Market Rental Values for the State of Hawaii Airports*, concurred with the data utilized and the analysis of the principal appraiser's methodology.

The two appraisers conducted inspections at the airports as follows:

<u>Date</u>	<u>Airport</u>
May 15, 2013	Dillingham Airfield and Kalaeloa Airport
May 17, 2013	Honolulu International Airport
May 21, 2013	Kahului Airport, Kapalua Airport, and Hana Airport
May 23, 2013	Kona International Airport at Keahole, Upolu Airport, and Waimea-Kohala Airport
May 24, 2013	Hilo International Airport
May 28, 2013	Lihue Airport and Port Allen Airport
May 31, 2013	Lanai Airport
June 4, 2013	Molokai Airport

The Department held Public Informational Meetings on the following dates and at the following airports:

<u>Date</u>	<u>Airport</u>
November 18, 2013	Hilo International Airport
November 19, 2013	Kona International Airport at Keahole
November 20, 2013	Kahului Airport
November 21, 2013	Lihue Airport
December 4, 2013	Honolulu International Airport

Turn out for the meetings ranged from three people at Hilo to approximately 70 people at Honolulu.

Subsequent to the series of Public Informational Meetings, the Airports Division adopted the attached Airport Division Procedure No. 4.5 Schedule of Rates and Charges effective January 23, 2014. As part of the process of implementing the rates, the Airports Division sent notices to holders of revocable permits to provide them the required 30-days notice for an adjustment in rent.

Additionally, the Department has determined that in order to ensure that the rates and charges reflect market rates, and to avoid large changes in rental rates, it will conduct a statewide appraisal every three (3) years. The next statewide appraisal will be conducted in 2016, with rates to take effect in 2017.

In conclusion, the Department did use the provisions in HRS §261-7(e) and HRS §171-17; however, we were remiss in preparing this report on the rates and charges that were established through an appraisal process; therefore, this report is being submitted to the Twenty-Eighth Session of the State Legislature.



Procedure No. 4.5 SCHEDULE OF RATES AND CHARGES.

Approved by Ford Fuchigami

Effective Date: 01/23/2014

Historical Note: This procedure supersedes Procedure No. 4.5 dated April 1, 2007.

4.5.01 PURPOSE

The purpose of this procedure is to establish a schedule of rental rates and charges for the use of facilities and services of the public airports operated by the state Airports Division.

4.5.02 POLICY

It is the policy of the state Airports Division to establish reasonable rental rates and charges for the use of facilities and services at public airports and to periodically revise the rental rates and charges to be comparable with rental fees charged for similar facilities and services.

4.5.03 APPLICABILITY

This procedure applies to the Property Management and Land Acquisition Staff of the state Airports Division and users of state Airports Division facilities.

4.5.04 PROCEDURES

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 parking and storage areas" shall mean and include any portion of a public airport, designated temporarily or permanently by the state Director of Transportation, that may be used for the parking and storing of aircraft, for the servicing of aircraft with fuel, lubricants and other supplies, and for the making of minor or emergency repairs to aircraft.
3. "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.
4. "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.
5. "Large aircraft" (Air Carrier) means aircraft: (a) larger than aircraft in the large general aviation aircraft group category; and (b) aircraft operated by commercial passenger or cargo transport air carriers holding a certificate of public convenience and necessity.
6. "Large aircraft" (General Aviation) means an aircraft of more than 12,500 pounds maximum certificated landing weight with a fixed wing span greater than 42 feet but less than 60 feet, or rotor wing aircraft with a rotor blade diameter of 37 feet or larger but less than 49 feet. Any larger aircraft, even if operated under FAR Part 91 or Part 135 or following Part 119, shall fall into the air carrier category.
7. "Passenger landing" means landing at a public airport in the state airport system by an aircraft

carrying principally passengers (including corporate aircraft landings).

8. "Small aircraft" (General Aviation) means an aircraft of 12,500 pounds or less maximum certificated landing weight with a fixed span of 42 feet or less or rotor wing aircraft with a rotor blade diameter of less than 37 feet.

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, Honolulu International Airport, Honolulu, Hawaii 96819; or any of its representative offices located at Hilo International Airport, Hilo, Hawaii 96720; 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
(Honolulu International, Hilo International, Kona International at Keahole, Kahului and Lihue Airports only)

Per day	\$10.00
Per week	\$48.00
Per month	\$96.00
 - b. Small general aviation aircraft
(Kapalua, Molokai and Lanai Airports only)

Per day	\$ 5.00
Per week	\$30.00
Per month	\$60.00
 - c. Small general aviation aircraft
(Dillingham, Kalaeloa, Waimea-Kohala, Hana, Upolu and Port Allen Airports only)

Per day	\$ 5.00
Per week	\$12.00
Per month	\$24.00
- *Small general aviation aircraft uses tie-down spaces 46 feet x 32 feet or smaller.
- d. Large general aviation aircraft
(Honolulu International, Hilo International, Kona International at Keahole, Kahului and Lihue Airports only)

Per day	\$20.00
Per week	\$68.00
Per month	\$136.00

e. Large general aviation aircraft
(Kapalua, Molokai and Lanai Airports only)

Per day	\$10.00
Per week	\$42.50
Per month	\$85.00

f. Large general aviation aircraft
(Dillingham, Kalaeloa, Waimea-Kohala, Hana, Upolu and Port Allen Airports only)

Per day	\$10.00
Per week	\$17.00
Per month	\$34.00

*Large general aviation aircraft uses tie-down spaces 47 feet x 33 feet or larger.

g. Large aircraft (Air Carrier)

Per day	\$0.50/1000 lbs.
Per week	\$2.50/1000 lbs.
Per month	\$5.00/1000 lbs.

2. Daily rates apply to all aircraft stored or parked in excess of eight hours on the ramp, storage spots, or any other designated area, except to those aircraft hangared or parked on property under lease or rental from the Department of Transportation. The weekly rate is determined on a calendar basis and applies when the total charge at daily rates equals or exceeds the weekly rate. The monthly rate is also determined on a calendar basis and applies when the total Weekly rate exceeds or equals the monthly rate.

E. Airport System Fees and Charges

Any aircraft operator who is 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 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.

F. Honolulu International Airport

1. Rental of Passenger Terminal Buildings

Rental for month-to-month tenancies of space in passenger terminal buildings for finished (F) space.

a. Overseas Terminal, Administration Building and International Arrivals Building (Honolulu International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Terminal Floor Space (non-air carrier)	\$84.00
Office (F) (non-air carrier)	21.60
VIP Lounge (F)	27.00
Service Counters (non-air carrier)	84.00

Concessionaire - Sales - Retail (F)	84.00
Concessionaire - Food & Beverage (F)	75.60
Concessionaire - Storage	13.20
Remnant Storage (non-air carrier)	6.60
Ramp Office (F) (non-air carrier)	21.60
Ramp Office (L) without floor (non-air carrier)	21.20

b. Inter-Island Terminal: Building 310 (Honolulu International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Terminal Floor Space (non-air carrier)	\$84.00
Office (F) (non-air carrier)	21.60
VIP Lounge (F)	27.00
Concessionaire - Sales - Retail (F)	84.00
Concessionaire - Food & Beverage (F)	75.60
Concessionaire - Storage	13.20
Remnant Storage (non-air carrier)	6.60
Ramp Office (F) (non-air carrier)	21.60
Ramp Office (L) without floor (non-air carrier)	21.20

c. Commuter Terminal: Buildings 304 and 306 (Honolulu International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Terminal Floor Space (non-air carrier)	\$75.60
Office (F) (non-air carrier)	19.40
VIP Lounge (F)	24.25
Concessionaire - Food & Beverage (F)	37.80

d. Ramp Area (Honolulu International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Covered Equipment Parking (non-air carrier)	\$8.15	\$7.50
Open Equipment Parking	5.43	5.00
Open Equipment Maintenance	5.43	

e. Utilities (Honolulu International Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) Water for ordinary use is furnished.
- (3) Electricity and air conditioning services are extra.

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

a. Special Properties (Honolulu International Airport)

<u>Building No. & Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
137, Delta Cargo	Office	\$15.00
	Warehouse	13.20

	Reefer	16.80
150, IICC Flight Kitchen	Office	15.00
	Warehouse	13.20
152, Continental Airlines	Office	15.00
	Warehouse	13.20
	Parking (Rooftop)	5.43
184, Honolulu Freight Service	Office	15.00
	Warehouse	13.20
	Land (Paved)	5.43
185, Honolulu Freight Service	Office	15.00
	Warehouse	13.20
	Land (Paved)	5.43
186, Honolulu Freight Service	Office	15.00
	Warehouse	13.20
	Land (Paved)	5.43
202, General Aviation 1	Office	15.00
	Warehouse	13.20
203, General Aviation 2	Office	15.00
206, General Aviation 1	Hangar Bay	13.20
	Office	5.40
213, General Aviation 2	Hangar Bay	13.20
	Office	15.00
221, Island Air	Hangar	13.20
	Office	7.80
223, UPS Building	Office	15.00
	Warehouse	13.20
224, Goldwing	Office	12.00
	Storage	6.60
253	Office	15.00
	Hangar	13.20
262, Hertz	Office	9.00
263, Hertz (101 and 102)	Office	9.00
265, Dollar	Office/Storage	15.00
266, Hertz	Office	15.00
267, Avis	Office	15.00
269, Budget	Office/Storage	15.00
345, Old Commuter Terminal	Office	10.80
7121, Hertz	Office	15.00
10108, KMR	Land (Unpaved)	5.00
	Land (Paved)	5.43

b. Small Plane Hangars: Buildings 420/421/422 (Honolulu International Airport)

<u>Type of Space</u>	<u>Per Month</u>
T-Hangar (1,226 sf)	\$674.00
Large End Room (423 sf)	233.00
Small End Room (194 sf)	107.00

c. Others (Honolulu International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$17.30

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.

g. Janitorial services are not included in foregoing rates.

3. Rental of Industrial Land (Honolulu International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$5.43	\$5.00
Unimproved Land	3.75	

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

b. Improved Land is graded and utilities and paved access road are 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 Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate 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 discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

4. Automobile Parking Stalls (Honolulu International Airport)

	<u>Monthly Rate/Stall</u>
Covered - Paved Parking	\$150.00
Uncovered - Paved Parking	98.00
Uncovered - Unpaved Parking	88.00

G. Kahului Airport

1. Rental of Passenger Terminal Buildings

Rental for month-to-month tenancies of space in passenger terminal buildings for finished (F) 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)	\$39.00
Office (F) (non-air carrier)	27.00
VIP Lounge (F)	33.75
Concessionaire - Sales - Retail (F)	39.00
Concessionaire - Food & Beverage (F)	35.10
Concessionaire - Storage (L)	6.00
Ramp Office (F) (non-air carrier)	27.00
Ramp Office (L) without floor (non-air carrier)	26.60

b. Commuter Terminal Building (Kahului Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Office (F)	\$24.30

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 (non-air carrier)	\$5.99	\$5.28
Open Equipment Parking	3.99	3.52
Open Equipment Maintenance	3.99	

d. Utilities (Kahului Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) Water for ordinary use is furnished.
- (3) Electricity and air conditioning services are extra.

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>
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011114, Maintenance Building (Space Nos. 114A, 114B, 114C & 114D)	Low Cube Storage	\$6.00
93A	Office/Storage	12.00
93H, Robert's Hawaii	Office	15.00
	Warehouse	12.00
97E, Bradley Pacific	Trailer	12.00
97F, Bradley Pacific	Hangar	12.00
97G, Bradley Pacific	Office	15.00
153, Joint Training Center	Office/Classrooms	15.00
165, Former T-shirt Factory	Office	12.00
	Warehouse	15.00
220, Air Service Hawaii	Maintenance/Storage	6.00
230, Air Service Hawaii	Office	15.00
234, Pacific Helicopter	Hangar	12.00
235, Hawaii Helicopters	Hangar	12.00
236, Sunshine Helicopters	Hangar	12.00
237, Alex Air	Hangar	12.00
238, Aris, Inc.	Hangar	12.00
240, AIR-M Field Office	Office	15.00
241	Hangar	12.00
820-120B, Bradley Pacific	Office	15.00

b. Small Plane Hangars (Kahului Airport)

<u>Type of Space</u>	<u>Per Month</u>
Building 409, T-Hangars (1,488 sf)	\$744.00
Building 409, Large End Room (504 sf)	252.00
Building 409, Small End Room (240 sf)	120.00
Building 410 & 411, T-Hangars (1,066 sf)	533.00
Building 410 & 411, Large End Room (390 sf)	195.00
Building 410 & 411, Small End Room (144 sf)	72.00

c. Others (Kahului Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$21.60
Cargo (Old Building)	9.60
Cargo (New Building)	12.00
Bunkers near Kanaha Pond	6.00

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 Land (Kahului Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$3.99	\$3.52
Unimproved Land	2.11	

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

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

4. Rental of Agricultural Land (Kahului Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Improved Land - Unpaved	\$2.04

5. Automobile Parking Stalls (Kahului Airport)

	<u>Monthly Rate/Stall</u>
Covered - Paved Parking	\$80.00
Uncovered - Paved Parking	52.00

H. Hilo International Airport

1. Rental of Passenger Terminal Buildings

Rental for month-to-month tenancies of space in passenger terminal buildings for finished (F)

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)	\$25.20
Office (F) (non-air carrier)	14.40
VIP Lounge (F)	18.00
Concessionaire - Sales - Retail (F)	25.20
Concessionaire - Food & Beverage (F)	22.70
Remnant Storage (non-air carrier)	4.20
Ramp Office (non-air carrier)	14.40
Storage - Second Floor (non-air carrier)	14.40

b. Air Taxi Building (Hilo International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Office (F) (non-air carrier)	\$13.00
Ticket Counter (F)	22.70

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>
Open Equipment Parking	\$1.60	\$1.10
Covered Equipment Parking (non-air carrier)	2.40	1.65
Open Equipment Maintenance	1.60	

d. Utilities (Hilo International Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) Water for ordinary use is furnished.
- (3) Electricity and air conditioning services are extra.

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>
101, Cargo Building	Warehouse	\$8.40
104, Commodity Forwarders	Trailer	12.00
109, Aloha Air Cargo Maintenance	Hangar	8.40
110, Cargo (FedEx)	Warehouse	8.40
111, Old Hangar	Hangar	4.80
132, Cargo Building	Warehouse	8.40

133	Hangar	8.40
302, Old Admin & Control Tower	Office (1st Floor)	12.00
	Office (2nd Floor)	12.00
	Office (3rd Floor)	12.00
303, Old Overseas Terminal	Office	4.20

b. Small Plane Hangars (Hilo International Airport)

<u>Type of Space</u>	<u>Per Month</u>
Building 402 & 403, T-Hangars (815 sf)	\$285.00
Building 402 & 403, End Room (170 sf)	60.00
Hangars T-Hangars (1,243 sf)	435.00
New Hangars, Large End Room (554 sf)	194.00
New Hangars, Small End Room (407 sf)	142.00
New Hangars Mechanics Shop	4.20 per sq. ft. per annum

c. Others (Hilo International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$11.50

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 Land (Hilo International Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$1.60	\$1.10
Unimproved Land	0.55	

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 is graded and utilities and paved access road are 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 Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate 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 discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

4. Automobile Parking Stalls (Hilo International Airport)

	<u>Monthly Rate/Stall</u>
Covered - Paved Parking	\$80.00
Uncovered - Paved Parking	52.00

I. Kona International Airport at Keahole

1. Rental of Passenger Terminal Buildings

Rental for month-to-month tenancies of space in passenger terminal buildings for finished (F) space.

a. Main Terminal Building (Kona International Airport at Keahole)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Terminal Floor Space (non-air carrier)	\$27.00
Office (F) (non-air carrier)	18.00
VIP Lounge (F)	22.50
Concessionaire - Sales - Retail (F)	27.00
Concessionaire - Food & Beverage (F)	24.30
Concessionaire - Storage	5.40

b. Air Taxi Building (Kona International Airport at Keahole)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Office (F)	\$16.20
Ticket Counter (F)	24.30

c. Ramp Area (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 (non-air carrier)	\$2.54	\$1.79
Open Equipment Parking	1.69	1.19
Open Equipment Maintenance	1.69	

d. Utilities (Kona International Airport at Keahole)

- (1) Janitorial services are not included in foregoing rates.
- (2) Water for ordinary use is furnished.
- (3) Electricity and air conditioning services are extra.

2. Rental of Buildings Other Than Passenger Terminals (Kona International Airport at Keahole)

a. Special Properties (Kona International Airport at Keahole)

<u>Building No. & Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
001-107, JTB Building	Office	\$18.00
006-103, Hawaii Air Ventures	Office	18.00
109, Tiare's	Trailer	14.40
110, Aero Sleek	Trailer	14.40
111, Tropic Bird	Trailer	14.40
112, Delta	Trailer	14.40
113, Securitas	Trailer	14.40
351, Onizuka Memorial Building	Museum	18.00

b. Small Plane Hangars: Building 400 (Kona International Airport at Keahole)

<u>Type of Space</u>	<u>Per Month</u>
T-Hangars (973 sf)	\$438.00
End Room (487 sf)	219.00
Mechanic's Shop/New End Room	5.40 per sq. ft. per annum

c. Others (Kona International Airport at Keahole)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$14.40
Cargo	10.80

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.

3. Rental of Industrial Land (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	\$1.69	\$1.19
Unimproved Land	0.60	

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 is graded and utilities and paved access road are 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 Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate 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 discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

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

	<u>Monthly Rate/Stall</u>
Covered - Paved Parking	\$80.00
Uncovered - Paved Parking	52.00

J. Lihue Airport

1. Rental of Passenger Terminal Buildings

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)	\$42.00
Office (F) (non-air carrier)	20.40
VIP Lounge (F)	25.50
Concessionaire - Sales - Retail (F)	42.00
Concessionaire - Food & Beverage (F)	37.80
Concessionaire - Storage	5.40
Ramp Office (F)	20.40
Service Counters (non-air carrier)	42.00

b. Commuter Terminal (Lihue Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Office (F)	\$18.40
Ramp Office	18.40
Storage	4.90

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 (non-air carrier)	\$3.36	\$2.61
Open Equipment Parking	2.24	1.74
Open Equipment Maintenance	2.24	

d. Utilities (Lihue Airport)

- (1) Janitorial Services are not included in foregoing rates.
- (2) Water for ordinary use is furnished.
- (3) Electricity and air conditioning services are extra.

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>
003-120A, Old Air Kauai	Hangar	\$9.60
307, Car Rental	Office	20.40
516-144B, Island Helicopters	Office	20.40

b. Heliport (Lihue Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Paved	\$2.24
Unpaved	1.74

c. Small Plane Hangars (Lihue Airport)

<u>Type of Space</u>	<u>Per Month</u>
T-Hangars - Large (1,810 sf)	\$815.00
T-Hangars - Small (1,080 sf)	486.00
End Room - Large (542 sf)	244.00
End Room - Small (186 sf)	84.00

d. Others (Lihue Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$16.30
Cargo	10.80

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 Land (Lihue Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$2.24	\$1.74
Unimproved Land	0.87	

- 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 is graded and utilities and paved access road are 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 Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate 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 discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

4. Automobile Parking Stalls (Lihue Airport)

	<u>Monthly Rate/Stall</u>
Covered - Paved Parking	\$80.00
Uncovered - Paved Parking	52.00

K. Kapalua Airport

1. Rental of Passenger Terminal Buildings

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 (non-air carrier)	\$23.40
Office (F) (non-air carrier)	16.20
Concessionaire - Sales - Retail (F)	23.40
Concessionaire - Food & Beverage (F)	21.10
Concessionaire - Storage (Closet)	7.20
Ramp Office (F)	16.20

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 (non-air carrier)	\$3.59	\$3.17
Open Equipment Parking	2.39	2.11
Open Equipment Maintenance	2.39	

c. Utilities (Kapalua Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) Water for ordinary use is furnished.
- (3) Electricity and air conditioning services are extra.

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)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$13.00

3. Rental of Industrial Land (Kapalua Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$2.39	\$2.11
Unimproved Land	1.27	

4. Rental of Agricultural Land (Kapalua Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Improved Land - Unpaved	\$0.041

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 is graded and utilities and paved access road are 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 Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate 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 discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

5. Automobile Parking Stalls (Kapalua Airport)

	<u>Monthly Rate/Stall</u>
Uncovered - Paved Parking	\$39.00
Uncovered - Unpaved Parking	35.00

L. Lanai Airport

1. Rental of Passenger Terminal Buildings

Rental for month-to-month tenancies of space in passenger terminal buildings for finished (F) space.

a. Main Terminal: New Building 302 (Lanai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Terminal Floor Space	\$23.40
Office (F)	15.50
Concessionaire - Sales (F)	23.40
Remnant Storage	7.20

b. Old Terminal: Building 301 (Lanai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Office (F)	\$15.50

c. 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 (non-air carrier)	\$3.59	\$3.17
Open Equipment Parking	2.39	2.11
Open Equipment Maintenance	2.39	

d. Utilities (Lanai Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) Water for ordinary use is furnished.
- (3) Electricity and air conditioning services are extra.

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

a. Special Properties: 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	\$15.50
102 (82 sq. ft.)	Office	15.50
103 (94 sq. ft.)	Office	15.50
104 (168 sq. ft.)	Office	15.50
105 (16 sq. ft.)	Office	15.50

b. Others (Lanai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$12.40
Cargo	7.20

- 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 Land (Lanai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$2.39	\$2.11
Unimproved Land	1.27	

- 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 is graded and utilities and paved access road are 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 Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate 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 discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

4. Automobile Parking Stalls (Lanai Airport)

	<u>Monthly Rate/Stall</u>
Uncovered - Paved Parking	\$39.00
Uncovered - Unpaved Parking	35.00

M. Waimea-Kohala Airport

1. Rental of Passenger Terminal Buildings

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>
Office (F)	\$4.50
Concessionaire - Sales - Retail (F)	6.75

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	\$0.63	\$0.45
Open Equipment Parking	0.42	0.30
Open Equipment Maintenance	0.42	

c. Utilities (Waimea-Kohala Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) Water for ordinary use is furnished.
- (3) Electricity and air conditioning services are extra.

2. Rental of Buildings Other Than Passenger Terminals (Waimea-Kohala Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$3.60

- 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.

3. Rental of Industrial Land (Waimea-Kohala Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$0.42	\$0.30
Unimproved Land	0.15	

- 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 is graded and utilities and paved access road are 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 Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate 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 discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

4. Automobile Parking Stalls (Waimea-Kohala Airport)

	<u>Monthly Rate/Stall</u>
Uncovered - Paved Parking	\$39.00

N. Molokai Airport

1. Rental of Passenger Terminal Buildings

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 (non-air carrier)	23.40
Office (F)	\$16.20
Concessionaire - Sales (F)	23.40

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 (non-air carrier)	\$3.59	\$3.17
Open Equipment Parking	2.39	2.11
Open Equipment Maintenance	2.39	

c. Utilities (Molokai Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) Water for ordinary use is furnished.
- (3) Electricity and air conditioning services are extra.

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, Old ARFF Building Rm. 101	Warehouse	\$16.20
103, Old ARFF Building Rm. 102	Warehouse	16.20
103, Old ARFF Building Rm. 103	Office	16.20
103, Old ARFF Building Rm. 104	Office	16.20
002-102, Old Budget Rent a Car	Office	16.20

b. Others (Molokai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$13.00
Freight Office/Cargo Storage	7.20
Shed	7.20

- 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 Land (Molokai Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$2.39	\$2.11
Unimproved Land	1.27	

- 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 is graded and utilities and paved access road are 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 Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate 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 discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

4. Automobile Parking Stalls (Molokai Airport)

	<u>Monthly Rate/Stall</u>
Covered - Paved Parking	\$60.00
Uncovered - Paved Parking	39.00
Uncovered - Unpaved Parking	35.00

O. Hana Airport

1. Rental of Passenger Terminal Buildings

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>
Office (F)	\$6.75
Concessionaire - Sales - Retail (L)	8.75

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	\$1.00	\$0.88
Open Equipment Maintenance	1.00	

c. Utilities (Hana Airport)

- (1) Janitorial services are not included in foregoing rates.
- (2) Water for ordinary use is furnished.

(3) Electricity and air conditioning services are extra.

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

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Trailers		\$5.40

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.

3. Rental of Industrial Land (Hana Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$1.00	\$0.88
Unimproved Land	0.53	

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 is graded and utilities and paved access road are 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 Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate 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 discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

4. Automobile Parking Stalls (Hana Airport)

	<u>Monthly Rate/Stall</u>
Uncovered - Paved Parking	\$39.00

P. Dillingham Airfield

1. Rental of Buildings Other than Passenger Terminals (Dillingham Airfield)

a. Special Properties (Dillingham Airfield)

<u>Building No. & Name</u>	<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
91A, Fighter Town	Hangar	\$5.40
91B, Sky Med, Inc.	Office	6.60
91C, Skydive Academy	Office/Retail	12.00
201, Glider Plane Booths (Rm 101 and 103)	Retail	6.60

b. Hangars (Dillingham Airfield)

<u>Type of Space</u>	<u>Per Month</u>
Building 403, Sail Plane Hangars (1,932 sf)	\$657.00
Building 401 & 402, Small Plane Hangars without door (1,107 sf)	343.00
Building 401 & 402, Small Plane Hangars with door (1,107 sf)	376.00

c. Others (Dillingham Airfield)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$5.00

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 Land (Dillingham Airfield)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$1.33	\$1.08
Unimproved Land	0.54	
Concrete Revetments Space Nos. 630-102 and 630-103	1.33	1.08

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 is graded and utilities and paved access road are 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 Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate 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 discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

3. Automobile Parking Stalls (Dillingham Airfield)

	<u>Monthly Rate/Stall</u>
Uncovered - Paved Parking	\$39.00

Q. 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 4 (Tower Building)	Office	\$12.60
Building 110 (Hangar Building)	Office, Workshop or Storage	12.60
Building 110 (Hangar Floor Area)	Hangar Floor Area	10.80
Building 110 (Hangar Floor Area)	Small Aircraft	0.45/sq. ft. month
	Large Aircraft	0.45/sq. ft. month

b. Small Plane Hangars (Kalaeloa Airport)

<u>Type of Space</u>	<u>Per Month</u>
Building 409, T-Hangars (1,742 sf)	\$784.00
Building 409, End Room (121 sf)	54.00
Building 409, Large End Room (263 sf)	118.00
Building 410, T-Hangars (1,741 sf)	783.00
Building 410, End Room (121 sf)	54.00
Building 410, Large End Room (263 sf)	118.00

c. Others (Kalaeloa Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>
Trailers	\$10.20

- 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 Land (Kalaeloa Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$2.59	\$2.16

- 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 is graded and utilities and paved access road are 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 Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate 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 discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

3. Automobile Parking Stalls (Kalaeloa Airport)

	<u>Monthly Rate/Stall</u>
Uncovered - Paved Parking	\$39.00

R. 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	\$3.60

- 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 Land (Upolu Airport)

<u>Type of Space</u>	<u>Rate Per Square Foot Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$0.42	\$0.30
Unimproved Land	0.15	

- 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 is graded and utilities and paved access road are 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 Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate 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 discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%

S. 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	\$4.10

- 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 Land (Port Allen Airport)

Rate Per Square Foot

<u>Type of Space</u>	<u>Per Annum</u>	
	<u>Paved</u>	<u>Unpaved</u>
Improved Land	\$0.56	\$0.44
Unimproved Land	0.22	

- 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 is graded and utilities and paved access road are 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 Discounts for the rental of a contiguous parcel of land included under a single contract upon its commencement may be applied towards the appropriate land rate 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 discounts to be applied to the entire leased premises.

<u>Size of Parcel</u>	<u>Discount</u>
2 to 2.999 acres	4.0%
3 to 3.999 acres	8.0%
4 or more acres	12.0%