



VALET PARKING CONCESSION AGREEMENT

AT

JACKSONVILLE INTERNATIONAL AIRPORT

BETWEEN

JACKSONVILLE AVIATION AUTHORITY  
("Authority")

AND

INSERT NAME

("Operator")

FOR

VALET PARKING SERVICES

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## **VALET PARKING CONCESSION AGREEMENT**

THIS AGREEMENT (hereinafter referred to as "Agreement") made and entered into as of \_\_\_\_\_ day of \_\_\_\_\_ 2017 by and between Jacksonville Aviation Authority, a body politic and corporate existing under Chapter 2001-319 (Sp. Acts June 5, 2001) Laws of Florida, as amended, (hereinafter referred to as the "Authority"), and INSERT NAME, a INSERT STATE Corporation, organized under the laws of the State of INSERT STATE (hereinafter referred to as the "Operator.")

### **RECITALS**

**WHEREAS**, Authority owns and operates Jacksonville International Airport, located in Duval County, Florida; and

**WHEREAS**, Authority issued a Request for Proposal, No. 17-25-43605 on INSERT DATE for competitive proposals for the operation of a valet parking services concession at the Airport; and

**WHEREAS**, Operator has submitted a response to Authority's Request for Proposal for valet parking concession at the airport; and

**WHEREAS**, Operator demonstrated the ability to properly finance, operate, and manage a valet parking concession in accordance with the terms and conditions of this Agreement; and

**WHEREAS**, Authority and Operator agree and acknowledge that the recitals herein are true and correct; and

**NOW, THEREFORE**, in consideration of the premises and of the mutual covenants herein contained, and for such other good and valuable consideration, the receipt and sufficiency of which Authority and Operator hereby expressly acknowledge, Authority and Operator hereby agree as follows:

### **ARTICLE 1** **DEFINITIONS**

- 1.1 "Advance Monthly Payment" means one-twelfth (1/12) of the total Minimum Annual Guarantee due for the applicable Contract Year, plus monthly Facility Rental, plus any applicable taxes.
- 1.2 "Airport" means the Jacksonville International Airport.
- 1.3 "Airport Concession Disadvantaged Business Enterprise" or "ACDBE" has the same meaning as set forth in Title 49, Part 23 of the Code of Regulations, as now

enacted or hereafter amended, revised, modified or replaced by subsequent regulation.

- 1.4 “Airport Rules and Regulation” means the Jacksonville Aviation Authority Airport Rules and Regulations as now in existence or hereafter amended, regulating activities or operations on the Airport.
- 1.5 “Airport Terminal” or “Terminal” means the existing airline passenger terminal facility at the Airport or any expanded facilities during the Term of this Agreement.
- 1.6 “Assignment” has the meaning ascribed to it in Article 17.
- 1.7 “Automatic Vehicle Identification” or “AVI” means computer generated cards issued to Operator for entrance to and exit from the Operations Areas, as designated from time to time by the Authority at the Airport.
- 1.8 “Commencement Date” has the meaning ascribed to it in Article 3.1.
- 1.9 “Contract Year” means the twelve (12) month period beginning October 1, 2017 and ending September 30, 2018, and each successive twelve (12) month period thereafter until the expiration or other termination of this Agreement.
- 1.10 “Executive Director” means the Executive Director/CEO of the Authority or such other person as the Executive Director/CEO may designate from time to time. When this Agreement states that a decision is to be made or approval may be granted by the Executive Director/CEO, it means that the decision will be made in their sole and absolute discretion. In the event of a dispute in regard to any matter between Operator and Authority, the Executive Director/CEO may resolve the dispute. The Executive Director’s decision shall be final in all such matters.
- 1.11 “Facility Rental” means the annual rental rate payable by Operator to Authority for Operator’s use and occupancy of the FAA Sector Building Office Space pursuant to Article 5.4 and identified on **Exhibit “A”**.
- 1.12 “Gross Revenue” and “Gross Revenues of Operator” means the aggregated of all charges or other fees charged by Operator on all sales made by Operator to valet customers, all items and revenues of every kind and character derived from, arising out of or payable on account of the business conducted by Operator at the Airport or from the operations of Operator under this Agreement, whether for cash or credit, without any deduction for credit card discounts or credit card services, whether the same shall be paid or unpaid. “Gross Revenues” shall include all gross revenues of Operator and/or any of its sublessees, assignees, sublicenses, or subcontractors that are doing business from any portion of the Operational and Staging Areas. “Gross Revenues” shall not include: (1) sales tax collection allowance paid the State of Florida to Operator as compensation for the keeping of prescribed records and the proper accounting and remittance of state sales tax;

(2) any charges on a reimbursement basis, as mutually agreed upon by Authority and Operator; (3) any refunds made by Operator to customers, because of unacceptable or unsatisfactory goods or services; (4) any taxes imposed by law which are separately stated to and paid by the customer and directly payable by Operator to a taxing authority; (5) fees and payments received by Operator from sublicenses, subcontractors, or sublessees, (6) rebates and volume discounts from manufacturers or distributors; and (7) proceeds from the sale of used equipment by Operator.

- 1.13 “Kiosk” means the kiosk identified on **Exhibit “C”** to be used by the Operator’s attendants in the operation of the Concession.
- 1.14 “Minimum Annual Guarantee” or “MAG” means the minimum Privilege Fee due the Authority annually from the Operator set forth in Section 5.2.
- 1.15 “Operations Areas” means the Kiosk and Valet Parking Drop-Off and Pick-Up Area identified on **Exhibit “C”**, which is attached hereto and made a part hereof.
- 1.16 “Percentage Fee” is the aggregate of the amounts that are derived as a percentage of Gross Revenues, as provided in Section 5.3.
- 1.17 “Privilege Fees” means as ascribed in Article 5.1.
- 1.18 “Staging Area” means a valet staging area provided by the Authority and used to park valet vehicles identified on **Exhibit “B”**.
- 1.19 “Term” has the meaning ascribed to it in Article 3.1.
- 1.20 “Valet Parking Drop-Off and Pick-Up Area” means the area identified on **Exhibit “C”** on the upper level curb on the south side of the terminal adjacent to Operator’s kiosk.

## **ARTICLE 2** **PRIVILEGES AND OBLIGATION OF OPERATOR**

- 2.1 **Rights and Privileges.** Subject to the terms hereof, Operator shall have the non-exclusive right and privilege to provide first-class valet parking services to the traveling public and other users of the Airport on the south end of the upper roadway adjacent to the Terminal (the “Valet Parking Drop-Off and Pick-Up Area”) and a designated area of the daily surface lot consisting of 168 parking spaces on the south end (the “Assigned Areas”), all as more fully defined in Section 2.2 herein, at Jacksonville International Airport (the “Airport”) at the sole cost and expense of the Operator, pursuant to the terms and conditions hereof (the “Valet Parking Concession”)

2.2 Operations Areas. Authority hereby grants Operator a license to: (i) installation, operation and maintenance of a Kiosk; (ii) use of Valet Parking Drop-Off and Pick-Up Area for the drop-off and pick-up of the customer's vehicles that are utilizing valet parking (iii) use of Staging Area. Operator may lease office space, if available, from the Authority in the FAA Sector Building during the Term of the Agreement pursuant to the Facility Rental established in Article 5.4. Operator acknowledges and agrees that this Agreement is an agreement for services and nothing in this Agreement shall be construed as granting Operator any title, interest or estate in the Operations Areas.

A. Operations Areas "As Is". Operator expressly acknowledges that it has inspected the Operations Areas and that it accepts the same in its "**AS IS**" condition, together with all defects, latent and patent, if any. Operator further acknowledges that Authority has made no representations or warranties of any nature regarding the condition of the Operations Areas.

B. Use of Operations Areas. Operator agrees and acknowledges that the Operations Areas shall be used only for the purposes specifically set forth in this Agreement. Operator's use of the Operations Areas for purposes other than those specifically authorized herein shall constitute a material breach of this Agreement, entitling Authority to immediately terminate this Agreement and to all other remedies provided under this Agreement, by law and at equity.

C. Relocation from Operations Areas. Authority may require Operator to provide the services required hereunder from location(s) on the Airport other than the Operations Areas. In the event Authority determines that it is necessary or desirable for Operator to relocate its operations, Authority shall provide thirty (30) calendar days prior written notice to Operator of the required relocation. Operator shall, at no cost to Authority, relocate to the location(s) on the Airport designated by Authority for its operations hereunder upon the date set forth in Authority's written notice.

2.3 Description of General Uses and Rights. Authority hereby grants to Operator the following general nonexclusive privileges, uses, and rights, all of which shall be subject to the terms, conditions, and covenants set forth in this Agreement.

A. General Use of Public Airport Facilities. The general use, in common with others, of all public Airport facilities and improvements that are now or may hereafter be connected with or appurtenant to said Airport, to be used by Operator, its agents and employees, patrons and invitees, suppliers of service, furnishers of material, and its authorized sublessees, if any, in connection with its operations hereunder. For the purposes of this Agreement, "public Airport facilities" shall include all necessary roadways, sidewalks, and or other public facilities appurtenant to said Airport made available by Authority for public use. Nothing contained herein shall in any

way limit the right of Authority in its sole discretion to develop, improve, modify, abandon, discontinue or demolish any of the public Airport facilities described herein.

B. Right of Ingress and Egress. The right of ingress to and egress from the Operations Areas and over public roadways serving the Airport for Operator, its agents and employees, patrons and invitees, suppliers of service and furnishers of material, and its authorized subcontractors, if any. The right of ingress and egress shall be subject to such laws, rules, regulations, and orders as now or may hereafter have application at the Airport.

2.4 Services Subject to Authority Approval. All services provided and duties performed by Operator pursuant to this Agreement shall at all times be subject to the review and approval of the Authority.

2.5 Additional Services- Operator has the right to offer additional services to customers utilizing the valet services including but not limited to the following:

A. Oil Changes

B. Vehicle detailing services, including washing and vacuuming vehicles.

C. Under no circumstance shall Operator be allowed to provide additional services to vehicles that are not utilizing the valet services at the Airport. If Operator desires to provide additional services, Operator shall abide by all local, state and federal laws regarding such activities and any rules and regulations or other directives as determined by Authority. Operator shall properly dispose of used oil, used oil filters, rags or other equipment used in providing this service.

D. No other services shall be provided or performed by Operator unless reviewed and approved by the Authority.

### **ARTICLE 3** **TERM OF AGREEMENT**

3.1 Term. This Agreement shall be for a term of five (5) years, commencing October 1, 2017 ("Commencement Date") and terminating September 30, 2022 (the "Term").



**ARTICLE 4**  
**RATES, SERVICES AND COMPLAINTS**

- 4.1 Rates. During the first Contract Year the Operator agrees to charge the traveling public rates that are not in excess of the daily rate set forth on **Exhibit “D”**, attached hereto and made a part hereof. Thereafter, and during the Term of this Agreement, the Operator shall not be entitled to increase the daily rate set forth on **Exhibit “D”** without first obtaining the prior written consent of the Authority, which consent shall be conditioned upon an evaluation of the reasonableness of the daily rate to be imposed upon the traveling public. In the event of such an agreement between Operator and Authority as to an increase in the rates same shall be reflected by an amendment to this Agreement. The Executive Director may execute an amendment entered into pursuant to this paragraph on behalf of the Authority.
- 4.2 Passenger Wait Time. The customer shall have reasonable wait time for picking up or dropping off their vehicle.
- 4.3 Passenger Complaints. Questions or complaints regarding the quality of services, whether raised by customers or potential customers or on the Authority’s own initiative or otherwise, may be submitted to Operator for response. A response will be provided by Operator within seven (7) calendar days following submission. The Authority shall be the sole judge as to whether the conduct of any driver or of Operator’s other representatives is objectionable, and if so judged, Operator shall take all steps necessary to eliminate the conditions which have occasioned such judgment. Operator shall forward to the Authority, on a monthly basis, a list of all complaints received, whether verbal or written, accompanied by a description of the resolution of any such complaints.
- 4.4 Licenses. Operator shall, at its own expense, provide and maintain in full force and effect, any and all licenses and permits required for the operation of all aspects of Operator’s business.
- 4.5 Conflict. Should a conflict arise between the Operator and other operators of transportation services or other services at the Airport regarding customers, potential customers or any other issues with respect to the scope of the concession privileges, the Authority’s decision on the matter shall be final and conclusive. The Operator agrees to abide by the Authority’s decision.

**ARTICLE 5**  
**PRIVILEGE FEES, CHARGES AND ACCOUNTABILITY**

- 5.1 Privilege Fees. For the privilege of operating a non-exclusive valet parking concession at the Airport during the Term, Operator agrees to pay to Authority "Privilege Fees" for each Contract Year the greater of (i) the Minimum Annual Guarantee or (ii) the Percentage Fees applied to Operator's Gross Revenues for said Contract Year all as hereinafter described, plus in either case applicable sales tax.
- 5.2 Minimum Annual Guarantee. The Minimum Annual Guarantee for the first Contract Year shall be INSERT AMOUNT (\$). The Minimum Annual Guarantee for each Contract Year thereafter shall be the greater of (i) INSERT AMOUNT or (ii) seventy-five percent (75%) of the aggregate Privilege Fees due and payable for the prior Contract Year, whichever is greater, plus any applicable taxes.
- 5.3 Percentage Fees. Operator shall pay a Percentage Fee commencing on October 1, 2017, of eighteen percent (18%) of Operator's Gross Revenues.
- 5.4 Facility Rental. In addition to the Privilege Fees, Operator shall pay, if space is available, to Authority for the use and occupancy of the FAA Sector Building Office Space an annual Facility Rental as follows:
- A. Thirteen Dollars (\$13.00) per square foot for FAA Sector Building Office Space of approximately four hundred sixty-one square feet (461sq.ft.), per annum for a total annual payment due to the Authority of Five Thousand Nine Hundred and Ninety-Three Dollars (\$5,993.00), plus any applicable State of Florida sales tax.
  - B. Rental Adjustment: Facility rental shall increase two and one half percent (2.5%) annually on the anniversary date of the Commencement Date and each year thereafter. The 2.5% fixed rate is derived from ten-year averages of annual changes in the Consumer Price Index (CPI) as published by the United States Department of Labor, Bureau of Labor Statistics.
  - C. Facility Rental is payable in equal monthly installments, in advance, without demand, deduction, holdback, or setoff, by the first day of each and every month throughout the Term of this Agreement together with applicable State of Florida sales tax thereon. Payment of Facility Rental by Operator to Authority shall commence upon the Commencement Date.

5.5 Payment of Minimum Annual Guarantee and Percentage Fees.

A. Minimum Annual Guarantee. Operator shall pay to Authority commencing upon the Commencement Date and on the first day of each and every month throughout the Term of this Agreement, one-twelfth (1/12) of the Minimum Annual Guarantee for the applicable Contract Year, plus applicable sales tax, without demand, deduction, holdback or setoff.

B. Percentage Fees. Within twenty (20) days after the beginning of each and every month throughout the Term of this Agreement, Operator shall deliver a report of Gross Revenues for the preceding month on a form supplied by Authority and signed by an officer, a partner, or other person authorized to sign on behalf of Operator, and shall be submitted to Authority accompanied by any payment due thereon. In the event that for any month, the Percentage Fees applied to the Monthly Gross Revenues of Operator is greater than (1/12) of the Minimum Annual Guarantee for the applicable Contract Year, Operator shall pay the difference to Authority with the report of Gross Revenues.

5.6 Unpaid Fees. Operator shall pay to Authority interest at the rate of eighteen percent (18%) per annum on any payments not made within ten (10) days after the amounts are due with such interest accruing from the due date until paid. Acceptance of late payments by Authority shall not constitute a waiver of Operator's default by Authority with respect to such overdue amount, nor prevent Authority from terminating this Agreement for default in the payment of rentals, fees or charges due to Authority pursuant to this Agreement or from enforcing any other provisions, rights, or remedies granted herein, or conferred by law.

5.7 Place of Payments and Reports. Payments and reports required to be made by Operator under this Agreement shall be made payable to:

Jacksonville Aviation Authority  
Attention: Finance and Administration  
14201 Pecan Park Road  
Jacksonville, Florida 32218

or to such other office or address as may be substituted therefore.

5.8 Taxes, Permits, Licenses. Operator shall pay (i) all costs of operating its equipment and business; (ii) any and all ad valorem, sales, use, or other taxes, fees or governmental charges, levied or assessed upon or with respect to the Premises or improvements or property Operator places thereon and any assessed against the operation of the business and any ad valorem, sales, use, or other taxes, fees or governmental charges levied or assessed or with respect to this Agreement whether billed to Authority or to Operator; and (iii) Operator shall bear all costs of obtaining any permits, licenses, or other authorizations required by law

in connection with the operation of its business at the Airport, and copies of all such permits, certificates, and licenses shall be forwarded to Authority.

- 5.9 No Set Off. The Operator acknowledges that, through the date hereof, it has no claims against Authority with respect to any of the operations of the Operator at the Airport, or any of the matters covered by this Agreement or any other agreement it may have, or previously had, with the Authority, and it has no right of set off or counterclaims against any of the amounts payable by Operator to Authority under this Agreement or any other Agreement it may have with the Authority.
- 5.10 Other Fees and Charges. Operator acknowledges that Authority has or will establish, from time to time, various fees and charges for the use of various facilities, equipment and services provided by Authority and not leased to or specifically provided to Operator hereunder, and the procedures relating to payment of same. Operator shall pay for its use of such facilities, equipment and services at the rates and in the manner prescribed by Authority.
- 5.11 Additional Rent and Charges. If Authority is required or elects to pay any sum or sums or incur any obligations or expense by reason of the failure, neglect or refusal of Operator to perform or fulfill any one or more of the conditions, covenants or agreements contained in this Agreement or as a result of any act or omission of the Operator contrary to said conditions, covenants or agreements, Operator agrees to pay the sum or sums so paid by the Authority or the expense so incurred by the Authority, including all interest, costs, damages and penalties, and the same may be added to any installment payment thereafter due hereunder, and each and every part of the same shall be and become recoverable by Authority in the same manner and with like remedies as if it were originally a part of the privilege fees and/or rent payable under this Agreement. In addition, notwithstanding routine vehicle inspections or other routine requests, Operator is solely responsible for any payment, compensation, fee, reimbursement, or any other charge associated with or that may result from services rendered by the Authority or a third party, the need for which services was initiated, requested, created, or caused by Operator. All such sums of money shall be paid by Operator within ten (10) calendar days after written demand therefore.
- 5.12 Dishonored Check or Draft. If Operator delivers a dishonored check or draft to Authority in payment of any obligation arising under this Agreement, Operator shall incur and pay a service charge in the amount established by Authority from time to time. In such event, Authority may require that future payments be made by cashier's check or other means acceptable to Authority.
- 5.13 Net Agreement. This Agreement in every sense shall be without cost or expense to Authority including without limitation, cost and expenses relating to the development, maintenance, improvements and operation of the Operations Areas.

5.14 Employee Parking Facilities. Authority, while providing parking facilities to Operator's employees in common with employees of other operators and users of the Airport, retains the right, at the sole election of Authority, to impose a reasonable charge for the privilege of utilizing these parking facilities.

5.15 Books of Accounting and Auditing.

A. Accounting Records. Operator shall keep, throughout the Term of this Agreement all books of account and records customarily used in this type of operation, and as from time to time may be required by Authority, in accordance with Generally Accepted Accounting Principles (GAAP). Such books of accounts and records shall be retained and made available for such period of time as provided herein unless otherwise approved by Authority. Authority or its authorized representative at all times throughout the Term of this Agreement and for up to five (5) years following expiration or termination of this Agreement, shall have the right to audit and examine, and make copies of, during normal working hours all such records and books of account relating to Operator's operations hereunder, provided that Operator shall not be required to retain such books of account and records for more than five (5) years after the expiration or termination of this Agreement. If the books of account and records are kept at locations other than the Airport, Operator shall arrange for them to be brought to a location convenient to the auditors for Authority in order for Authority to conduct the audits and inspections as set forth in this Agreement. Storage of such records will be at Operator's sole expense.

B. Annual Audit. Annually, within ninety (90) days at the end of each company's fiscal year, Operator shall provide to the Authority an audited schedule of revenues collected and rents paid on all of its accounting transactions relating to its operations at the Airport and from the operations of any of Operator's subsidiaries, contractors, management companies, or related or affiliated companies involved in providing services covered by this Agreement. The audit report shall cover the preceding fiscal year. The audit report shall be in the format required by the Authority and shall be prepared by an independent Certified Public Accountant, not a regular employee of Operator, in accordance with Generally Accepted Auditing Standards prescribed by the American Institute of Certified Public Accountants or any successor entity thereto. If the annual audit reflects an overpayment or underpayment from Operator, such amount will be credited or invoiced to the Operator's account and any amounts owed to Authority shall be due and payable within thirty (30) days of billing.

C. Audits by Authority. Notwithstanding any provision in this Agreement to the contrary, Authority or its representative(s) may at any time perform audits of all or selected operations performed by Operator under the terms of this Agreement. In order to facilitate the audit performed by Authority, Operator

agrees to make suitable arrangements with the Authority or its representatives(s) to make available at the Airport any and all working papers relevant to the audit performed by Authority or its representative(s). Authority or its representative(s) shall make available to Operator a copy of the audit report prepared by or on behalf of Authority. Operator shall have fifteen (15) business days from receipt of the audit report from Authority or its representative(s) to provide a written response to Authority regarding the audit report. Operator acknowledges and agrees that failure of Operator to submit a written response to the audit report in accordance with the requirements of this Article 5.15 shall constitute acceptance of the audit report as issued.

5.16 Utilities. Authority shall pay for the Operators electricity use in the Kiosk and FAA Sector Building, if Operator so chooses to lease space based on availability. Authority agrees to maintain the light fixtures in the FAA Sector Building. Operator shall be responsible for any other utilities used by Operator in the Staging Area all such utilities shall be segregated by a separately metered account in Operator's name and Authority shall not be responsible for payment of any utility service used by Operator other than electricity use as provided above.

5.17 Security for Payment.

- A. Operator shall, upon execution of this Agreement, post a security deposit with Authority in an amount equivalent to fifty percent (50%) of the first Contract Year Minimum Annual Guarantee ("Security Deposit"). The Security Deposit shall serve as security for the payment of all sums due to Authority and shall also secure the performance of all obligations of Operator hereunder. At the Authority's option, the Security Deposit shall be in the form of: (i) cash; (ii) an Irrevocable Letter of Credit ("Letter of Credit"), in form and substance satisfactory to the Authority; or (iii) a Performance Bond ("Bond"), in form and substance satisfactory to Authority.
- B. In the event of any failure by Operator to pay any sums, rentals or charges to Authority when due or upon any other failure to perform any of its obligations or other default under this Agreement, then, in addition to any other rights and remedies available to Authority at law or in equity, Authority shall be entitled to draw on the Security Deposit and apply same to all amounts owed. Upon notice of any such draw, Operator shall immediately replace the Security Deposit with cash, a new Letter of Credit or a new Bond, as applicable, in the full amount of the Security Deposit required hereunder.
- C. If a Letter of Credit is posted, then the term and all renewal terms of the Letter of Credit shall be for a period of not less than one (1) year, and the Letter of Credit shall be kept in full force and effect throughout the term of this Agreement, and for a period of six (6) months following the expiration

or termination date of this Agreement. If a Bond is posted, then the Bond shall be kept in full force and effect throughout the term of this Agreement and for a period of six (6) months following the expiration or termination date of this Agreement. If Operator posts a cash deposit, then such cash deposit shall be retained by Authority throughout the term of this Agreement and for a period of six (6) months following the expiration or termination date of this Agreement.

- D. If applicable, not less than sixty (60) calendar days prior to any expiration date of the Letter of Credit or Bond, the Operator shall submit evidence in form satisfactory to Authority that said security instrument has been renewed. A failure to renew the Letter of Credit or Bond, as applicable, or to increase the amount of same if required by the Authority, shall (i) entitle the Authority to draw against the full amount of such Security Deposit, and (ii) be a default of this Agreement, entitling Authority to all available remedies. The Security Deposit shall not be returned to Operator until all obligations under this Agreement are performed and satisfied. Prior to consent from Authority to any assignment of this Agreement by Operator, Operator's assignee shall be required to provide a Security Deposit to Authority in accordance with the terms and conditions of this Article 5.17. The obligations arising under this Article 5.17 shall survive the expiration or termination of this Agreement.

## **ARTICLE 6** **OPERATIONAL STANDARDS**

- 6.1 **Manner of Operation.** The Operator shall furnish all labor, supervision, uniforms, materials and supplies necessary to operate the valet parking service in a first-class manner and to ensure that prompt, courteous and efficient service is provided to all users of valet parking.
- 6.2 **Hours of Operation and Valet Parking Services Requirements.** Operator's Valet Service shall be open for business and operational to the public from two hours prior to the first scheduled airline departure at the Airport through one hour after the last actual airline arrival or the arrival of all valet customers scheduled to arrive at the Airport, seven days per week, including holidays. Operator shall provide valet parking services to serve all flights conducted by certified air carriers, foreign air carriers, and commuter air carriers at Airport, and shall adequately meet all demands for such traffic.
- 6.3 **Reservation System.** The Operator shall provide, at its own expense, an online or mobile application reservation and notification system to be used to provide the service required under this Agreement.

#### 6.4 Employees/Subcontractors/Independent Operators.

- A. Executive Director's Authority to Request Reassignment. In the event that any of Operator's employees/subcontractors/independent operators, while on duty at the Airport, engages in behavior or acts in a manner deemed inappropriate, Operator shall, upon receipt of notice of such behavior, regardless of the source of such notice, investigate the reported incident and take such actions as necessary to assure that such behavior or acts cease. If at any time Operator receives written notice from the Executive Director regarding such behavior or acts by an employee/subcontractor/independent operator of the Operator committing gross misconduct, Operator shall, upon Authority request, immediately and permanently take such steps to reassign such persons from duty at the Airport.
- B. Improper Conduct. Operator shall all times retain qualified, competent and experienced employees and representatives at the Airport to conduct its operations. Operator's employees and representatives who are expected to communicate with the public and Authority staff shall be able to read, write and communicate orally in clearly understandable English. Under no circumstances shall any employee or representative of Operator's engage in loud or boisterous conversation, profanity, gambling or fighting at the Airport.
- C. Uniforms. Employees must be in uniforms and must wear nametags at all times when on duty. All uniforms and nametags shall be subject to approval by Authority. Operator shall at all times be responsible for the neat appearance, courtesy, and efficient conduct of all Operator's employees and representatives.
- 6.5 Notification of Problems. Operator shall immediately notify Authority when problems occur with respect to any safety, facility, or security issues.
- 6.6 Inspection of Vehicles. The Operator shall adhere to all efforts to ensure the safety and security of their customers and employees as well as the passengers and employees of the Airport. The Operator will be required to send their employees to training by the Airport Police or Airport Security personnel on how to inspect a vehicle for security purposes. The Operator's personnel, who staff the Concession at the Airport (the "attendants"), shall immediately inspect all vehicles entering the Valet Parking Drop-Off and Pick-Up Area for security purposes and for determining prior exterior damage to the vehicles (the "Vehicle Inspection"). The attendant shall notify the Airport's Communication Center immediately upon finding any suspicious activity or suspicious items while performing a Vehicle Inspection.
- 6.7 Valet Parking Drop-Off and Pick-Up Area (**Exhibit "C"**). The Authority shall provide approximately 20 spaces along the curb by the Kiosk to serve as the drop-off and pick-up of valet parking customers' vehicles, which are the two (2) lanes closest to the Kiosk.



- A. Staff shall immediately inspect all vehicles being dropped off at the Kiosk location for security purposes, including the possibility of explosive devices or substances which might cause injury to persons and/or property damage, and staff shall not allow any customer to leave the vehicle or receive a vehicle claim check until it has been inspected by staff. The inspection of the vehicle shall include staff inspecting underneath the vehicle, opening the hood of the vehicle, opening the trunk and all vehicle compartments within the vehicle. All packages that are remaining in the vehicle shall also be inspected.
- B. Operator shall manage and allocate the staging of customers vehicles in accordance with all security directives of the Transportation Security Administration and the Police Department of the Jacksonville Aviation Authority. It is the responsibility of the Operator to report any security concerns, including but not limited to, the possible presence of explosives in a vehicle immediately to the Police Department of the Jacksonville Aviation Authority.
- C. Operator shall monitor and manage all traffic by setting up and taking down cones or erecting or replacing delineators.
- D. Upon both drop-off and pick-up, the vehicle must be inspected for exterior damage to the vehicles.
- E. Customers shall have minimal wait time for picking up their vehicle upon their return to JAX. Once a customer returns to the Airport and notifies the Operator of their return (in-person, phone call, mobile application or other), staff shall immediately transport the customer's vehicle to the curbside drop-off/pick-up area.

6.8 Staging Area (“Exhibit B”). The Authority has designated 168 spaces in the Daily Surface Lot for staging customers vehicles:

- A. Operator is responsible for all improvements to the Staging Area including requirements for controlled access and canopies or other type of covering, if proposed. If Staging Area site requires modification, it shall be the responsibility of the Operator for any costs, including utilities.
- B. Operator is responsible for securing the Staging Area from public and/or employee parking spaces, controlled access, maintenance and cleaning.
- C. Operator shall secure keys accepted from customers to all the vehicles stored and retain such keys under the Operator's physical control.
- D. Once a valet parking customer drops off their vehicle and the attendant conducts the vehicle inspection and completes the business transaction with the customer, the attendant shall immediately relocate the customer's vehicle to the Staging Area.

6.9 Valet Runners. The Operator shall be responsible for providing transportation for the valet runners between curbside kiosk and staging area. Employees may not

use Airport-provided shuttles that are intended for Airport passengers as part of their travel to and from the kiosk and the Staging Area as part of their duties.

- 6.10 Automatic Vehicle Identification (AVI). Operator shall use AVI to provide service under this Agreement issued by Authority only for entrance into and exit to the Staging Area at a cost of Fifty Dollars (\$50) per AVI, non-refundable. Thereafter, new, lost, stolen, or damaged AVI's shall be replaced or issued at a cost of Fifty Dollars (\$50) per AVI, non-refundable. Request for issuance of new AVI must be in writing from the Operator to the Authority requesting additional AVI's with justification. AVI fees are subject to change by the Authority. The Authority is in the process of updating the Parking Revenue Equipment and access will change in the future.
- 6.11 Management Plan. Operator agrees to implement a management plan which includes at a minimum the following: staffing chart with supervisory contact information, dispatch plan in sufficient detail to describe procedures and management controls to ensure equitable dispatch policies are adhered to, audit program of driver performance and vehicle condition/appearance, customer services/restrictions and complaint resolution procedures. Operator further agrees to update or revise such management plan, if directed by the Authority, and submit such updated management plan for approval of the Authority. Operator shall not modify or deviate from the approved management plan without the prior written approval of the Executive Director. The burden of establishing compliance with the management plan rests with the Operator and failure to comply with the management plan approved by the Executive Director shall be a default under this Agreement, entitling the Authority to exercise any and all remedies available.
- 6.12 Revision of Procedures and Standards. All procedures and standards shall be subject to change by Authority at any time in order to conform to such procedures and standards to any requirement of federal, state, or local statutes, ordinances, rules, or regulations. In addition, all procedures and standards shall, in the reasonable discretion of the Executive Director, be subject to reasonable change at any time and from time to time.
- 6.13 Maintenance and Repair. Operator shall, at its sole cost and expense, keep the Operations Areas/FAA Sector Building in a safe and presentable condition in accordance with good business practice, industry standards, and all applicable laws, rules and regulations. Operator shall be responsible for the general maintenance and repair of the Operations Areas/FAA Sector Building. Operator shall keep all Operations Areas/FAA Sector Building facilities clean, sanitary and free of rubbish, refuse, food scraps, garbage, dust, dirt and other offensive or unclean materials at all times. Operator shall be responsible for all the daily maintenance of the Operations Areas/FAA Sector Building and for repairing any damage to the Operations Areas/FAA Sector Building caused by or resulting from or in any way arising out of Operator's operations on or use of the Operations Areas. Authority shall be responsible for the re-paving, striping, repairing the

roadway, sidewalk and structural awning of the Operations Area, unless caused by or resulting from or in any way arising out of Operator's operations on or use of the Operations Areas/FAA Sector Building. Operator agrees that it shall abide by Authority's decision with respect to any and all maintenance and repair to the Operations Areas/FAA Sector Building. Upon written notice by Authority to Operator, Operator shall perform the required maintenance or repair in accordance with Authority's decision. If Operator has not made a good faith effort, as determined by Authority, to begin such maintenance or repair within ten (10) days after receipt of Authority's written notice. Authority shall have the right to enter the Operations Areas and cause the completion of such maintenance or repair. Operator hereby expressly agrees that it shall fully assume and be liable to Authority for the costs and expenses of such maintenance or repair, plus twenty-five percent (25%) administrative overhead. Such maintenance or repair costs, plus the administrative overhead, shall be due and payable within ten (10) days of Authority's invoice thereof.

- 6.14 Cleanliness of Operations Areas. The Operations Areas/FAA Sector Building and all equipment and materials used by Operator shall at all times be clean, sanitary and free from rubbish, refuse, food scraps, garbage, dust, dirt, rodents, insects, and other offensive or unclean materials. Operator, at its sole cost and expense, shall be responsible for the provision of all janitorial services in its Operations Areas/FAA Sector Building. Operator shall remove or cause to be removed, at its sole cost and expense, all waste, garbage, rubbish, and/or refuse as often as necessary to maintain compliance with the provisions of this Article 6.14. Operator agrees not to deposit same on any part of the Airport, except it may deposit the same temporarily in areas of Operator's Operations Areas/FAA Sector Building. The Authority shall reasonably determine whether Operator is in compliance with the obligations as provided for herein and shall provide Operator with written notice of any violations of Operator's obligations. Immediately upon Operator's receipt of Authority's written notice of violation, Operator shall commence such corrective action as required by Authority or as may be necessary to remedy such non-compliance to satisfaction of receipt of Authority. If corrective action is not initiated within one (1) calendar days of receipt of Authority's written notice and pursued to completion in a diligent manner within two (2) calendar days, the Authority may cause the same to be accomplished and Operator hereby expressly agrees that Operator shall assume and be liable to Authority for payment of all such costs, plus twenty-five percent (25%) for administrative overhead. Such costs, plus the administrative cost, shall constitute additional rent and shall be due and payable immediately upon Authority's billing thereof.
- 6.15 Security. Operator acknowledges and accepts full responsibility for the security and protection of the Operations Areas now existing or hereafter assigned to Operator, and for the prevention of unauthorized access to its facilities and expressly agrees to comply with all Airport Rules and Regulations of Authority and of any and all other governmental entities that now or may hereafter have jurisdiction over such security issues. Operator fully understands that the police

security provided by Authority is limited and that any special security measures deemed necessary or desirable for additional protection shall be the sole responsibility of Operator and shall involve no cost to Authority.

- 6.16 Emergency Contract. Operator shall provide the Authority with emergency telephone numbers at which Operator's manager may be reached on a 24-hour basis.
- 6.15 If applicable, the Operator is required to attend quarterly performance meetings that will be held at a time and place to be designated by the Authority. The intention of this meeting is to provide a forum for the Authority and the Operator to identify areas of concern so they can be resolved in a timely manner. The Authority may elect to switch to monthly meeting during the term of the contract period.

## **ARTICLE 7** **INSURANCE**

Operator shall, at its sole expense, maintain in full force and effect at all times during the Term of this Agreement, the insurance limits, coverages and endorsements required herein. Neither the requirements contained in this Article 7 nor Authority's review or acceptance of insurance shall in any manner limit or qualify the liabilities and obligations assumed by Operator under this Agreement.

- 7.1 Insurance Requirements. Operator shall procure and maintain the following types and amounts of insurance for the term of the Agreement. All insurance shall be issued by a company acceptable to the Authority and authorized to do business in the State of Florida.
- A. Comprehensive General Liability Insurance. Operator shall maintain Comprehensive General Liability Insurance providing said coverage (primary and or excess/umbrella) it shall include premises, operations, independent contractors, personal injury including, but not limited to, the liability assumed by the Operator under the hold harmless provision of this Agreement. Said policy or policies shall cover loss or liability for damages in an amount not less than Two Million Dollars (\$2,000,000), combined single limit, for each occurrence for bodily injury, death or property damage occurring by reason of the Operator's operations in, on or about the Airport. The Authority shall be named and endorsed an additional insured.
- B. Business Automobile Liability. Operator shall maintain Business Automobile Liability Insurance (any vehicle, including owned vehicles, non-owned vehicles, golf carts and hired vehicles) excluding uninsured/underinsured motorist, in the amount of One Million Dollars (\$1,000,000) combined single limit, liability insurance coverage.

- C. Worker's Compensation Insurance & Employers Liability. Operator shall maintain Worker's Compensation Insurance & Employer Liability in accordance with Chapter 440, Florida Statutes, as now or hereafter amended. Coverage shall be provided on a primary basis.
- D. Umbrella or Excess Liability. Operator may satisfy the minimum liability limits required above for Commercial General Liability and Business Auto Liability under an Umbrella or Excess liability policy. There is no minimum per occurrence limit of liability under the Umbrella or Excess Liability; however, the annual aggregate limit shall not be less than the highest "each occurrence" limit for the Commercial General Liability and Business Auto Liability. Operator agrees to endorse Authority as an "Additional Insured" on the Umbrella or Excess Liability, unless the certificate of insurance states the Umbrella or Excess Liability provides coverage on a pure "True Follow-Form" basis.
- E. Garage Keeper's Legal Liability Insurance. Operator shall maintain Garage Keeper's Legal Liability Insurance in the minimum amount of One Million Dollars (\$1,000,000) with endorsements for fires, explosions, theft of entire vehicle, vandalism, malicious mischief and riots. The Authority will accept, as an alternative to Garage Keeper's Legal Liability Insurance, endorsements or other special provisions to the General Liability policy that provides liability coverage for care, custody and control or operation of customers' vehicles on particular premises, including but not limited to off-airport property.
- F. Additional Insured Endorsement. Operator shall endorse Authority as an Additional Insured on each liability insurance policy required to be maintained by Operator, except for Worker's Compensation and Business Automobile Liability insurance policies. The CG 2011 Additional Insured - Managers or Lessors of Premises or CG 2026 Additional Insured - Designated Person or Organization endorsements, or their equivalent, shall be endorsed to the Commercial General Liability policy. Other policies, when required, shall provide a standard Additional Insured endorsement offered by the insurer. The Additional Insured endorsements shall provide coverage on a primary basis. The Additional Insured endorsement shall read:

Jacksonville Aviation Authority  
c/o: Business Development  
14201 Pecan Park Road  
Jacksonville, Florida 32218

- 7.2 Certificate of Insurance. Operator shall provide Authority with a certificate of insurance evidencing limits, coverages and endorsements required herein. The certificate of insurance shall include a minimum thirty (30) day endeavor to notify

due to cancellation or non-renewal of coverage. In the event coverage cancels or non-renews during the Term of this Agreement, Operator shall furnish a new certificate of insurance evidencing replacement coverage prior to the expiration of such insurance.

- 7.3 Waiver of Subrogation. Operator agrees by way of entering this Agreement in writing to a Waiver of Subrogation for each required policy providing coverage during the Term of this Agreement. When required by the insurer or should a policy condition not allow a pre-loss Agreement to waive subrogation without an endorsement, Operator shall notify its insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent. This Waiver of Subrogation requirement shall not apply to any policy, which includes a condition prohibiting such an endorsement, or voiding coverage should Operator enter into such an Agreement on a pre-loss basis.
- 7.4 Deductibles, Coinsurance, & Self-Insured Retention. Operator shall be fully and solely responsible for any deductible, coinsurance penalty or self-insured retention, including any losses, damages or expenses not covered due to an exhaustion of limits or failure to comply with a policy. The Operator agrees any Self-Insured-Retention or deductible(s) shall not exceed Fifty Thousand Dollars (\$50,000).
- 7.5 Right to Review or Reject Insurance. Authority's Risk Management may review, modify, reject, or accept any required policies of insurance, including, but not limited to, limits, coverage's or endorsements, required by this Article 7 from time to time throughout the Term of this Agreement. Authority may also reject any insurer or self-insurance plan providing coverage because of poor financial condition or failure to operate legally. In such event, Authority shall provide Operator a written notice of rejection, and Operator shall comply within thirty (30) days of receipt of the notice. In addition, Authority may require such additional types and amounts of insurance reasonably deemed necessary by Authority's Risk Management.
- 7.6 No Representation of Coverage Adequacy. Operator acknowledges the limits, coverage's and endorsements required by this Article 7 are intended to minimize liability for Authority. Operator agrees that it will not rely upon the requirements of this Article 7 when assessing the extent or determining appropriate types or limits of insurance coverage to protect Operator against any loss exposures, whether as a result of this Agreement or otherwise.

**ARTICLE 8**  
**IMPROVEMENTS AND STRUCTURAL ALTERATIONS**

- 8.1 Improvements. Operator shall make no alterations or improvements to the Operations Areas without the prior written consent of the Authority. Operator shall, at its sole cost and expense, install all improvements and trade fixtures necessary and customary for the operation of a valet parking concession within the Operations Areas in accordance with the requirements of this Agreement.
- 8.2 Conditions When Consent to Improve Given. If Operator requests permission to make improvements or alterations, and permission is granted, Operator shall comply with any restrictions or conditions imposed by Authority with respect to the improvements and shall also: (i) obtain all required permits and licenses necessary to comply with applicable zoning laws, building codes, and other laws or regulations of any appropriate governing body; (ii) require that all contractors and subcontractors who are to perform work qualify and be approved by Authority; and (iii) post with Authority a performance and payment bond in an amount equal to the estimated cost of alterations or improvements. In addition to any restrictions or conditions, Operator agrees to pay all costs and expenses necessary to design and construct the Authority-approved alterations or improvements, and to maintain at its expense the Operations Areas and any improvements, equipment, or displays within the Operations Areas in a good state of repair and preservation.
- 8.3 Title and Ownership of Improvements. All improvements of whatever kind or nature that are, under the laws of the State of Florida, part of the realty, including but not limited to, all equipment installed therein, heating and air conditioning equipment, interior and exterior light fixtures, and all other permanent improvements that become part of the realty placed upon the Operations Areas, with or without consent of Authority, shall: (i) become a part of the Operations Areas; (ii) become the property of Authority upon expiration or termination of this Agreement; and (iii) remain on the Operations Areas unless otherwise directed by the Authority.
- 8.4 Title and Ownership of Personal Property. Title to all personal property, furnishings, and trade fixtures shall be and remain with Operator, and may be removed from the Operations Areas at any time, provided Operator is not then in default under this Agreement, and further provided Operator exercises care in the removal of same and repairs any damage to the Operations Areas caused by said removal.

**ARTICLE 9**  
**RELATIONSHIP OF THE PARTIES**

Operator, or any successor in interest to this Agreement, is and shall be deemed to be an independent contractor and operator and shall be solely responsible to all parties for its respective acts or omissions, and Authority shall in no way be responsible thereof.

**ARTICLE 10**  
**INDEMNIFICATION**

Operator agrees to protect, defend, reimburse, indemnify and hold Authority, its agents, employees, board members and officers and each of them (collectively, 'the "Indemnities"'), free and harmless at all times from and against any and all claims, liability, expenses, losses, costs, fines and damages (including attorney fees at trial and appellate levels) and causes of action of every kind and character against, or in which any of the Indemnities is named or joined, arising out of, or related to this Agreement or Operator's use or occupancy of the Operations Areas, including, without limitation those arising by reason of any damage to property or the environment, or bodily injury (including death) arising out of or incident to or in connection with Operator's acts, omissions or operations hereunder, or the performance, non-performance or purported performance of Operator or any breach of the terms of this Agreement. Operator further agrees to hold harmless and each of indemnify the Indemnities for any fines, citations, court judgments, insurance claims, restoration costs or other liability resulting from or in any way arising out of or due to Operator's activities or operations or use of the Operations Areas whether or not Operator was negligent or even knowledgeable of any events precipitating a claim or judgment arising as a result of any situation involving the activities. This indemnification shall include all deliverers, suppliers, furnishers of material, or anyone acting for, on behalf of or at the request of Operator. Operator recognizes the broad nature of this indemnification and hold-harmless provision, and acknowledges that Authority would not enter into this Agreement without the inclusion of this indemnification. The obligations arising under this Article 10 shall survive the expiration or termination of this Agreement.

**ARTICLE 11**  
**DAMAGE OR DESTRUCTION OF PREMISES/IMPROVEMENTS**

11.1 Operator's Obligations. Operator hereby assumes full responsibility for the condition of the Operations Areas and character, acts and conduct of all persons admitted to the Operations Areas or the Airport by or with the actual or constructive consent of Operator or by or with the consent of any person acting for or on behalf of Operator. If the Operations Areas or the Airport, or any part thereof, are damaged in any way whatsoever by the act, default or negligence of Operator, or of Operator's members, agents, employees, officers, representatives, guests, invitees, contractors, patrons, or any person admitted to the Operations Areas or the Airport by Operator or otherwise, Operator shall, at its sole cost and expense, restore the damaged property to the condition existing prior to such damage. If any properties, or any part thereof, are damaged in any way by an act of God, and such loss was required by this Agreement to be insured against by Operator, but was not so insured, then Operator shall, at its sole cost and expense, restore the damaged property to the condition existing prior to such damage. Operator shall commence such restoration within ten (10) days and shall diligently pursue such restoration to completion. Such repairs, replacements or rebuilding shall be made by Operator in accordance with the construction requirements contained herein



and as established by the Authority. If Operator fails to restore the damaged property as required above, Authority shall have the right to perform the necessary restoration, and Operator hereby expressly agrees that it shall fully assume and be liable to Authority for payment of the costs thereof, plus twenty-five percent (25%) administrative overhead. Such restoration cost, plus the administrative cost, shall be due and payable within ten (10) days from date of written notice thereof.

- 11.2 Right to Cancel. If any of the improvements on the Operations Areas are damaged or destroyed in whole or in part by fire or other casualty, Operator may, subject to approval of Authority, be relieved of the obligation to repair, replace or rebuild the same and have the right to cancel this Agreement. In such event, Operator shall provide Authority written notice within thirty (30) days after the date of any such damage or destruction and, upon approval by Authority, this Agreement shall terminate and the insurance proceeds received or receivable under any policy of insurance shall be paid to and retained by Authority. All fees and other sums due hereunder and payable under this Agreement shall be prorated and paid to the date of such termination. The receipt and acceptance of insurance proceeds by Authority under this Article 11 will relieve Operator from any responsibility to restore the Operations Areas to its former condition; provided, however, that Operator expressly agrees, covenants and warrants that nothing herein shall serve to relieve Operator of its liability for fines, penalties or expenses associated with, arising out of, or in any way resulting from any impairment of or damage to the environment of the Operations Areas, and Operator further waives any claim against Authority for damages or compensation, should this Agreement be so terminated.
- 11.3 Insurance Proceeds. Upon receipt by Operator of the proceeds of the insurance policy or policies, the proceeds shall be deposited in an escrow account approved by the Authority so as to be available to pay for the cost of such repair, replacement or rebuilding. Such proceeds shall be disbursed during construction to pay the cost of such work. If the amount of such insurance proceeds is insufficient to pay the costs of the necessary repair, replacement or rebuilding of such damaged improvements, Operator shall pay any additional sums required into the escrow account. If the amount of such insurance proceeds is in excess of the costs thereof, the amount of such excess shall be remitted to Operator.
- 11.4 Termination upon Destruction or Other Casualty. In the event the Operations Areas, or any part thereof, shall be destroyed or damaged in whole or in part by fire, water or any other cause, or if unforeseen occurrence shall likewise render the fulfillment of this Agreement by Authority impossible, then either party, at its sole option, may terminate this Agreement. Operator shall pay all fees, rental, costs, and satisfy all of its obligations hereunder arising prior to the time of such termination, whereupon this Agreement shall terminate and the parties shall be relieved of all further obligation hereunder other than those which expressly survive expiration or termination of this Agreement. Operator hereby waives any claim for damages or compensation should this Agreement be so terminated.

**ARTICLE 12**  
**EXPIRATION, SURRENDER AND TRANSITION**

- 12.1 Expiration. This Agreement shall expire and automatically terminate at the end of the Term as set forth in Article 3 hereof.
- 12.2 Surrender of Premises. Operator expressly agrees that it shall, upon termination or expiration of this Agreement, immediately surrender the Operations Areas and any other location(s) designated for Operator's use under this Agreement to Authority in good and fit condition, depreciation and wear from ordinary use for the purpose for which the premises were assigned being accepted. All repairs and obligations for which Operator is responsible shall be completed by the earliest practical date prior to surrender.
- 12.3 Removal of Operator's Property. Operator shall, immediately upon the expiration or sooner termination of this Agreement, remove all of its furniture, equipment, supplies and other personal property from the Airport, provided that such removal can be accomplished without material injury to any facilities at the Airport and provided that any damage caused to such facilities as a result of such removal is repaired by Operator at its own cost and expense to the satisfaction of the Executive Director. Any such property not so removed by Operator may be removed and stored by the Authority at Operator's expense, and any such property not removed or claimed by Operator within thirty (30) days after the expiration or sooner termination of this Agreement shall become the sole property of the Authority. All facilities, equipment, supplies and other personal property provided or paid for by the Authority shall be returned to the Authority in satisfactory working order and condition, normal wear and tear excepted.
- 12.4 Property of Authority. Upon the expiration or earlier termination of this Agreement, Operator shall relinquish to Authority all property of the Authority in Operator's possession including, but not limited to, equipment provided to Operator pursuant to this Agreement and all property purchased by Operator and for which the Authority reimbursed Operator.
- 12.5 Transition. Operator agrees that, it will cooperate with the Authority and the Authority's succeeding operator of the valet parking services concession to ensure a smooth transition. This includes attending meetings the Authority deems necessary prior to the transition.
- 12.6 Transition Time Line. Operator shall provide a transition plan and time-line to supervisory personnel, training staff and other employees on site beginning no later than two (2) weeks prior to the Expiration or Termination of this Agreement.

**ARTICLE 13**  
**DEFAULT AND TERMINATION**

13.1 Authority's Rights of Termination. Authority, in addition to any other right of termination herein given to it or any other rights to which it may be entitled by law or in equity or otherwise, may cancel this Agreement after giving Operator written notice upon or after the happening of any one or more of the following events ("Events of Default"). Operator shall have thirty (30) calendar days to cure an Event of Default, unless another specific time period is set forth herein. The thirty (30) day cure period shall commence upon receipt of written notice from the Authority:

- A. Operator fails to make due and punctual payment of any rents, fees or charges payable hereunder on the date specified for such payments and such default shall continue for a period of fifteen (15) calendar days thereafter, provided however, upon the expiration of the fifteen (15) day period contained in this subsection, Operator shall not be entitled to the additional thirty (30) day notice set forth above;
- B. Operator files a voluntary petition in bankruptcy or any assignment for benefit of creditors of all or substantially all of Operator's assets;
- C. Institution of proceedings in bankruptcy against Operator and continuation thereof for a period of ninety (90) calendar days;
- D. Taking of jurisdiction by by a court of competent jurisdiction of Operator or its assets pursuant to proceedings brought under the provisions of any federal or state insolvency or reorganization act;
- E. Appointment of a receiver or trustee of Operator's assets by a court of competent jurisdiction or by a voluntary Agreement with Operator's creditors;
- F. Abandonment by Operator of the Operations Areas or the conduct of its business with the Airport passengers and, in this connection, suspension of operations for a period of ten (10) calendar days will be considered abandonment;
- G. Operator is prevented for a period of thirty (30) days, from conducting its business with the Airport passengers, or it is so prevented from conducting any business at the Airport, either by:
  - 1. reason of the United States or any agency thereof, acting directly or indirectly, taking possession of, in whole or substantial part, the Operations Areas or premises required for the actual operation of Operator's business at the Airport, or
  - 2. if all or a substantial part of the Operations Areas shall be acquired

through the process of eminent domain.

3. If there is a governmental taking and Operator is prevented from conducting its valet business at the Airport, Operator should not be required to remit the Privilege Fees for the period of the taking.
- H. Failure of Operator to use the Operations Areas in accordance with the terms and conditions of this Agreement or the failure of the Operator to maintain the insurance required by this Agreement;
  - I. Failure of Operator after receiving the thirty (30) calendar days after receipt of written notice from Authority, to keep, perform or observe any other term, covenant or condition of this Agreement to be kept, performed or observed by Operator; provided, however, that if by its nature such default cannot be cured within such thirty (30) calendar day period, then such default shall not constitute an Event of Default if Operator commences to cure or remove such default within said thirty (30) calendar day period and thereafter pursues the curing or removal of such default with due diligence;
  - J. If Operator shall fail to provide the Security for Payment in accordance with Article 5.17 or to renew or replace such Security for Payment on or before the date on which the same is required hereunder;
  - K. If Operator shall fail to take possession of the Operations Areas or;
  - L. Non Compliance with Florida Statute 287.133 - Concerning Criminal Activity on Contracts with Public Entities.
- 13.2 Payment after Default. The acceptance of rentals, fees or charges by Authority from Operator for any period or periods after a default by Operator of any of the terms, covenants and conditions herein required to be performed, kept and observed by Operator shall not be deemed a waiver or estoppel of any right on the part of Authority to terminate this Agreement for failure by Operator to so perform, keep or observe any of said terms, covenants or conditions.
- 13.3 Termination and Reletting. Should there occur an early termination of this Agreement due to Operator's breach of the terms of this Agreement, Authority shall have the right to reenter the Operations Areas of Operator, make repairs necessary, and enter into another agreement for lease of the Operations Areas, or any part thereof, for the remainder of the term hereof. In the event of such early termination, Operator shall remain liable for such payments whether or not another Agreement is entered into, Authority's responsibility being in mitigation of damages as provided herein.
- 13.4 Operator's Right of Termination. In addition to any other right of cancellation herein given to Operator or any other rights to which it may be entitled by law, as long as Operator is not in default in payment to Authority of any amounts due Authority

under this or any other Agreement, Operator may terminate this Agreement by giving Authority thirty (30) calendar days' advance written notice, to be served as hereinafter provided, upon or after the happening of the following events:

- A. Permanent abandonment of passenger airline operations at the Airport;
- B. Default by Authority of any of the covenants or conditions contained herein and the failure of Authority to remedy such default for a period of sixty (60) calendar days after its receipt from Operator of written notice to remedy the same;
- C. Operator shall be prevented for a period of thirty (30) calendar days, after exhausting or abandoning all appeals, by an action of any government authority, board, agency or offices having jurisdiction thereof, from conducting its business with airline passengers arriving at the Airport or it is so prevented from conducting any business at the Airport by reason of a taking of possession of the Operations Areas by the U.S. Government.

13.5 Waiver of Jury Trial. The parties hereto shall, and they hereby do, waive trial by jury in any action, proceeding, or counterclaim brought by either of the parties hereto against the other on any matters whatsoever arising out of, or in any way connected with, this Agreement, the relationship of Parties, the use or occupancy of the Airport, and/or claim or injury or damage

13.6 Habitual Default. Notwithstanding the foregoing, in the event that the Operator is defaulted for non-payment of fees, in any amount, more than three times, regardless of whether the Operator has cured each individual condition of default, the Operator may be determined by the Authority to be a "habitual violator". At the time that Such determination is made, the Authority shall issue to the Operator a written notice advising of such determination and shall require the Operator to provide a cash deposit up to one (1) years' worth of first Contract Year Minimum Annual Guarantee. Such notice shall also advise Operator that there shall not be further notice or grace periods to correct any subsequent defaults and that any subsequent defaults, shall be considered cumulative, and collectively shall constitute a condition of noncurable default and grounds for immediate termination of the Permit. In the event of any such subsequent default, the Authority may terminate this Permit upon the giving of written notice of termination to the Operator, such termination to be effective upon delivery of the notice to the Operator.

#### **ARTICLE 14** **STATUS UPON EXPIRATION**

If Operator holds over and continues in possession of the Operations Areas after expiration or termination of this Agreement, Operator will be deemed to be occupying the

Operations Areas at sufferance from month-to-month, without limitation on any of Authority's rights or remedies hereunder, subject to all of the terms and conditions of this Agreement. Similarly, if Operator continues to exercise its privilege of doing business at the Airport after expiration of the Term of this Agreement, other than provided above, Operator will be deemed to be conducting such business at the sufferance of Authority, without limitation on any of Authority's rights or remedies hereunder, subject to all of the terms and conditions of this Agreement. In such event, Operator shall pay an amount equal to the then fair market rental for occupancy of the Operations Areas.

#### **ARTICLE 15** **SURRENDER OF OPERATIONS AREAS**

Operator shall surrender up and deliver its Operations Areas to Authority upon termination or expiration of this Agreement in the same condition as existed at the commencement of the Agreement, ordinary wear and tear excepted. Provided the Operator is not in default in the payment of rents, fees and charges required under this Agreement, Operator, at the termination of this Agreement, shall remove all of its personal property from the Operations Areas forthwith. Failure on the part of Operator to remove its personal property on the date of termination shall constitute a gratuitous transfer of title thereof to Authority for whatever disposition is deemed to be in the best interest of Authority. Any costs incurred by Authority in the disposition of such personal property shall be borne by the Operator.

#### **ARTICLE 16** **NO ACCEPTANCE OF SURRENDER**

No act or action done by Authority or Authority's agents or employees during the term of this Agreement shall be deemed an acceptance of the surrender of this Agreement and no acceptance of surrender shall be valid unless in writing.

#### **ARTICLE 17** **ASSIGNMENT AND TRANSFER**

Operator shall not, in any manner, assign, transfer or otherwise convey this Agreement, or any interest herein, or sublet the Operations Areas or any portion thereof ("Assignment"), without the prior written consent of the Authority, which consent may be granted or withheld by the Authority in its sole discretion. Any such attempted Assignment without Authority approval shall be null and void. No request for, or consent to, such Assignment need be considered unless Operator shall have otherwise met all other legal obligations to be performed, kept, and observed by it under the terms and conditions of this Agreement or as this Agreement may be subsequently amended or modified. Authority reserves the right to investigate the financial capacity of the proposed assignee.

Any permitted Assignment shall be subject to the same conditions, obligations and terms as set forth herein and Operator shall be fully responsible for the observance by its assignees of the terms and covenants contained in this Agreement. Notwithstanding any provision of this Agreement to the contrary, in the event of an approved Assignment, Operator shall remain primarily liable to Authority for fulfilling all obligations, terms, and conditions of this Agreement, throughout the Term of this Agreement. Authority may freely assign this Agreement at any time without the consent Of Operator and upon assumption by such assignee of Authority's obligations hereunder, Authority shall be released from all liability and obligation arising hereunder after such assignment.

### **ARTICLE 18** **SIGNS**

No signs, posters, or similar devices shall be erected, displayed, or maintained by Operator in view of the general public in, on, or about the Operations Areas or elsewhere on the Airport, without the prior written approval of the Authority, which approval may be granted or withheld by the Authority in its sole discretion. Any signs that are not approved by the Authority shall be immediately removed at the sole cost and expense of Operator. All signs approved for Operator's operations at the Airport shall be at the cost of the Operator.

### **ARTICLE 19** **COMPLIANCE WITH LAWS, REGULATIONS, ORDINANCES, RULES**

Operator agrees that throughout the Term of this Agreement, Operator shall at all times be and shall remain in full and complete compliance with all applicable Federal, State and local laws, statutes, regulations, rules, rulings, orders, ordinances and directives of any kind or nature without limitation, as now or hereafter amended, including, but not limited to FAA Advisory Circulars and Airport Rules and Regulations. Operator agrees that it shall require its appropriate managers, supervisors, and employees to attend such training and instructional programs as the Authority may, from time to time require, in connection with the Airport Rules and Regulations and policies and procedures related to certification of the Airport under Title 14, Part 139 of the Code of Federal Regulations, as now or hereafter amended.

### **ARTICLE 20** **AIRPORT SECURITY AND BADGING**

All employees/subcontractors/independent operators of the Operator assigned to Jacksonville International airport (JAX) must obtain a Authority Security Badge, at the sole expense of the Operator. The Operator will have the sole responsibility of Complying with FAA guidelines, including but not limited to, requiring a ten (10) year employment history and background check, issuance and wearing of security badges.

Any fines incurred by the Authority for violations of any FAA regulations by Operator employees/subcontractors/independent operators will be charged to the Operator, and if not promptly paid by the Operator may result in declaration of default in accordance with the terms of the Agreement. All personnel employed by the Operator will be competent, trustworthy and properly trained. The Operator and its employees will be required to comply with all the applicable regulations of the Authority. The Authority will require the Operator to remove from Authority property all employees deemed careless, incompetent, or otherwise objectionable and/or detrimental to Authority interests. In addition to all Authority security rules and regulations, which will be provided to the Operator at the post award conference, the Operator will inform their employees, and ensure their compliance with the following:

- A. No illegal guns, knives or other weapons are allowed on the Authority premises.
- B. No drugs or other prohibited substances, including alcohol are allowed on the Authority premises.
- C. All building regulations concerning smoking
- D. Consent to Search or Inspection. The Operator agrees that its vehicles, cargo, goods, and other personal property are subject to being inspected and searched when attempting to enter, leave or while on Authority property.

Operator agrees to observe all security regulations and other requirements of any agency of the Federal government, including, but not limited to, the Federal Aviation Authority (FAA) and the Transportation Security Administration (TSA), applicable to Operator, as such regulations or requirements have been or may be amended, including without limitation, Title 14, Part 139 of the Code of Federal Regulations and Title 49, Part 1500 of the Code of Federal Regulations. Operator agrees to comply with the Airport Security Program and the Air Operations Area (AOA) Vehicle Access Program, and amendments thereto, and to comply with such other rules and regulations as may be reasonably prescribed by Authority, and to take such steps as may be necessary or directed by Authority to insure that sub lessees, employees, invitees and guests observe these requirements. Operator shall conduct background checks of its employees to the extent required by any Federal, State or local law or if, to the extent permitted by law, required by the Authority. The Authority shall have the right to require the removal or replacement of any employee of Operator at the Airport that the Authority has reasonably determined may present a risk to public safety or the security of the Airport. If as a result of the acts or omissions of Operator, its sub lessees, employees, invitees or guests, Authority incurs any fines and/or penalties imposed by the FAA or TSA; any expense in enforcing the regulations of the FAA or TSA or the rules or regulations of Authority; or any expense in enforcing the Airport Security Program, then Operator agrees to pay to Authority all such costs and expenses, including all costs of administrative proceeding, court costs, and



attorneys fees and all costs incurred by Authority in enforcing this provision. Operator further agrees to rectify any security deficiency or other deficiency as may be determined by Authority, the FAA or TSA. In the event Operator fails to remedy any such deficiency, Authority may do so at the cost and expense of Operator. Operator acknowledges and agrees that Authority may take whatever action is necessary to rectify any security deficiency or any other deficiency identified by Authority, the FAA or TSA.

## **ARTICLE 21** **NON-DISCRIMINATION**

### **Compliance with Nondiscrimination Requirements**

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “contractor”) agrees as follows:

**Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Title VI List of Pertinent Nondiscrimination Acts And Authorities, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.

**Non-discrimination:** The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Nondiscrimination Acts and Authorities, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR part 21.

**Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor’s obligations under this contract and the Nondiscrimination Acts And Authorities on the grounds of race, color, or national origin.

**Information and Reports:** The contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the sponsor or the Federal Aviation Administration to be pertinent to ascertain compliance with such Nondiscrimination Acts And Authorities and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the sponsor or the Federal Aviation Administration, as appropriate, and will set forth what efforts it has made to obtain the information.

**Sanctions for Noncompliance:** In the event of a contractor’s noncompliance with the Non-discrimination provisions of this contract, the sponsor will impose such contract

sanctions as it or the Federal Aviation Administration may determine to be appropriate, including, but not limited to:

- a. Withholding payments to the contractor under the contract until the contractor complies; and/or
- b. Cancelling, terminating, or suspending a contract, in whole or in part.

**Incorporation of Provisions:** The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the sponsor or the Federal Aviation Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the sponsor to enter into any litigation to protect the interests of the sponsor. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

#### **Title VI List of Pertinent Nondiscrimination Acts and Authorities**

- During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “contractor”) agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);

49 CFR part 21 (Non-discrimination In Federally-Assisted Programs of The Department of Transportation—Effectuation of Title VI of The Civil Rights Act of 1964);

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);

Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR part 27;

The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);

Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);

The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);

Titles II and III of the Americans with Disabilities Act of 1990, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations at 49 CFR parts 37 and 38;

The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);

Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;

Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);

Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

## **ARTICLE 22** **AMERICANS WITH DISABILITIES ACT**

Operator shall comply with the requirements of "The Americans with Disabilities Act" (ADA) as published in the Federal Register, Volume 56, No. 144 and the State of Florida Accessibility Requirements Manual (ARM) as it applies to Operator's facilities and operations at the Airport.

## **ARTICLE 23** **AIRPORT CONCESSION DISADVANTAGED BUSINESS ENTERPRISE**

This Agreement is subject to the requirements of the U.S. Department of Transportation's regulations, 49 CFR Part 23. The Operator agrees that it will not discriminate against any business owner because of the owner's race, color, national origin, or sex in connection with the award or performance of any concession agreement, management contract, or subcontract, purchase or lease agreement, or other agreement covered by 49 CFR Part 23.

The Operator agrees to include the above statements in any subsequent concession agreement or contract covered by 49 CFR Part 23, that it enters and cause those businesses to similarly include the statements in further agreements.

- 23.1 Policy. It is the policy of the Authority to recognize the authority and applicability of the United States Department of Transportation's Rules and Regulations governing Airport Concession Disadvantaged Business Enterprise (ACDBE)/DBE participation. The Aviation Authority is also fully committed to the implementation of these Rules and regulations through its approved Airport Concession Disadvantaged Business Enterprise (ACDBE) Program.
  
- 23.2 Certification (49 CFR Part 26.61-91, Part 23 Subpart C). The Authority will use the procedures and standards of Part 26.61-91 and 23.31, Subpart C for certification of ACDBEs to participate in its ACDBE program. Firms desiring to participate as an Airport Concession Disadvantaged Business Enterprise (ACDBE)/DBE on Authority projects or contracts must be duly certified by a member of the Florida Unified Certification Program (FUCP) and listed in the FUCP DBE Directory (<https://fdotxwp02.dot.state.fl.us/EqualOpportunityOfficeBusinessDirectory/CustomSearch.aspx>) of firms. Any ACDBE/DBE firm not duly certified by a FUCP certifying member by proposal closing date may not be used to meet the airport concession disadvantaged business participation requirements of the Authority.
  
- 23.3 ACDBE Goal. Authority encourages the inclusion of firms owned and controlled by minorities and women in contract awards and projects whenever feasible. This policy is consistent with the administrative mandate set out by the United States Department of Transportation Code of Federal Regulations in Title 49 Part 23 and Part 26. A participation goal of five percent (5%) was established for this project.

**ARTICLE 24**  
**NOTICES AND COMMUNICATIONS**

All notices and elections (collectively, "notices") to be given or delivered by or to any party hereunder, shall be in writing and shall be (as elected by the party giving such notice) hand delivered by messenger, courier service or overnight mail, or alternatively shall be sent by United States Certified Mail, with Return Receipt Requested. The effective date of any notice shall be the date of delivery of the notice if by personal delivery, courier services or overnight mail, or if mailed, upon the date which the return receipt is signed or delivery is refused or the notice designated by the postal authorities as non-deliverable, as the case may be. The parties hereby designated the following addresses as the addresses to which notices may be delivered, and delivery to such addresses shall constitute binding notice given to such party:

TO AUTHORITY:

Executive Director/CEO  
 Jacksonville Aviation Authority  
 14201 Pecan Park Road  
 Jacksonville, Florida 32218

TO OPERATOR:

INSERT NAME

or to such other address as the addressee may designate in writing by notice to the other party delivered in accordance with the provisions of this article.

**IF THE OPERATOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE OPERATOR'S DUTY TO PROVIDE PUBLIC RECORDS, CONTACT JAA'S CUSTODIAN OF PUBLIC RECORDS:**

**Michael Stewart, Director of External Affairs  
14201 Pecan Park Road  
Jacksonville, Florida 32218  
904.741.2721**

**ARTICLE 25**  
**FEDERAL RIGHTS TO RECLAIM**

In the event a United States governmental agency shall demand and take over the entire facilities of the Airport or the portion thereof wherein the Operations Areas are located, for public purposes for a period in excess of ninety (90) days, either party may terminate this Agreement by providing written notice of such termination to the other party and the parties shall thereupon be released and fully discharged from any and all liability hereunder arising after such termination or as a result thereof. This Article 25 shall not act or be construed as a waiver of any rights Operator may have against the United States as a result of such taking.

**ARTICLE 26**  
**RIGHT OF FLIGHT**

Authority reserves unto itself, its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the Operations Areas together with the right to cause in said airspace such noise as may be inherent in the operations of aircraft now known or hereafter used, for navigation of or flight in the said airspace for landing on, taking off from, or operating on the Airport.

**ARTICLE 27**  
**PROPERTY RIGHTS RESERVED**

This Agreement shall be subject and subordinate to all the terms and conditions of any instruments and documents under which Authority acquired the land or improvements thereon, of which said Operations Areas are a part, and shall be given only such effect as will not conflict with nor be inconsistent with such terms and conditions. Operator understands and agrees that this Agreement shall be subordinate to the provisions of any

existing or future Agreement between Authority and the United States of America, or any of its agencies, relative to the operation or maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the Airport, and to any terms or conditions imposed upon the Airport by any other governmental entity.

**ARTICLE 28**  
**QUIET ENJOYMENT**

Authority covenants that Operator shall and may peaceably and quietly have, hold and enjoy its Operations Areas and all parts thereof for the term hereby granted, subject to the terms and provisions hereof.

**ARTICLE 29**  
**NO MORTGAGE RIGHTS OF OPERATOR**

The Operator shall not have the right to mortgage, hypothecate, pledge, or otherwise encumber its leasehold interest for the purpose of securing a loan from any lender.

**ARTICLE 30**  
**WAIVERS**

No waiver by Authority at any time of any of the terms, conditions, covenants, or Agreements of this Agreement, or noncompliance therewith, shall be deemed or taken as a waiver at any time thereafter of the same or any other term, condition, covenant, or Agreement herein contained, nor of the strict and prompt performance thereof by Operator. No delay, failure or omission of Authority to reenter the Operations Areas or to exercise any right, power, privilege, or option arising from any default nor subsequent acceptance of fees and charges then or thereafter accrued, shall impair any such right, power, privilege, or option or be construed to be a waiver of any such default or relinquishment thereof, or acquiescence therein. No notice by Authority shall be required to restore or revive time as of the essence hereof after waiver by Authority or default in one or more instances. No option, right, power, remedy, or privilege of Authority shall be construed as being exhausted or discharged by the exercise thereof in one or more instances. It is agreed that each and all of the rights, power, options, or remedies given to Authority by this Agreement are cumulative and no one of them shall be exclusive of the other or exclusive of any remedies provided by law, and that the exercise of one (1) right, power, option or remedy by Authority shall not impair its rights to any other right, power, option or remedy.

**ARTICLE 31**  
**SUBORDINATION TO BOND RESOLUTION**

This Agreement and all rights granted to Operator hereunder are expressly subordinated and subject to the lien and provisions of the pledge, transfer, hypothecation or assignment made by Authority in any Bond Resolution heretofore or hereafter adopted by the Authority, and Authority and Operator agree that to the extent permitted by authorizing legislation, the holders of the Bonds or their designated representatives may exercise any and all rights of Authority hereunder to the extent such possession, enjoyment and exercise are necessary to insure compliance by Operator and Authority with the terms and provisions of this Agreement and Bond Resolution.

**ARTICLE 32**  
**SUBORDINATION TO FEDERAL AGREEMENTS**

This Agreement shall be subject and subordinate to all the terms and conditions of any instrument and documents under which Authority acquired the land or improvements thereon and shall be given only such effect as will not conflict with nor be inconsistent with such terms and conditions. Operator understands and agrees that this Agreement shall be subordinate to the provisions of any existing or future Agreement between Authority and the United States of America, or any of its agencies, relative to the operation or maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the Airport.

**ARTICLE 33**  
**GOVERNING LAW AND VENUE**

This Agreement shall be construed in accordance with the laws of the State of Florida. Venue for any action for breach of or enforcement of any provision of this Agreement shall be Duval County.

**ARTICLE 34**  
**RIGHT TO ENTRY**

Authority, through its Executive Director, shall have the right to request from Operator and to be provided entry to the Operations Areas assigned herein to Operator, for the purposes and to the extent necessary to protect Authority's rights and interest, to provide for periodic inspection of said Operations Areas from the standpoint of safety and health, and to check Operator's compliance with the terms of this Agreement. Access shall be upon twenty-four (24) hours' notice and jointly with a representative from Operator. No notice shall be required in the event of emergency.

**ARTICLE 35**  
**TIME OF THE ESSENCE**

Time is expressed to be of the essence of this Agreement.

**ARTICLE 36**  
**PUBLIC ENTITY CRIMES**

If Operator is a corporation or other artificial entity, the undersigned officer of Operator hereby warrants and certifies to Authority that Operator is an entity in good standing and is authorized to do business in the State of Florida. The undersigned officer of Operator hereby further warrants and certifies to Authority that he or she, as such officer, is authorized and empowered to bind the entity to the terms of this Agreement by his or her signature thereto and the Operator is in compliance with Florida Statute 287.133, concerning criminal activity on contracts with a public entity.

**ARTICLE 37**  
**INCORPORATION BY REFERENCE**

All terms, conditions, and specifications of all exhibits attached hereto and referenced herein shall be deemed to be incorporated in this Agreement by reference.

**ARTICLE 38**  
**CONSTRUCTION**

Neither party shall be considered the author of this Agreement. The terms of this Agreement shall not be strictly construed against one party as opposed to the other based upon who drafted it.

**ARTICLE 39**  
**MISCELLANEOUS**

All of the terms and provisions hereof shall be binding upon and the benefits inure to Authority and Operator and their heirs, personal representatives, successors and assigns. Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall include all genders. This Agreement, and instruments or documents relating to same, shall be construed under Florida law. This Agreement represents the complete Agreement of the parties and any prior Agreements or representations, regarding the subject matter of this Agreement, whether written or verbal, are hereby superseded. This Agreement may subsequently be amended only by written instrument signed by the parties hereto. The invalidity of any portion, article,



paragraph, provision or clause of this Agreement shall have no effect upon the validity of any other part of portion thereof.

***{REMAINDER OF PAGE HAS INTENTIONALLY LEFT BLANK}***

IN WITNESS WHEREOF, the AUTHORITY AND OPERATOR hereto have duty executed this Agreement as of the day and year first above written.

**AUTHORITY:**

**JACKSONVILLE AVIATION AUTHORITY**

By: \_\_\_\_\_

Printed Name: Steve Grossman

Title: Chief Executive Officer

**WITNESSES FOR AUTHORITY:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name Printed

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name Printed

**OPERATOR:**

**INSERT NAME**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**WITNESSES FOR OPERATOR:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name Printed

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name Printed

Approved as to Form and Legality for the Use and Reliance of the Jacksonville Aviation Authority only.

By: \_\_\_\_\_

Debra A. Braga  
Chief Legal Officer, Jacksonville Aviation Authority

EXHIBIT A  
PREMISES

EXHIBIT B  
ASSIGNED AREAS

EXHIBIT C  
OPERATIONS AREAS

EXHIBIT D  
RATES