

# EXHIBIT A

## FEDERAL AVIATION ADMINISTRATION

### SMALL LEASE FOR REAL PROPERTY

#### LEASE NUMBER

**DTFANM-10-L-00062**

**Date of Lease:** \_\_\_\_\_

1. THIS LEASE, entered into by and between the Port of Seattle whose interest in the property hereinafter described is that of Seattle-Tacoma International Airport, hereby referred to as LESSOR, and the United States of America, hereinafter referred to as the GOVERNMENT OR FAA: WITNESSETH: The Parties hereto, and for the consideration hereinafter mentioned, covenant and agree as follows:

2. DESCRIPTION - The LESSOR hereby leases to the GOVERNMENT the following described premises: 351.2 Square feet of Storage space referred to as MT3151R in Attachment "A" located in the main terminal, bridge level of the Seattle-Tacoma International Airport along with 480.8 Square feet of the open storage west of the storage space also depicted in Attachment "A"

3. TERMS AND CONDITIONS - It is mutually understood and agreed that the Airport requires FAA navigation aid facilities in order to operate their business and that the FAA requires navigation, communication and weather aid facilities at the Airport in order to support Air Traffic Operations. Thus, in the interest of both parties it is hereby agreed that the Airport will allow the FAA to lease the above mentioned areas that are needed to support the RWSL (Runway Status Lights) for the term commencing on 01/28/2010 and continuing through 09/30/2030. The FAA or LESSOR can terminate this agreement, in whole or part at any time by giving at least (60) day's notice in writing. Said notice shall be sent by certified or registered mail.

(a) Together with a right-of-way for ingress to and egress from the premises; a right-of-way for establishing and maintaining electrical power and/or telecommunications lines to the premises; including a right-of-way for subsurface power, communication and/or water lines to the premises; all right-of-ways to be over the area referred to as Seattle-Tacoma International Airport, to be routed reasonably determined to be the most convenient to the FAA and as not to interfere with Airport operations. The Airport shall have the right to review, comment on and approve plans covering access and utility rights-of-way under this paragraph.

(b) And the rights to make alterations, attach fixtures, and erect additions, structures or signs, in direct support of the Airport. The Airport shall have the right to review, comment on and approve plans covering work permitted under this paragraph.

(c) And the right to park, without cost, all official and privately owned vehicles used for the maintenance and use of leased area. Parking shall be provided as near as possible without interfering with the operation of the Airport.

4. CONSIDERATION - The FAA shall pay the Airport no monetary consideration, it is mutually agreed that the rights extended to the FAA herein are in consideration of the obligations assumed by the FAA in its establishment, operation, and maintenance of navigational aid facilities upon the premises

5. UTILITIES - The FAA shall pay for all utility service to the premises and will, at its cost, provide separate meters for all such utilities.

6. NON-RESTORATION - The FAA shall remove any equipment and trade fixtures installed within the Premises but will have no obligation to otherwise restore and/or rehabilitate, either wholly or partially, the premises under this lease. Notwithstanding the foregoing, in the event that the FAA makes major modification to the premises pursuant to Paragraph 3(b), the Lessor shall have the right to condition such improvements on the FAA's agreement to remove them and restore the premises at the termination of this lease.

7. LESSORS SUCCESSORS - The terms and provisions of this lease and the conditions herein bind the LESSOR and the LESSOR's heirs, executors, administrators, successors, and assigns.

8. NO WAIVER - No failure by the GOVERNMENT to insist upon strict performance of any provision of this lease, or failure to exercise any right, or remedy consequent to a breach thereof, will constitute a waiver of any such breach in the future.

#### 9. CONTRACT DISPUTES

All contract disputes and arising under or related to this lease contract will be resolved through the Federal Aviation Administration (FAA) dispute resolution system at the Office of Dispute Resolution for Acquisition (ODRA) and will be governed by the procedures set forth in 14 C.F.R. Parts 14 and 17, which are hereby incorporated by reference. Judicial review, where available, will be in accordance with 49 U.S.C. 46110 and will apply only to final agency decisions. A LESSOR may seek review of a final FAA decision only after its administrative remedies have been exhausted.

All Contract Disputes will be in writing and will be filed at the following address:

Office of Dispute Resolution for Acquisition, AGC-70,  
Federal Aviation Administration, 800 Independence Avenue, S.W., Room  
323, Washington, DC 20591,  
Telephone: (202) 267-3290,  
Facsimile: (202) 267-3720

A contract dispute against the FAA will be filed with the ODRA within two (2) years of the accrual of the lease contract claim involved. A contract dispute is considered to be filed on the date it is received by the ODRA.

The full text of the Contract Disputes clause is incorporated by reference. Upon request the full text will be provided by the RECO.

10. The following clauses are incorporated by reference: Upon request the full text will be provided by the RECO.

COMPLIANCE WITH APPLICABLE LAWS (10/96)

OFFICIALS NOT TO BENEFIT (10/96)

COVENANT AGAINST CONTINGENT FEES (8/02)

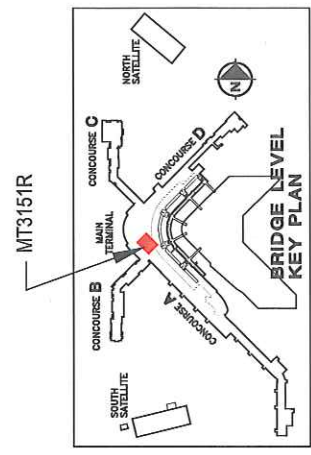
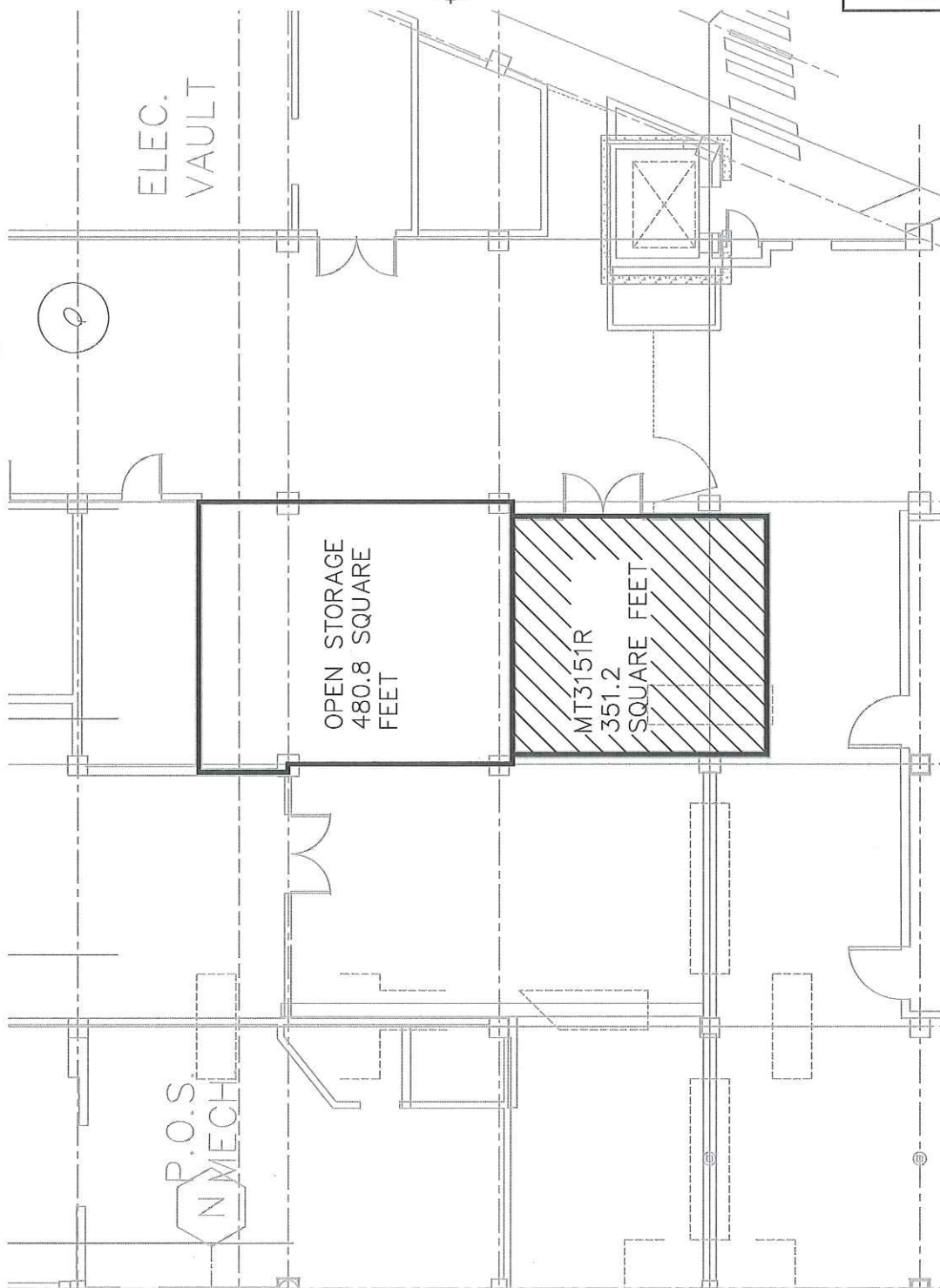
ANTI-KICKBACK (10/96)

INTEGRATED AGREEMENT (10/96)

IN WITNESS WHEREOF, the parties hereto have signed their names:

9a. NAME AND TITLE OF LESSOR/OWNER <i>(Type or Print)</i>	9b. SIGNATURE OF OWNER	9c. DATE  (10/96)
THIS DOCUMENT IS NOT BINDING ON THE GOVERNMENT OF THE UNITED STATES OF AMERICA		
UNLESS SIGNED BELOW BY AUTHORIZED CONTRACTING OFFICER.		
10a. NAME OF REAL ESTATE CONTRACTING OFFICER <i>(Type or Print)</i>	10b. SIGNATURE OF REAL ESTATE CONTRACTING OFFICER	10c. DATE  (10/96)

**FAA Lease Area**  
**Room No. MT3151R**  
**Main Terminal Bridge Level**



DATE	1-28-2010
DRAWN BY	
CHECKED BY	
PROJECT NO.	Attachment A

Port of Seattle/Aviation Properties  
 Seattle-Tacoma International Airport

BUILDING: MAIN TERMINAL  
 LEVEL: BRIDGE  
 LOCATION: CENTRAL TERMINAL