

Eighth Amendment to Lease Agreement

This Eighth Amendment to Lease Agreement (the "Amendment") is made and entered into this ____ day of _____, 2026 (the "Effective Date"), by and between the Town of Erie, a Colorado municipal corporation with an address of P.O. Box 750, Erie, CO 80516 (the "Town"), and Vector Air Management, LLC, a Colorado limited liability company with a principal place of business at 395 Airport Drive, Erie, CO 80516 ("Lessee") (each a "Party" and collectively the "Parties").

Whereas, the Town is the owner and operator of the Erie Municipal Airport, more particularly described in **Exhibit A**, attached and incorporated by this reference (the "Airport");

Whereas, on December 12, 2023, the Parties entered into a Lease Agreement for the Airport;

Whereas, on March 26, 2024, the Parties amended the Lease Agreement to extend the term (the "First Amendment");

Whereas, on June 25, 2024, the Parties amended the Lease Agreement to extend the term (the "Second Amendment");

Whereas, on September 24, 2024, the Parties amended the Lease Agreement to extend the term (the "Third Amendment");

Whereas, on December 10, 2024, the Parties amended the Lease Agreement to extend the term (the "Fourth Amendment");

Whereas, on March 11, 2025, the Parties amended the Lease Agreement to extend the term (the "Fifth Amendment");

Whereas, on June 10, 2025, the Parties amended the Lease Agreement to extend the term (the "Sixth Amendment"); and

Whereas, on November 4, 2025, the Parties amended the Lease Agreement to extend the term (the "Seventh Amendment"); and

Whereas, the Parties wish to amend the Lease Agreement again to extend the term and modify the sublease terms.

Now, therefore, in consideration of the promises and the mutual covenants herein contained, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. The term of the Lease Agreement shall be extended through December 31, 2026.
2. Section 9.f., entitled "*Assignment and Subletting*," is deleted in its entirety and replaced with the following:

"f. *Assignment and Subletting.* Lessee shall not assign this Agreement or sublet any portion of the Property without the prior written consent of the Public Works Director for the Town. Any such assignment or subletting without the Public Works Director's consent shall be void."

3. All other provisions of the Lease Agreement shall remain in full force and effect as written.

In Witness Whereof, the Parties have executed this Eighth Amendment as of the Effective Date.

Town of Erie, Colorado

Andrew J. Moore, Mayor

Attest:

Debbie Stamp, Town Clerk

Lessee

VECTOR AIR MANAGEMENT, LLC

DocuSigned by:

Jason Hurd

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Jason Hurd, Owner