

**Truckee Tahoe Airport District  
Business and Warehouse Leases as of July 20, 2021**

| Business Name/Lessee | Lease Start Date | Lease End Date | Option | Monthly Lease Price | SF | Price Per sq. ft./month | Notes/Comments |
|----------------------|------------------|----------------|--------|---------------------|----|-------------------------|----------------|
|----------------------|------------------|----------------|--------|---------------------|----|-------------------------|----------------|

**TERMINAL BUILDING**

|                |          |           |  |            |       |       |   |
|----------------|----------|-----------|--|------------|-------|-------|---|
| Surf Airlines  | 8/1/2015 | Monthly   |  | \$1,606.59 |       |       |   |
| Red Truck Café | 8/1/2017 | 7/31/2027 |  | \$1,473.00 | 1,371 | 1.074 | \$4,036.00 TI Payment/Improvement due from Lessee by December 31, 2021. |

**WAREHOUSE OFFICE BUILDING (WOB)**

|                     |           |           |  |             |        |       |  |
|---------------------|-----------|-----------|--|-------------|--------|-------|--|
| Clear Capital       | 2/17/2017 | 7/31/2026 |  | \$23,306.00 | 10,840 | 2.150 |  |
| Go Rentals          | 6/20/2021 | 6/19/2024 |  | \$2,485.00  | 1,000  |       | Concession revenue is separate from office and parking lease (1,000 square feet of office space and 15 parking spaces; \$1,370 rent, \$740 CAM, \$375 parking)   |
| Enterprise/National | 7/21/2017 | 8/14/2025 |  | \$2,485.00  | 1,000  |       | Recently exercised extension option and added National; Concession revenue is separate from office and parking lease (1,000 square feet of office space and 15 parking spaces; \$1,370 rent, \$740 CAM, \$375 parking) |

**WAREHOUSE BUILDING**

|                              |           |                |                     |             |        |       |   |
|------------------------------|-----------|----------------|---------------------|-------------|--------|-------|---|
| Mountain Home Center         | 5/15/2005 | month to month |                     | \$11,405.00 | 11,800 | 0.981 |   |
| DesignBar Home Furnishings   | 8/24/2020 | 8/23/2025      | 1, five year option | \$3,920.00  | 4,000  | 0.981 |   |
| Tahoe Food Hub               | 4/26/2018 | 5/16/2029      |                     | \$1,800.00  | 4,000  | 0.450 | Warehouse Space D was divided into two 4,000 square foot spaces D-1 and D-2; Tahoe Food Hub began paying rent on D-1 in October 2019  |
| Sierra Community House       | 7/22/2020 | 7/21/2030      |                     | \$1,000.00  | 4,000  |       |   |
| Prosser Building Development | 3/1/2021  | 2/27/2022      |                     | \$1,098.00  | 1,100  | 0.981 | Lessee is also assessed a flat electrical fee as part of lease agreement  |
| Truckee Roundhouse           | 4/1/2018  | 3/31/2022      |                     | \$2,433.00  | 4,680  |       | The Truckee Roundhouse expanded to now include Warehouse Space E-2 and E-3; E-3 - \$1,809.60; E-2 - \$624.00; Truckee Roundhouse requested rent deferral as part of the COVID pandemic; Staff has notified the board that they have also requested rent forgiveness; Will be reviewed/discussed at a future board meeting |

**OTHER**

|                                   |           |            |                     |              |           |                    |   |
|-----------------------------------|-----------|------------|---------------------|--------------|-----------|--------------------|---|
| Careflight/REMSA                  | 11/1/2017 | 10/31/2021 |                     | \$2,423.00   | 4,328     | 0.560              | Combination parking and crew quarters (square footage includes crew office, vehicle parking and asphalt parking for helicopter; hangar in Lima Row is billed separately)  |
| Civil Air Patrol                  |           |            |                     | \$0.00       | 1,000     |                    | Pays \$40 / Month for electric  |
| EAA Chapter 1073                  | 9/1/2017  | 8/31/2021  |                     | \$1,186.00   | 4,501     | 0.150              | EAA has the option to apply for a community benefit rent reduction/waiver each year; square footage includes vehicle parking, apron, office and shop space  |
| Sierra Aero                       | 9/1/2013  |            |                     | \$3,356.00   | 8,040     | See notes/comments | \$10,000 TI due Aug 1, 2021, paid in July 2021; (Square footage rate breakdown in lease amendment - 6,240 hangar space at \$3.70/sq ft/year; 1,800 modular office at \$9.00 sq ft/year; 2,800 of parking at \$0.35 per sq. ft/year) |
| Truckee Tahoe Soaring Association | 7/1/2018  | 6/30/2022  |                     | \$1,207.25   | 3.9 Acres | 0.150              | Truckee Tahoe Soaring Association has the option to apply for a community benefit rent reduction/waiver each year   |
| Sky Dive Truckee Tahoe            | 9/1/2015  | 4/30/2023  |                     | \$266.00     | 1.0 Acre  |                    | Extension term 2019-2023. Bare dirt, no improvements, includes road fee.  |
| Avis                              | 6/1/2017  | 6/30/2021  | 1, five year option | \$50.00      |           |                    | Lease is for 2 parking spots; Have reached out to Avis regarding their renewal option; Currently on a month to month lease  |
| Hertz                             | TBD       |            |                     | \$125.00     |           |                    | Currently negotiating a lease for five designated parking spots in the rental car lot; Lease would include concession fee   |
| CDF Land Lease                    |           |            |                     | \$1,000/year |           |                    |   |