

AGREEMENT TO EXTEND LEASE

This Agreement to Extend Lease is made with reference to the following facts:

- A. The TRUCKEE TAHOE AIRPORT DISTRICT, a California Airport District (hereafter TTAD), and SOAR TRUCKEE, INC., a Delaware corporation authorized to transact business in the State of California (hereafter STI), entered into a Service and Lease Agreement on May 1, 2008 relating to STI's leasing of real property located at TTAD.
- B. That Lease is set to expire on April 30, 2012.
- C. Both parties have been exploring a renewal of that Lease for a four-year period, but need to explore potential modifications to the Lease terms so to potentially reduce noise and annoyance impacts, and to potentially increase the level of the existing safety procedures of STI's operations.
- D. STI has voluntarily proposed to utilize the following operational changes for a one-year period:
- Reinstalling a four-blade propeller on one of the tow planes, which will ordinarily be used to tow single place and lighter gliders, and to test the two versus four-blade situation, understanding that it will be necessary that such tests be done with the same airplane and weather conditions and to not interfere with their core business;
 - Moving their current flight path under normal weather conditions further south during the flight phase near the "frog pond";
 - Flying the tow planes no earlier than 8:00 a.m. nor later than one hour after sunset.
- E. The above operational changes set forth in Recital E have not been mandated by TTAD but are merely a voluntary showing by STI of good faith, cooperation and concern for the Truckee community. If STI finds it necessary to modify or eliminate any or all of the operational items described above in Recital D for safety reasons, they may do so without jeopardizing either this one-year lease extension or their desire to enter into a four-year lease.
- F. The parties will continue to meet and confer in order to jointly resolve certain existing issues including but not limited to STI's noise footprint and options to lower the overall noise footprint, ramp area compaction and extension and the possible assistance of TTAD in the purchase of a larger engine for one of STI's aircraft in order to improve safety and noise reduction.

LAW OFFICE

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NOW, THEREFORE, IT IS AGREED as follows:

1. The above recitals are true and correct.
2. The parties hereby agree that the May 1, 2008 Lease between the parties, described above, shall be and hereby is extended for a one-year period, commencing May 1, 2012 and terminating April 30, 2013, under the same terms and conditions, other than the expiration date for said Lease, which is now extended to April 30, 2013 (unless sooner terminated pursuant to the terms of the Lease).

Dated: _____

TRUCKEE TAHOE AIRPORT DISTRICT

By: Tom Van Berkem, President
Board of Directors

Dated: _____

SOAR TRUCKEE, INC.

By: Richard Pearl, President