

HANGAR LICENSE AGREEMENT

THIS LICENSE AGREEMENT is by and between the CITY OF REDDING, a Municipal Corporation (hereinafter referred to as the "CITY"), and the person referenced in Paragraph 1 of this License Agreement as the Licensee (hereinafter referred to as the "LICENSEE"):

1. GENERAL INFORMATION FOR LICENSE.

(PLEASE PRINT)

LICENSEE NAME:				
LICENSEE CONTACT NUMBERS:				
HOME:	WORK:	CELL:	EMAIL:	
LICENSEE MAILING ADDRESS:				
LICENSEE BILLING ADDRESS:				
PERSON TO CONTACT IN AN EMERGENCY:			TELEPHONE:	
PILOT NAME:		TYPE:	LICENSE #	
AIRCRAFT MAKE AND MODEL:			REG. #	
NAME (S) OF REGISTERED OWNER(S) OF AIRCRAFT:				
AIRPORT:	INITIAL HANGAR #	INITIAL LICENSE FEE:	TERM START DATE:	RECEIPT OF INSURANCE CERT.

2. LICENSE. The CITY hereby grants to LICENSEE a revocable license to store an aircraft in a relocatable aircraft hangar.

A. The hangar shall be used for the storage of at least one aircraft owned, leased, or under a long term use agreement by LICENSEE. All operational aircraft stored within the hangar must be insured, registered with the Airports Manager, and the Federal Aviation Administration (“FAA”) Certificate of Aircraft Registration for each aircraft must be on file with the Airports Manager. Storage of any operational aircraft within the hangar that is not properly registered and insured shall be deemed to be a breach of this License Agreement.

B. Subject to the restrictions in Paragraph 16, the hangar may also be used for the limited storage of items that do not interfere with the storage of aircraft so long as the primary use of the hangar remains aircraft storage. Subject to the restrictions in Paragraph 16, storage of supplies for minimum preventative maintenance of the aircraft is permitted.

C. No bailment is created by this License Agreement.

3. LOCATION. The initial location of the aircraft hangar to be used pursuant to this License Agreement shall be determined by the Airports Manager in the exercise of his reasonable discretion. The initial location of the aircraft hangar to be used pursuant to this License Agreement shall be that hangar referenced as the initial hangar in Paragraph 1 of this License Agreement. The CITY retains the right to change the location to be used pursuant to this License Agreement for the following reasons that include: construction, safety, flooding, natural disasters, aircraft access and other similar purposes. The CITY, through the Airports Manager, shall provide thirty (30) days prior written notice to LICENSEE of any change in location, including the reason for such change.

4. TERM. The term of this License Agreement shall commence on the date referenced in Paragraph 1 of this License Agreement as the term start date and shall continue until terminated as provided in this License Agreement.

5. LICENSE FEES. LICENSEE shall pay to the CITY as a monthly license fee, without deduction, setoff, prior notice or demand, the appropriate amount for the hangar licensed as shown on the CITY's then current Schedule of Fees. This monthly license fee shall be subject to change by resolution of the City Council of the CITY. The initial monthly license fee shall be the amount referenced in Paragraph 1 of this License Agreement as the initial license fee and is payable in advance on the first day of each month, commencing on the date the term commences, and continuing during the term. The license fee for the first month of this License Agreement shall be paid on the day the term commences. Fees not paid when due are subject to late fees and penalty charges as shown in the CITY's then current Schedule of Fees. LICENSEE assumes all risk of loss if payments are made by mail.

6. INDEMNIFICATION. The CITY shall not be liable to LICENSEE and LICENSEE hereby waives all claims against the CITY for any injury or damage to any person or property in or about the aircraft hangar and airport area by or from any cause whatsoever, except injury or damage to LICENSEE resulting from the acts or omissions of the CITY or the CITY's authorized agents.

LICENSEE shall hold the CITY harmless from and defend the CITY against any and all claims or liabilities for any injury or damage to any person or property whatsoever (1) occurring in, on or about the airport hangar, or any part of it and (2) occurring in, on or about any part of the airport property when that injury or damage was caused in part or in whole by the act, neglect, fault of or omission of any duty by the LICENSEE, its agents, servants, employees or invitees.

7. RELEASE AND DISCHARGE. CITY shall not be responsible for, and assumes no liability arising from fire, theft, damage or loss to LICENSEE's property, including without limitation, the aircraft or any other items unless such fire, theft, damage or loss is solely the fault of CITY. LICENSEE hereby releases and discharges the CITY from all claims and demands by LICENSEE for loss of or damage to LICENSEE's property.

8. INSURANCE REQUIREMENTS. LICENSEE shall obtain aircraft or general liability insurance against liability for financial loss resulting from bodily injury, including death or personal injury, and damage to property caused by the ownership, operation, storage, and use of the aircraft arising from or related to the rental of hangar. The limit of liability shall be no less than One Hundred Thousand Dollars (\$100,000.00) per person/occurrence. The City of Redding, its elected officials, officers, employees, and volunteers shall be added as additional insureds. The policy shall be endorsed to state that it shall not be canceled or the limits reduced prior to thirty (30) days written notice being provided to the City of Redding. A certificate evidencing the above insurance shall be provided to the Airports Manager at the execution of this License Agreement and at any time thereafter at the request of the Airports Manager. CITY reserves the right, in its sole discretion to revise these insurance requirements at any time, with thirty (30) days prior written notice to LICENSEE.

9. REPAIR AND MAINTENANCE. LICENSEE shall immediately inform the Airports Manager of any and all repairs to the hangar that LICENSEE believes necessary or appropriate. CITY shall maintain the hangar roof vents and the hangar doors, door rollers and guides. LICENSEE shall maintain the hangar in good and neat appearance and in a safe condition at all times. LICENSEE shall be responsible for any necessary pest control services at or in the hangar. LICENSEE, at its sole cost and expense shall immediately repair any and all damage to the hangar caused or contributed to by LICENSEE, its agents, employees and/or invitees. Upon termination of this License Agreement, LICENSEE shall return the hangar to the CITY in substantially the same condition as the hangar existed at the commencement of this License Agreement, ordinary wear and tear excepted.

10. RULES AND REGULATIONS. LICENSEE shall, at LICENSEE's sole cost and expense, comply with all of the requirements of all city, county, state and federal authorities now in force, or which may hereafter be in force, pertaining to LICENSEE's use of the hangar, and shall faithfully observe in the use of the hangar all city and county ordinances and state and federal statutes and regulations, now in force or which may hereafter be in force.

11. RIGHT TO INSPECT. The CITY and its authorized officers, agents, employees, volunteers, contractors, subcontractors and other representatives shall have the right to inspect the hangar for business purposes, including, but not limited to the following:

A. To inspect the hangar at reasonable intervals during regular business hours (or at any time in case of emergency) to determine whether LICENSEE has complied with or is complying with the terms and conditions of this License Agreement;

B. To make repairs, additions or alterations as may be necessary or convenient for the conduct, safety, improvement or preservation of the airport;

C. For emergency purposes;

D. In the exercise of CITY police power; and

E. Each hangar at the airport shall be inspected by the Redding Fire Department for compliance with fire safety codes every twenty-four (24) months. CITY shall schedule the inspection with Fire Department personnel and LICENSEE shall provide access to the hangar during the inspection period specified by the Fire Department.

Except for inspections for the purposes listed in subparagraphs 11C and 11D, the CITY shall provide LICENSEE written notice at least forty-eight (48) hours in advance of the inspection. The CITY will make reasonable attempts to notify tenant prior to conduct of maintenance activities listed in subparagraph 11B. No inspection by or on behalf of the CITY of the hangar shall cause or constitute a termination of the License Agreement, or be deemed to constitute an interference with LICENSEE's use thereof.

12. SECURING THE HANGAR. LICENSEE shall close and lock the hangar doors when the hangar is unattended. LICENSEE shall either use a personally-owned or CITY-supplied padlock for purposes of securing the hangar doors when the hangar is unattended. If the CITY must enter the hangar as set forth in this License Agreement, and LICENSEE is not reasonably available to remove LICENSEE's padlock, the CITY may cut LICENSEE's padlock and enter the hangar at no expense to the CITY and provide a temporary CITY padlock on the hangar until such time as LICENSEE can secure the hangar with a personally-owned padlock.

13. FUELING. No fueling of any aircraft may be conducted while any part of the aircraft is in the hangar. All self-fueling of aircraft shall be conducted in accordance with the applicable FAA rules and regulations and the Redding Municipal Code.

14. COMMERCIAL ACTIVITY. LICENSEE *shall not conduct any commercial activity* at or in the hangar or at or on the Redding Municipal Airport/Benton Airpark, unless such activities are pursuant to a separate written agreement signed by both LICENSEE and the CITY.

15. MAINTENANCE OF AIRCRAFT. LICENSEE shall not engage or use the service of a person for hire in connection with any aircraft work, maintenance or repair at or in the hangar. LICENSEE shall not perform major repair or maintenance work or non-routine, non-preventative maintenance on the aircraft at or in the hangar without prior written approval of Airports Manager. Airports Manager may grant approval to restore aircraft, build kit aircraft or perform specified major maintenance activities in the hangar as long as LICENSEE is in compliance with applicable fire, safety and building codes. These provisions shall not limit the aircraft owner or pilot from performing routine, preventative maintenance on the aircraft as permitted by the Federal Aviation Regulations. Under no circumstances shall LICENSEE perform the following activities:

A. Application of flammable finishes (paint, dope, chemical stripping, epoxy, resin, etc.);

B. Making, breaking or repairing any fuel system connections or components (carburetor, valves, lines, tanks, etc.);

C. Any fueling or refueling of the aircraft, except as provided in paragraph 13;

D. Washing or painting the aircraft;

E. Welding or storage of welding equipment; or

F. Use open flames or other sources of ignition such as electric or fueled heaters.

16. PROHIBITED MATERIALS; NUISANCE PROHIBITED. LICENSEE shall not store or use combustible chemicals or materials at or in the hangar except as permitted by the Fire Department. LICENSEE shall not store, dispense or otherwise handle fuel, compressed gasses or other hazardous materials. LICENSEE shall properly dispose of all wastes and hazardous materials in a legal manner and in appropriate receptacles. LICENSEE shall not create a nuisance or perform any other act or thing which interferes with the quiet enjoyment of the airport by any other licensee or tenant or

member of the public. For purposes of this paragraph, hazardous materials include, but are not limited to: (A) Substances which are flammable, explosive, corrosive, radioactive, toxic; (B) Those asbestos-containing materials defined and described in Environmental Protection Agency Report No. 56/5-85-024 (June 1985) whether or not friable, or any related or successor report, or other applicable government regulations defining or describing such materials; (C) Pesticides as defined by Section 136(u) of FIFRA (7 U.S.C. Section 136) as may be present in soil or groundwater; (D) "Hazardous wastes" as defined in Section 25117 of the California Health and Safety Code, or as a chemical that is known to the State of California "to cause cancer or reproductive toxicity" under the Safe Drinking Water and Toxic Enforcement Action of 1986, California Health and Safety Code sections 25249.5, et. seq.; and (E) Any material or substance defined hazardous materials, substances or waste, or toxic materials, substances or waste as those terms or similar terms are defined by any other federal, state or local law, rule, regulation, ordinance or order.

17. NO DAMAGE; COMPLIANCE WITH CODES. LICENSEE shall not by his own or his agents', employees' or invitees' actions cause any damage to the CITY's property. LICENSEE's use of the hangar shall conform to all Airport rules and regulations and local building and fire codes.

18. ALTERATIONS TO HANGAR. LICENSEE shall not make or cause to be made any alterations or improvements to the hangar, including modifications or alterations of the hangar's electrical installations or equipment, without first securing the written consent of the Airports Manager. The Airports Manager may impose restrictions upon any proposed alterations or improvements. All such alterations or improvements shall comply with Airport Policy and all applicable building, zoning and fire codes. Upon the termination of this License Agreement, at the sole option of the CITY: (1) The alterations or improvements shall become the property of the CITY and shall remain on the premises; or (2) LICENSEE shall remove all alterations or improvements and return the hangar to the CITY in substantially the same condition as the hangar existed at the commencement of this License Agreement.

19. PROPELLER & ROTOR-BLADE BLAST. LICENSEE shall not run the engines of any aircraft with the propeller or rotor-blade blast directed in a manner that would cause harm to, or jeopardize the safety of any person, aircraft, building or other facility or equipment at the airport. All engine run-ups shall be conducted only on runway run-up aprons.

20. TAXATION. The privileges granted in this License Agreement may be subject to taxation and/or assessment. In such event, LICENSEE shall pay before delinquency, all taxes or assessments which at anytime may be levied by the State, County, City or any other tax assessment levying body upon the licensed premises and any improvements or fixtures located thereon. LICENSEE shall also pay all taxes, assessments, fees, and charges on all merchandise, fixtures, and equipment owned or used thereon.

21. AIRCRAFT. LICENSEE is the owner/lessee/authorized user of the aircraft referenced in Paragraph 1 of this License Agreement. LICENSEE shall supply proof of registration, lease or use agreement for the above listed aircraft to the Airports Manager prior to the commencement of the term of this License Agreement and shall subsequently provide such information to the Airports Manager upon request. LICENSEE shall keep all operational aircraft maintained in accordance with FAA criteria and supply evidence of such maintenance to the Airports Manager upon request.

If LICENSEE ceases to own, lease or be subject to a long term use agreement for the aircraft listed above, this License Agreement will terminate unless LICENSEE purchases, leases, or becomes subject to a long term use agreement for another aircraft within ninety (90) days from the cessation of ownership, leasehold or use of the aircraft listed above. Prior to the expiration of the ninety (90) day period, LICENSEE shall submit to the Airports Manager a copy of the registration, lease or use agreement for the new aircraft and shall update the information in this paragraph and Paragraph 1 of this License Agreement concerning the aircraft.

LICENSEE shall notify the CITY in writing within ten (10) days of any change in aircraft ownership or substitution or addition of aircraft.

22. NOTICES. Any notices required to be given under this License Agreement shall be in writing and shall be deemed properly delivered, given or served when personally delivered to the CITY or LICENSEE, or in lieu of such personal service, sent by United States mail, registered or certified, return receipt requested, addressed to LICENSEE at

the address referenced in Paragraph 1 of this License Agreement as licensee mailing address and to the CITY as follows: **CITY OF REDDING, Attention Airports Manager, 6751 Woodrum Circle, #200, Redding, California 96002.**

In the event of personal service, notice shall be deemed given when personally served. In the event of service by mail, notice shall be deemed to have been given seventy-two (72) hours after deposit of same in the United States mail post box in the State of California, postage prepaid, addressed as set forth above, or upon the date of the signed return receipt, whichever is sooner. LICENSEE shall keep his current mailing address and telephone number on file with the Airports Manager during the term of this agreement and shall notify the Airports Manager in writing within fifteen (15) days of any change of address or telephone number

23. ASSIGNMENT. The License is personal to LICENSEE and shall not be assigned, sublet or otherwise transferred in whole or in part to any other person or entity. A prohibited assignment, sublet or transfer of interest will be deemed to have occurred if:

A. Payment of the license fee is made by any other person or entity, other than LICENSEE, without the prior written consent of the CITY.

B. An aircraft not owned, leased or under a long term use agreement by LICENSEE and properly registered is stored at or in the hangar without the prior written consent of the CITY.

24. TERMINATION. This revocable license may be terminated by either the CITY or LICENSEE upon thirty (30) days prior written notice to the other party.

25. BREACH OR DEFAULT OF LICENSE AGREEMENT. The occurrence of any of the following shall constitute a breach or default of this License Agreement by LICENSEE:

A. Failure to pay any fee due under this License Agreement when due, if the failure to pay continues for three (3) days after notice of the failure has been given to LICENSEE; and

B. Except as otherwise specifically provided in this License Agreement, failure to perform any other provision of this License Agreement if the failure to perform is not cured within ten (10) days after notice of the failure has been given to LICENSEE. If the breach or default cannot be reasonably cured within ten (10) days, LICENSEE shall not be in breach or default of this License Agreement if LICENSEE commences to cure the breach or default within the ten (10) day period and diligently and in good faith continues to cure the default.

Notices given under this paragraph shall specify the alleged breach or default, and shall demand that LICENSEE perform the provisions of this License Agreement or pay the fee that is in arrears, as the case may be, within the applicable time period, or the License Agreement is terminated. No such notice shall be deemed a termination of this License Agreement unless the CITY so elects in the notice.

The CITY, at any time after LICENSEE commits a breach or default of this License Agreement, can cure the breach or default at LICENSEE's cost. If the CITY, at any time, by reason of LICENSEE's breach or default, pays any sum or does any act that requires the payment of any sum, the sum paid by the CITY shall be due immediately from LICENSEE to the CITY at the time the sum is paid, and if paid at a later date shall be subject to late fees and penalty charges as shown in the CITY's then current Schedule of Fees. The sum, together with the late fees or penalty charges, shall be an additional fee owed to the CITY pursuant to this License Agreement.

26. ATTORNEY'S FEES. In any dispute between the CITY and LICENSEE, the prevailing party shall be entitled to recover from the other party all reasonable costs, including without limitation, reasonable attorney's fees. "Prevailing party" shall include without limitation, a party who dismisses an action for specific performance or for damages in exchange for sums allegedly due, performance for covenants allegedly breached or consideration substantially equal to the relief sought in the action, or which receives from the other party, in connection with any dispute, performance substantially equivalent to any of these.

27. HEADINGS, REFERENCE, LAW AND JOINT AND SEVERAL LIABILITY. The titles and headings of the various paragraphs of this License Agreement are intended solely for convenience of reference and are not intended to explain, modify or place any construction on any of the provisions of this License Agreement. Masculine and feminine,

or neutral gender and the singular and the plural number shall each be considered to include the other whenever the context so requires. This License Agreement shall be governed by and construed in accordance with the laws of the state of California. If either party consists of more than one person, each such person shall be jointly and severally liable.

28. **APPROVAL BY CITY.** This License Agreement form was approved by the City Council of the CITY on December 15, 1998.

29. **NO WAIVER.** No waiver by a party of any provision of this License Agreement or of the regulations governing the use of the hangar shall be considered a waiver of any other provision or any subsequent breach of the same or any other provision, including the time for performance of any such provision. The exercise by a party of any remedy provided in this License Agreement or at law shall not prevent the exercise by that party of any other remedy provided in this License Agreement or at law.

30. **NO PARTY DEEMED DRAFTER.** In the event of a dispute between any of the parties hereto over the meaning of this License Agreement, no party shall be deemed to have been the drafter hereof, and the principle of law that contracts are construed against the drafter shall not apply.

31. **ENTIRE AGREEMENT.** This License Agreement contains all the representations and the entire understanding and agreement between the parties pertaining to the use of the hangar or any other matters connected therewith. All correspondence, memoranda, or oral or written agreements pertaining to the hangar or the parties hereto, which originated before the date of this License Agreement are null, void and no longer in force and with no effect, and are replaced in total with this License Agreement unless otherwise expressly stated in this License Agreement. This License Agreement shall not be altered, amended, or modified except by a writing signed by the CITY and LICENSEE.

32. **DATE OF AGREEMENT.** The date of this License Agreement shall be that date that it shall have been signed by the CITY.

CITY OF REDDING

Dated: _____

By: _____
Jim Wadleigh, Airports Manager

LICENSEE

Dated: _____

[Printed Name] _____