

T-HANGAR PERMIT
CHICAGO EXECUTIVE AIRPORT

Annual Date of Permit	Term of Permit	Monthly Payment	Security Deposit						
PERMITEE Name	PERMITOR: Chicago Executive Airport Attn: Airport Manager 1020 S. Plant Road Wheeling, IL 60090 Phone: (847) 537-2580								
Address City State, Zip									
Phone	(B)	(H)	(Emergency)						
Permit and Term	1.a The Permittor hereby gives Permittee the right to use and occupy T-Hangar No. at Chicago Executive Airport, "Airport". 1.b The term of this Permit shall be for one year commencing as stated above and shall automatically renew for successive one year periods thereafter, unless terminated pursuant to the terms of this Permit. This Permit may not be transferred or assigned. 1.c This Permit may be terminated by the Airport Manager upon thirty (30) days prior written notice to the Permittee.								
Use of T-Hangar	2. Except as provided in the Rules & Regulations, the Permittee shall use the T-Hangar only for the storage of the aircraft designated below and for no other purposes whatsoever. <table><thead><tr><th>Manufacturer</th><th>Model and Type</th></tr><tr><th>Registration Number</th><th>Color</th></tr></thead><tbody><tr><td> </td><td> </td></tr></tbody></table>			Manufacturer	Model and Type	Registration Number	Color		
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Payment of Fees	3.a In consideration for the rights, privileges and the use of a T-Hangar herein granted, the Permittee shall pay a monthly fee as stated above. The Airport Manager reserves the right to increase the fee at any time during the term of this Permit on thirty days written notice to the Permittee at the address shown above. The fee shall be paid monthly in advance on the first business day of each month, without any claims for any deductions or any setoffs for any purpose whatsoever. Payment shall be by check or money order payable to the Chicago Executive Airport, or electronically, if offered by the Airport, and shall be mailed or personally delivered to the office of Airport Manager or such other office as may be directed in writing by the Permittor. The fee for the first month, the Security Deposit and any other Airport fee due the Permittor shall be paid at the time of execution of this Permit by Permittee. 3.b If any monthly payment is not paid on or before the tenth day of the month, Permittee agrees to pay a late charge for each month that the payment remains unpaid thereafter in accordance with the then effective Rates and Charges policy. Currently, the late charge is 10% of the monthly rent. 3.c In the event a default as defined in Section 4 shall occur, Permittee shall pay to the Permittor all reasonable attorney's fees and costs incurred by the Permittor in the enforcement of this Permit.								
Maintenance of T-Hangar	4. Permittor will maintain the structural components of the T-Hangar, including doors and door mechanisms, and the exterior of the T-Hangar, except repair or replacement required as a result of the conduct of Permittee, its employees, agents and invitees, which shall be the financial responsibility of Permittee. Permittee shall maintain the interior of the T-Hangar and upon termination of this Permit, shall surrender possession of the T-Hangar in its condition as it existed as of the commencement of this Permit, reasonable wear and tear excepted, free and clear of any debris or other personal property. Permittee shall be responsible and liable for any damage to the T-Hangar caused by Permittee's use, including but not limited to, bent or broken exterior or interior walls, damage to unsealed floors due to fuel oil spillage and doors damaged due to Permittee's conduct. Permittee shall not install or use any appliances or equipment such as refrigerators, engine heaters, space heaters, or air conditioners without the prior written approval of the Airport Manager, which consent may be withheld at the Airport's sole discretion. No modifications of any kind may be made to the T-Hangar without the express prior written approval of the Airport Manager.								
Utilities	5. The Permittor shall be responsible for the payment of all charges for utilities to the T-Hangar.								
Events of Default	6. An Event of Default shall have occurred if: (a) The monthly T-Hangar fee has not been received within the first ten (10) days of each month during the term of the Permit. (b) Other fees and charges due the Permittor for activities or other services at the Airport are delinquent by more than thirty (30) days from the date of the invoice for such activities or services. (c) Permittee is conducting a Commercial Aviation Activity at or from the T-Hangar or the Airport without a Commercial Operating Permit or is conducting any other use or activity not expressly authorized herein. No Commercial Aviation Activity may be conducted from the T-Hangar. (d) Permittee shall default in the performance or observances of the agreements, conditions or covenants required to be performed or observed by the Permittee under the terms of this Permit or shall violate any of the Airport Rules and Regulations.								
Indemnification	7. The Permittor shall in no event be liable for physical injuries, including death, to persons or damage to property, including property of Permittee occurring on the Airport or arising out of Permittee's use or occupancy thereof or operation conducted thereon not arising from the gross negligence of the Permittor. Permittee agrees to assume the defense of, and indemnify and hold the Permittor, their officers, agents, employees and commissioners harmless from and against any and all loss, damage, liability, claims, demands, costs and expenses, including but not limited to attorneys fees, upon any and all claims based upon such injuries to persons or damage to property thereon not arising from the acts or omissions of the Permittor.								

Insurance	8. Permittee shall procure and maintain at its cost, at all times during the term of this Permit, insurance covering its liability to the Permitter, its officers, agents, employees and commissioners with limits of a liability not less than <u>\$1,000,000.00</u> combined single limit, including bodily injury of <u>\$100,000.00</u> for all damages arising out of bodily injuries to, or death of, each person and property damage. Certificates of insurance shall name "The Village of Wheeling and the City of Prospect Heights, the Chicago Executive Airport Board, and the Wheeling President and Board of Trustees and Prospect Heights Mayor and City Council, individually and collectively, and their representatives, officers, officials, employees, agents, and volunteers as additional insured." Permittee shall be responsible to the Airport Manager to review Permittee's coverage annually and to increase the minimum liability insurance set forth herein to a reasonable threshold, when, in the Permitter's opinion, the risks attendant to the Permittee's operations have increased. The Permitter shall not be liable for any deficiency in the Permittee's coverage. sole Permittee, or his/her agent, shall deliver to the Airport Manager contemporaneous with the execution of this Permit, a certificate of insurance for the insurance coverage described above. Each such certificate shall contain an endorsement that it cannot be cancelled unless the Permitter are given at least 30 days prior written notice. Permittee shall obtain renewals of such policies at least 30 days prior to the expiration thereof and promptly deliver to the Airport Manager a certificate of insurance confirming that the proper coverage is in effect.
Compliance with Rules and Regulations	9. The Permitter having enacted by municipal ordinance Airport Rules and Regulations governing the management and administration of the Airport. The Airport Rules and Regulations contain provisions governing this Permit and are made a part hereof by this reference. By signing this permit, the Permittee acknowledges receipt of a copy of the Airport Rules and Regulations and agrees to be bound thereby.
Requirements of Law	10. Permittee at its sole cost and expense shall comply with all laws, orders and regulations of federal, state, county, municipal, town and other public authorities, and with any direction of any public officer or officers, pursuant to law, which shall impose a duty upon the Permittee with respect to its operations on the Airport. Permittee shall not do or permit or suffer to be done any act or thing upon the Airport which will invalidate or be in conflict with any fire insurance policies covering the Airport and fixtures and property therein, and shall not do or permit or suffer to be done any act or thing upon the Airport which will or might subject the Permitter to any liability or responsibility for injury to any person or persons or to property by reason of any business or operation being carried on upon the Airport or for any other reason. The Permittee, at its sole expense, shall comply with all rules, orders, regulations or requirements of the Illinois Board of Fire Underwriters, or any other similar body and shall not do, permit or suffer to be done anything in or upon the Airport, or bring or keep anything therein, except as now or thereafter permitted by the fire marshal, the Permitter, Board of Fire Underwriters, fire insurance rating organization or other authority having jurisdiction and then only in such quantity and manner of storage as not to increase the rate of fire insurance applicable to the Airport, or use the Airport in a manner which shall increase the rate of fire insurance on the Airport then in effect prior to the date of this Permit.
Security Deposit	11. Permittee shall deposit with the Airport Manager the sum of one (1) month's payment, the "Deposit", as security for the faithful performance and observance by Permittee of the terms, provisions, covenants and conditions of this Permit. If an Event of Default, as described in Section 4 hereof occurs, the Permitter may use, apply or retain the whole or any part of the Deposit to the extent required for payment of any fees or any other sum as to which Permittee is in default or for any sum which the Permitter may expend or may be required to expend by reason of Permittee's default in respect of any of the terms and conditions of this Permit. In the event that Permittee shall fully and faithfully comply with all of the terms and conditions of this Permit the deposit shall be returned, without interest, to the Permittee after the termination of the Permit and after Permittee's departure from space. Forfeiture of security deposit shall not be considered liquidated damages and shall be in addition to any remedies available to the Permitter at law or in equity.
Termination and the Permitter's Right of Reentry	12. Upon occurrence of an Event of Default, the Permitter, through the Airport Manager, may terminate this Permit, without further notice or demand and enter the T-Hangar, repossess the same, expel Permittee and remove its effects without prejudice to any remedies which might otherwise be used by the Permitter for arrearage or breach of any of Permittee's covenants or other obligations.
Integration	13. No change or modification of any of the covenants, terms or provisions hereof shall be valid unless in writing and signed by the parties hereto. There are no understandings or agreements of any kind between the parties hereto, verbal or otherwise, other than as set forth in this Permit and the Airport Rules and Regulations.
Severability	14. The provisions of this Permit are severable and if this Permit cannot take effect in its entirety because of the final judgment of any court of competent jurisdiction holding invalid any part or parts hereof, the remaining provisions of the Permit shall be given full force and effect as completely as if the part or parts held invalid had not been included herein.
Notices	15. All Notices required or permitted to be given by either party to the other shall be delivered personally or sent by United States Certified Mail, return receipt requested, postage prepaid and shall be addressed to Permittee or Permitter as provided above. Notices mailed as aforesaid shall be deemed to have been given for all purposes hereunder five (5) calendar days following the date on which the same have been deposited in the mail.
Applicable Law	16. This Permit shall be governed and construed in accordance with the laws of the State of Illinois. If any action is commenced by either the Permitter or Permittee, said action shall be commenced in the Circuit Court of Cook County which shall have sole and exclusive jurisdiction over any disputes arising under this Permit.

IN WITNESS WHEREOF, the parties hereto have signed this Permit as of the day and year first above written. Permittee hereby verifies he/she has received a copy of The Airport Rules and Regulations on the date noted _____ mm/dd/year

CHICAGO EXECUTIVE AIRPORT

PERMITEE

By: _____
Airport Manager

By: _____

Dated this _____ day of _____, 2010.