



Laramie Regional Airport
555 General Brees Road
Laramie, Wyoming 82070

aterrell@flylaramie.com

O: 307-742-4161 | M 303.725.5737

Laramie Regional Airport Board Meeting Agenda

City Council Chambers, City Hall
Wednesday, February 12, 2025 – 8:00 AM

REGULAR MEETING:

1. Call to Order and Roll Call
2. Amendments to Agenda
3. Public Comment
4. Approval of Consent Agenda

CONSENT AGENDA

- 4a. Minutes approval for Laramie Regional Airport Board Meeting from January 15, 2024 and Laramie Regional Airport Board Special Meeting from January 17, 2025
- 4b. Vendor Payment approval for January 2025 Vendor Payments

REGULAR AGENDA

5. Financial Report- Presented by Tamie Wick
6. Director's Report – Presented by Amy Terrell
7. Presentation of change in Land Lease Rate
Action: Approve or deny change to Land Lease Rate
8. Presentation of Land Lease
Action: Approve or deny Land Lease
9. Next Meeting: March 12, 2025
10. Adjourn to Executive Session per Wyoming State Statute 16-4-405(a)(iii)

Consent Agenda Items



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Laramie Regional Airport Board Meeting
Laramie Municipal Operations Building
North Platte Conference Room
January 15, 2025

Regular Meeting: 8:00 a.m.

1. Call to order and Roll Call.

Laramie Regional Airport board meeting, was called to order at 8:00 AM, on January 15, 2025, by Chairperson Malea Brown.

Present: Malea Brown, Robert Southard, Tracy Fletcher, Jackie Gonzales. Dan Johnson arrived after roll call at 8:10 a.m.

County Liaison - Pete Gosar, Present via Zoom.

City of Laramie Liaison – Sharon Cumbie, Present.

2. Amendments to Agenda:

Motion by Robert Southard, second by Tracy Fletcher to remove, item 9. Presentation of Lease and Operating Agreement with SkyWest Airlines, Inc., and Item 10. Presentation and discussion to change regularly scheduled meetings back to the third Wednesday of the month.

MOTION CARRIED unanimously by voice vote.

3. Public Comment:

Dave Slinger

Robert Southard read the agenda for the public

4. Approval of Consent Agenda:

Motion by Tracy Fletcher, second by Jackie Gonzales, to approve the Consent Agenda as presented.

4a. Minutes approval for Laramie Regional Airport Board Meeting from December 11, 2024.

4b. Vendor Payment approval for December 2024 Vendor Payments.

MOTION CARRIED unanimously by voice vote.



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5. **Presentation of FY2024 Audit, Jason Lund, with Carver, Florek and James CPAs.**
6. **Financial Report, Tamie Wick.**
 - In FY 2026 Federal Grant money will increase, which will require more match money from LRA.
 - May move money to Wyoming CLASS as they have better interest rates.
7. **Director's Report, Amy Terrell.**
 - Recognition of Madison Shirah.
 - TSA passenger count.
 - New Hangar Construction packet.
 - ASOS outage.
 - ASOS outage resolution. LRA will be involved in a pilot program for a secondary weather system with the state.
 - Legislative Session.
 - State of Wyoming will continue to help LRA with pavement management.
 1. Seal coat every 6 years.
 2. Pavement marking every 3 years.
 - FAA Part 139 Inspection.
 - 798 takeoffs and landings, 6% over previous month.
 - Had 5 Charters in December.
 - Jet A gallons up from last month.
 - 2 individuals went to training in Casper for Airfield and Lighting Operations.
 - Front Desk employee onboarded and fully trained.
 - Facility and Maintenance employee was an inhouse transfer and were fully trained.
 - The Airport received a new aircraft tug for large aircraft. Training will be held on January 15, 2025 (LRA will be able to push back aircraft for SkyWest with this new tug).
 - Prepared overflow parking lot with ropes and only had to tow 1 car this year.
 - Repaired Hangar 6 and Hangar 3.
 - Running a special price for Avgas on Wednesdays in January and February.



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- Started installing the Sam Evans Jet Bridge.
- Work is continuing, to reinstate 6:00 a.m. departure from Laramie.

8. Approval or Denial Rules and Regulations:

- Public Comment on Rules and Regulations:
 1. Merl Raisbeck
 2. Steve Boise
 3. Ian Adams
 4. Dave Slinger

Motion by Tracy Fletcher to table, Approval or Denial of the Rules and Regulations to the next board meeting.

Motion Died for lack of Second.

Motion by Robert Southard, second by Dan Johnson to approval the Rules and Regulations as presented.

Motion Passed:

Jackie Gonzales – Yes	Bob Southard - Yes
Tracy Fletcher – No	Malea Bown - Yes
Dan Johnson – Yes	

9. **Removed.**

10. **Removed.**

11. **Adjourn:**

Motion by Robert Southard, second by Tracy Fletch, to adjourn to Executive Session per Wyoming State Statute 16-4-405(a)(iii).

MOTION CARRIED unanimously by voice vote.

9:45 AM.



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Laramie Regional Airport Board Meeting
Via Zoom
January 17, 2025

Special Meeting: 8:00 a.m.

1. Call to order and Roll Call.

Laramie Regional Airport Special meeting, was called to order at 8:00 AM, on January 17, 2025, by Vice Chairperson Robert Southard.

Present: Robert Southard, Tracy Fletcher, Jackie Gonzales, Dan Johnson

Absent: – Malea Brown.

County Liaison - Pete Gosar, Present.

City of Laramie Liaison – Sharon Cumbie, Present.

2. Approval or Denial of UW Lease Extension:

Motion by Tracy Fletcher, second by Dan Johnson to approve UW Lease Extension as presented.

MOTION CARRIED unanimously.

Tracy Fletcher – Yes

Jackie Gonzales – Yes

Dan Johnson – Yes

Robert Southard – Yes

3. Approval or Denial of SkyWest Lease:

Motion by Dan Johnson, second by Tracy Fletcher to approve SkyWest Lease Agreement as presented.

MOTION CARRIED unanimously.

Jackie Gonzales – Yes

Tracy Fletcher – Yes

Dan Johnson – Yes

Robert Southard – Yes



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4. **Adjourn:**

Motion by Jackie Gonzales, second by Tracy Fletcher to adjourn the special meeting of January 17, 2025.

MOTION CARRIED unanimously by voice vote.

8:17 a.m.

Laramie Regional Airport -KLAR

Expenses by Vendor Summary

January 2025

	TOTAL
8 x 8	173.58
Absolute Solutions	110.00
Ace Hardware	111.58
Albany County Treasurer	134.35
Alpine Plumbing & Heating LLC	93.22
Alsco	261.41
Amazon	685.63
Amy Terrell	223.10
ANB Bank	2,360.17
APG West Payment Processing	19.06
AVFuel Corporation	95,298.21
Bamboo HR	249.00
Black Hills Energy	2,590.59
City of Laramie - Water Fund	1,335.00
ClingerHagerman, LLC	21,994.20
Dearborn Life Insurance Company	82.53
Dooley Oil, Inc.	8,441.75
GateKeeper Systems	4,400.00
Grand Ave Urgent Care	280.00
HomeBase	79.35
Honeywagon Sanitation Pumping	150.00
ICC	3,117.70
Intuit	270.00
Laramie Girls Softball	1,000.00
Laramie Mechanical and Heating Systems	8,251.68
Lazy A Land Company, LLC	3,600.30
MASA	152.00
Murdoch's	799.99
NAPA Auto Parts of Laramie	1,698.78
O'Reilly Automotive Stores, Inc.	8.99
On Time Sports	1,200.00
Parlevel Systems	160.00
PEAC Solutions	82.41
QuickBooks Payments	826.88
Rocky Mountain Air Solutions	32.12
Rocky Mountain Power	11,185.72
Rocky Mountain Shirtworks	835.35
Sams Club	45.08
SSG	86,089.93
Townsquare Media Laramie	5,700.00
Victory Airlines	152.78
Visionary Communications	342.12
Walmart	337.30
Wolf Creek Radio Broadcasting, LLC	500.00
Wyoming Bank and Trust	1,181.47

Laramie Regional Airport -KLAR

Expenses by Vendor Summary

January 2025

	TOTAL
Wyoming DWS UI/WC	6,589.86
Wyoming Hospitality & Travel Coalition	549.00
XESI	100.98
TOTAL	\$273,883.17

Financials

Laramie Regional Airport -KLAR

Budget vs. Actuals: Budget_FY25_P&L - FY25 P&L

July 2024 - June 2025

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
Income			
4200 Capital Grants & Contributions			
4201 ALA003A Master Plan	5,400.00	393,365.00	1.37 %
4203 ALA011B Expand ARFF		1,641,500.00	
4213 ALA012A ARFF Truck		1,002,005.00	
4215 ALA023A Runway & Taxi Lights/NAVAIDS		1,281,485.00	
4216 ALA025 Acquire Rotary Plow		916,498.00	
4217 ALA014A Taxiway C	1,546.30		
4219 Jet Bridge Income	740,198.79	740,199.00	100.00 %
4220 ALA036X	0.00		
Total 4200 Capital Grants & Contributions	747,145.09	5,975,052.00	12.50 %
4210 Aviation Fuel Tax	1,424.44		
4211 Gasoline Tax Refund	8,398.12	13,000.00	64.60 %
Total 4210 Aviation Fuel Tax	9,822.56	13,000.00	75.56 %
4300 Fixed Based Operator			
4301 Jet Fuel	930,106.43	1,729,035.00	53.79 %
4302 Line Services	30,426.33	37,994.00	80.08 %
4303 Oil Sales	686.00	830.00	82.65 %
4304 Aviation Gas Sales	89,723.43	160,984.00	55.73 %
4305 Aircraft De-Icing Service	6,984.00	8,000.00	87.30 %
4306 De-Ice Type I	22,204.75	24,125.00	92.04 %
4307 De-Ice Type IV	580.20	2,025.00	28.65 %
4308 Mechanic	424.53		
4309 Conference Room Rental	150.00		
Total 4300 Fixed Based Operator	1,081,285.67	1,962,993.00	55.08 %
4320 Concessions			
4321 Merchandise Sales	10,589.33	15,458.00	68.50 %
4322 Advertising Space		10,000.00	
4323 Food & Drink Sales	1,370.89	1,500.00	91.39 %
Total 4320 Concessions	11,960.22	26,958.00	44.37 %
4500 Facility Rentals			
4501 Hangar Rent	99,835.13	143,656.00	69.50 %
4502 Hangar - Cold Overnight	1,693.15	7,870.00	21.51 %
4503 Hangar - Heated Overnight	4,969.68	7,925.00	62.71 %
4504 Ground Leases	26,145.24	37,485.00	69.75 %
4505 PARQ Building Lease	83,400.00	135,780.00	61.42 %
4506 Terminal Space Rent	38,257.99	126,368.00	30.28 %
Total 4500 Facility Rentals	254,301.19	459,084.00	55.39 %
4600 Facility Fees			
4601 Airline Revenue	13,850.42	40,934.00	33.84 %
4603 Charters	112,887.00	100,000.00	112.89 %
4604 Facility Fees	50,279.56	71,000.00	70.82 %

Laramie Regional Airport -KLAR

Budget vs. Actuals: Budget_FY25_P&L - FY25 P&L

July 2024 - June 2025

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
4605 Overnight Parking Fees	3,990.79	6,271.00	63.64 %
4606 Car Rental Agencies	8,236.83	5,000.00	164.74 %
Total 4600 Facility Fees	189,244.60	223,205.00	84.79 %
4700 Nonoperating Revenue			
4212 Advertising Grant	25,539.00	50,000.00	51.08 %
4701 Credit Card Processing Fee	13,680.32	13,000.00	105.23 %
4702 Interest Earnings	4,948.37	11,697.00	42.30 %
4703 Dividends Earned	76,369.02	90,000.00	84.85 %
4704 Albany County Special Purpose Tax	776,139.17	535,815.00	144.85 %
4706 Miscellaneous Income	4,484.71	100.00	4,484.71 %
4706-1 Vendor Compensation	25.58	40.00	63.95 %
4706-2 Late Fees	611.53	500.00	122.31 %
Total 4706 Miscellaneous Income	5,121.82	640.00	800.28 %
4707 PFC Revenue	57,862.25	78,000.00	74.18 %
4708 Asset Sales	94.34	40,000.00	0.24 %
4709 City Funds	102,499.98	205,000.00	50.00 %
4710 County Funds	205,000.00	205,000.00	100.00 %
Total 4700 Nonoperating Revenue	1,267,254.27	1,229,152.00	103.10 %
Total Income	\$3,561,013.60	\$9,889,444.00	36.01 %
GROSS PROFIT	\$3,561,013.60	\$9,889,444.00	36.01 %
Expenses			
6000 Capital Grants Expenditures			
6001 ALA003A Master Plan	5,400.00	393,365.00	1.37 %
6003 ALA011B Expand ARFF		1,675,000.00	
6004 ALA012A ARFF Truck		1,022,454.00	
6006 ALA023A Runway & Taxi Lights/NAVAIDS		1,325,022.00	
6007 ALA025 Acquire Rotary Plow		935,202.00	
6008 ALA014A Taxiway C	10,781.00		
6010 Jet Bridge Expenses	311,806.07	740,199.00	42.12 %
Total 6000 Capital Grants Expenditures	327,987.07	6,091,242.00	5.38 %
7000 Personnel Costs			
7002 Salary & Wages	384,515.91	711,455.00	54.05 %
7003 Salaries & Wages - PTO	21,312.90	31,370.00	67.94 %
7004 Salaries & Wages - Overtime	10,401.63	21,000.00	49.53 %
7005 Salaries & Wages - Charters	7,467.75	9,000.00	82.98 %
7007 Salaries & Wages - Holidays	22,740.72	29,837.00	76.22 %
7008 On Call	131.85	3,234.00	4.08 %
7511 Social Security	27,032.07	49,656.00	54.44 %
7512 Worker's Compensation	13,120.38	28,272.00	46.41 %
7513 Unemployment	872.83	4,565.00	19.12 %
7514 Pension	50,486.38	103,456.00	48.80 %
7515 Insurance	79,907.57	168,793.00	47.34 %

Laramie Regional Airport -KLAR

Budget vs. Actuals: Budget_FY25_P&L - FY25 P&L

July 2024 - June 2025

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
7516 Medicare	6,322.02	11,613.00	54.44 %
Total 7000 Personnel Costs	624,312.01	1,172,251.00	53.26 %
7020 Contractual			
7021 Legal Fees	50,981.55	83,000.00	61.42 %
7022 Accounting/Audit	51,504.35	61,000.00	84.43 %
7023 Professional & Consulting	4,760.25	800.00	595.03 %
7025 Dues/Memberships	720.00	2,839.00	25.36 %
7026 Equipment	5,350.95	23,000.00	23.27 %
7027 ARFF Equipment	395.14	1,600.00	24.70 %
7028 Fuel Truck Rental	20,150.18	25,800.00	78.10 %
7029 IT Services	26,787.75	35,640.00	75.16 %
7030 Copier	1,092.92	2,150.00	50.83 %
7031 Land Plan		30,000.00	
7032 Postage	162.27	600.00	27.05 %
7033 Advertising	69,000.80	100,500.00	68.66 %
7034 Licensing & Permits	100.00	190.00	52.63 %
7040 ARFF Training	2,134.50	21,309.00	10.02 %
7042 Registrations/Education	4,109.95	8,000.00	51.37 %
7043 Travel	6,657.34	15,100.00	44.09 %
7044 Vehicle License	305.20	259.00	117.84 %
7055 Telephone	3,473.16	6,629.00	52.39 %
7056 Disposal	1,915.00	2,860.00	66.96 %
7400 ALLSOP Rent	18,684.00	28,236.00	66.17 %
7401 ALLSOP Expenses	2,403.03	2,000.00	120.15 %
7502 Liability Insurance	7,841.00	9,841.00	79.68 %
7503 Property Insurance	53,481.53	51,255.00	104.34 %
Total 7020 Contractual	332,010.87	512,608.00	64.77 %
7050 Utilities			
7051 Electric	33,618.62	65,811.00	51.08 %
7052 Gas	17,300.04	32,000.00	54.06 %
7053 Water/Sewer/Trash	8,605.83	17,952.00	47.94 %
7054 Internet	2,736.96	4,140.00	66.11 %
Total 7050 Utilities	62,261.45	119,903.00	51.93 %
7200 Materials & Supplies			
7201 Airplane De-Ice	6,939.56	7,078.00	98.04 %
7202 Ammenities	2,740.12	5,500.00	49.82 %
7203 Aviation Gas Resale	74,561.77	135,000.00	55.23 %
7205 Food & Drink Resale	2,480.86	3,500.00	70.88 %
7206 Fuel Farm Supplies	3,102.53	8,700.00	35.66 %
7207 Furniture & Decor	136.47	1,800.00	7.58 %
7208 Software Licenses	8,258.00	11,847.00	69.71 %
7209 Janitorial Supplies	2,589.85	4,100.00	63.17 %
7210 Jet Fuel Resale	592,933.64	1,100,000.00	53.90 %

Laramie Regional Airport -KLAR

Budget vs. Actuals: Budget_FY25_P&L - FY25 P&L

July 2024 - June 2025

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
7211 Landscaping	630.74	3,300.00	19.11 %
7212 Line Service Supplies	24.45	900.00	2.72 %
7213 Merchandise Resale	7,739.51	7,500.00	103.19 %
7214 Office Supplies	1,320.78	2,500.00	52.83 %
7215 Oil Resale	413.00	360.00	114.72 %
7217 Supplies	887.32	3,000.00	29.58 %
7218 Uniforms	1,961.68	5,759.00	34.06 %
7219 Unleaded Gas/Diesel	15,281.59	25,000.00	61.13 %
7220 Wildlife Mitigation	47.67	1,000.00	4.77 %
Total 7200 Materials & Supplies	722,049.54	1,326,844.00	54.42 %
7230 Repair & Maintenance			
7231 Building Repairs	23,088.41	70,000.00	32.98 %
7232 Communications Equipment & Repair	1,045.94	6,320.00	16.55 %
7234 Runway Marking & Lighting	194.06	2,500.00	7.76 %
7235 Vehicle & Equipment Repairs	2,043.57	21,000.00	9.73 %
7235-1 Ford F250	121.69		
7235-10 Snowblower	802.34		
7235-16 Broom Truck	113.85		
7235-17 De-Ice Truck	88.31		
7235-20 Avgas Truck	628.76		
7235-21 Ford Explorer Courtesy Car	15.99		
7235-22 Toyota Courtesy Car	34.80		
7235-25 De-Ice Spreader	20.98		
7235-28 Chevy 3500	506.96		
7235-3 Chevy 1500	25.99		
7235-4 Chevy S-10	53.76		
7235-5 Overaasen	1,025.17		
7235-6 ARFF Truck	229.77		
Total 7235 Vehicle & Equipment Repairs	5,711.94	21,000.00	27.20 %
Total 7230 Repair & Maintenance	30,040.35	99,820.00	30.09 %
7450 Fees	10.00		
7451 Av Trip Fees	677.81	1,386.00	48.90 %
7452 Bank Fees	119.00	200.00	59.50 %
7453 Credit Card Fees	13,016.59	13,000.00	100.13 %
7454 Payroll Fees	3,757.20	6,000.00	62.62 %
7455 Fiduciary Fees	7,754.10	6,000.00	129.24 %
7456 QuickBooks Payment Fees	1,020.02	5,000.00	20.40 %
7458 Interest Expense	7,081.52	12,046.00	58.79 %
Total 7450 Fees	33,436.24	43,632.00	76.63 %
8000 Nonoperating Expenses			
8010 Loan Payments	88,089.71	96,972.00	90.84 %
8020 Debt Service Go Bonds	268,913.75	535,815.00	50.19 %
8030 PARQ Building Taxes	6,547.23	6,547.00	100.00 %

Laramie Regional Airport -KLAR

Budget vs. Actuals: Budget_FY25_P&L - FY25 P&L

July 2024 - June 2025

	TOTAL		
	ACTUAL	BUDGET	% OF BUDGET
Total 8000 Nonoperating Expenses	363,550.69	639,334.00	56.86 %
Total Expenses	\$2,495,648.22	\$10,005,634.00	24.94 %
NET OPERATING INCOME	\$1,065,365.38	\$ -116,190.00	-916.92 %
NET INCOME	\$1,065,365.38	\$ -116,190.00	-916.92 %

Laramie Regional Airport -KLAR

A/P Aging Summary

As of February 5, 2025

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Jviation, A Woolpert Company					40,832.71	\$40,832.71
NAPA Auto Parts of Laramie		-49.13				\$ -49.13
TOTAL	\$0.00	\$ -49.13	\$0.00	\$0.00	\$40,832.71	\$40,783.58

Laramie Regional Airport -KLAR

A/R Aging Summary

As of February 5, 2025

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Aaron Maddox	1,290.31					\$1,290.31
AirLoom Energy		10,300.00				\$10,300.00
Alan Vazqueztell			411.80			\$411.80
AVFUEL	1,716.81					\$1,716.81
Bob Shine		480.82				\$480.82
Denver Air Connection	6,015.93	14,107.39	590.98			\$20,714.30
Ian Adams		480.82				\$480.82
John Spittler		480.82				\$480.82
Jviation				1,546.30		\$1,546.30
Kent Allen		17.72				\$17.72
Key Lime Air		4,268.02				\$4,268.02
Laramie Flying Club, Inc.	1,018.84	682.74				\$1,701.58
Neil Humphrey		643.96				\$643.96
Osea Nelson		400.00				\$400.00
SkyWest	5,549.85	-404.00				\$5,145.85
SkyWest Charters	1,380.00	3,785.72				\$5,165.72
STM Charters	2,084.44					\$2,084.44
Thomas Bienz		1,362.34			15.62	\$1,377.96
TK3, LLC					-863.00	\$ -863.00
WYDOT					40,016.05	\$40,016.05
TOTAL	\$19,056.18	\$36,606.35	\$1,002.78	\$1,546.30	\$39,168.67	\$97,380.28

Laramie Regional Airport -KLAR

Balance Sheet

As of February 5, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1110-1 ANB - Operating 3189	58,150.26
1110-2 ANB - PFC 3193	5,445.41
1110-3 ANB - Savings 3195	430,245.86
1110-4 ANB- Wick 3213	1,812.01
1110-5 ANB - Terrell 3227	1,077.60
1110-6 ANB-Hawkins 3221	436.41
1110-7 ANB-Jenkins 3215	455.60
1110-8 ANB - ACH 4121	0.00
1110-9 ANB Jet Bridge 49649	428,392.72
1111-1 Wyoming Bank & Trust - Escrow 7503	2,907,564.39
1111-2 Wyoming Bank & Trust -Debt Service 7000	230,000.00
1112-1 1112-1 WY CLASS-Contingency Funds	10,127.44
1112-3 1112-3 WY CLASS -Damage Deposits	5,063.74
1115 Cash held by Albany County	9.00
Total Bank Accounts	\$4,078,780.44
Accounts Receivable	
1200 Accounts Receivable (A/R)	97,380.28
Total Accounts Receivable	\$97,380.28
Other Current Assets	
1499 Undeposited Funds	3,572.48
1501 Inventory - AvGas Fuel	22,105.00
1502 Inventory - Jet Fuel	36,649.00
1503 Inventory - Merchandise	5,644.00
1504 Inventory - Diesel	2,747.00
1505 Inventory - Unleaded	403.00
Total Other Current Assets	\$71,120.48
Total Current Assets	\$4,247,281.20
Fixed Assets	
1600 Land	347,851.43
1601 Buildings & Improvements	59,924,896.09
1602 Equipment	3,591,730.73
1603 Construction in Progress	1,879,095.99
1604 Intangible right to use software (SBITA)	12,473.00
1611 Accumulated Depreciation - Bldg & Improv	-25,093,761.53
1612 Accumulated Depreciation - Equip	-1,972,978.88
1613 Accum. Amortization - SBITA	-2,425.00
Total Fixed Assets	\$38,686,881.83

Laramie Regional Airport -KLAR

Balance Sheet

As of February 5, 2025

	TOTAL
Other Assets	
1300 Lease Receivable - GASB87	706,297.00
1700 Deferred Outflow - Contributions	53,262.00
1701 Deferred Outflow - Assumptions	7,461.00
1702 Deferred Outflow - Experience	14,042.00
1703 Deferred Outflow - Pension	165,065.35
1704 Deferred Outflow - Investment	0.00
Total Other Assets	\$946,127.35
TOTAL ASSETS	\$43,880,290.38
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	40,783.58
Total Accounts Payable	\$40,783.58
Other Current Liabilities	
2160 Payroll Benefit Liabilities	-5,067.34
2200 Wyoming Department of Revenue Payable	1,465.69
2200-1 Use Tax	5.93
Total 2200 Wyoming Department of Revenue Payable	1,471.62
2201 Fuel Tax Payable	39.27
2205 Compensated Absences	18,069.00
2210 Bid Bond Payable	0.00
2400 Retainage Payable	79,196.00
2550 Accrued Interest	6,379.70
Out Of Scope Agency Payable	0.00
Total Other Current Liabilities	\$100,088.25
Total Current Liabilities	\$140,871.83
Long-Term Liabilities	
2500 Hangar Note	77,878.68
2505 Building Note	130,104.62
2510 2019 Series GO Bond	3,695,000.00
2515 NP - ANB Bank - Fuel Truck	207,030.00
2600 Net Pension Liability	726,814.00
2605 Deferred Inflows - Experience	3,175.00
2610 Deferred Inflows - Investments	25,763.00
2700 Deferred Inflows - GASB87 Leases	662,468.00
2900 SBITA Liability	8,073.00
Total Long-Term Liabilities	\$5,536,306.30
Total Liabilities	\$5,677,178.13

Laramie Regional Airport -KLAR

Balance Sheet

As of February 5, 2025

	TOTAL
Equity	
Opening balance equity	0.00
Retained Earnings	36,907,746.87
Net Income	1,295,365.38
Total Equity	\$38,203,112.25
TOTAL LIABILITIES AND EQUITY	\$43,880,290.38

Laramie Regional Airport -KLAR

Statement of Cash Flows

July 1, 2024 - February 5, 2025

	TOTAL
OPERATING ACTIVITIES	
Net Income	1,295,365.38
Adjustments to reconcile Net Income to Net Cash provided by operations:	
1200 Accounts Receivable (A/R)	494,017.42
2000 Accounts Payable	-1,307,722.87
2160 Payroll Benefit Liabilities	-18,994.31
2200 Wyoming Department of Revenue Payable	1,029.78
2200-1 Wyoming Department of Revenue Payable:Use Tax	5.93
2201 Fuel Tax Payable	36.26
Out Of Scope Agency Payable	0.00
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	-831,627.79
Net cash provided by operating activities	\$463,737.59
NET CASH INCREASE FOR PERIOD	\$463,737.59
Cash at beginning of period	3,618,615.33
CASH AT END OF PERIOD	\$4,082,352.92

Laramie Regional Airport -KLAR

Profit and Loss by Class

July 1, 2024 - February 5, 2025

	BUSINESS PARK	FBO	LARAMIE REGIONAL AIRPORT	TERMINAL	NOT SPECIFIED	TOTAL
Income						
4200 Capital Grants & Contributions						\$0.00
4201 ALA003A Master Plan			5,400.00			\$5,400.00
4217 ALA014A Taxiway C			1,546.30			\$1,546.30
4219 Jet Bridge Income				740,198.79		\$740,198.79
4220 ALA036X			0.00			\$0.00
Total 4200 Capital Grants & Contributions			6,946.30	740,198.79		\$747,145.09
4210 Aviation Fuel Tax			1,424.44			\$1,424.44
4211 Gasoline Tax Refund		7,039.56	1,358.56			\$8,398.12
Total 4210 Aviation Fuel Tax		7,039.56	2,783.00			\$9,822.56
4300 Fixed Based Operator						\$0.00
4301 Jet Fuel		930,106.43				\$930,106.43
4302 Line Services		30,045.75	380.58			\$30,426.33
4303 Oil Sales		686.00				\$686.00
4304 Aviation Gas Sales		89,723.43				\$89,723.43
4305 Aircraft De-icing Service		6,984.00				\$6,984.00
4306 De-Ice Type I		22,204.75				\$22,204.75
4307 De-Ice Type IV		580.20				\$580.20
4308 Mechanic		424.53				\$424.53
4309 Conference Room Rental		150.00				\$150.00
Total 4300 Fixed Based Operator		1,080,905.09	380.58			\$1,081,285.67
4320 Concessions						\$0.00
4321 Merchandise Sales		10,323.83				\$10,323.83
4323 Food & Drink Sales			-53.99	1,424.88		\$1,370.89
Total 4320 Concessions		10,323.83	-53.99	1,424.88		\$11,694.72
4500 Facility Rentals						\$0.00
4501 Hangar Rent			99,835.13			\$99,835.13
4502 Hangar - Cold Overnight			1,693.15			\$1,693.15
4503 Hangar - Heated Overnight			4,969.68			\$4,969.68
4504 Ground Leases			26,145.24			\$26,145.24
4505 PARQ Building Lease	83,400.00					\$83,400.00
4506 Terminal Space Rent				38,257.99		\$38,257.99
Total 4500 Facility Rentals	83,400.00		132,643.20	38,257.99		\$254,301.19
4600 Facility Fees						\$0.00
4601 Airline Revenue			12,518.42	1,332.00		\$13,850.42
4603 Charters		112,887.00				\$112,887.00
4604 Facility Fees		779.02	49,500.54			\$50,279.56
4605 Overnight Parking Fees			3,990.79			\$3,990.79
4606 Car Rental Agencies		6,796.83	1,420.00	20.00		\$8,236.83
Total 4600 Facility Fees		120,462.85	67,429.75	1,352.00		\$189,244.60
4700 Nonoperating Revenue						\$0.00
4212 Advertising Grant			25,539.00			\$25,539.00
4701 Credit Card Processing Fee	15.00	11,000.69	2,573.77	-59.44		\$13,530.02
4702 Interest Earnings	5.96		4,885.58		56.83	\$4,948.37
4703 Dividends Earned			65,800.28	10,568.74		\$76,369.02
4704 Albany County Special Purpose Tax			776,139.17			\$776,139.17
4706 Miscellaneous Income	136.25		566.00	3,776.52	5.94	\$4,484.71
4706-1 Vendor Compensation					25.58	\$25.58
4706-2 Late Fees		324.71	286.82			\$611.53
Total 4706 Miscellaneous Income	136.25	324.71	852.82	3,776.52	31.52	\$5,121.82
4707 PFC Revenue			57,862.25			\$57,862.25

Laramie Regional Airport -KLAR

Profit and Loss by Class

July 1, 2024 - February 5, 2025

	BUSINESS PARK	FBO	LARAMIE REGIONAL AIRPORT	TERMINAL	NOT SPECIFIED	TOTAL
4708 Asset Sales			94.34			\$94.34
4709 City Funds			102,499.98			\$102,499.98
4710 County Funds			205,000.00			\$205,000.00
Total 4700 Nonoperating Revenue	157.21	11,325.40	1,241,247.19	14,285.82	88.35	\$1,267,103.97
Services		394.33	22.19	-9.52		\$407.00
Total Income	\$83,557.21	\$1,230,451.06	\$1,451,398.22	\$795,509.96	\$88.35	\$3,561,004.80
GROSS PROFIT	\$83,557.21	\$1,230,451.06	\$1,451,398.22	\$795,509.96	\$88.35	\$3,561,004.80
Expenses						
6000 Capital Grants Expenditures						\$0.00
6001 ALA003A Master Plan			5,400.00			\$5,400.00
6008 ALA014A Taxiway C			10,781.00			\$10,781.00
6010 Jet Bridge Expenses			232,206.07	79,600.00		\$311,806.07
Total 6000 Capital Grants Expenditures			248,387.07	79,600.00		\$327,987.07
7000 Personnel Costs						\$0.00
7002 Salary & Wages		194,312.55	177,292.03	12,911.33		\$384,515.91
7003 Salaries & Wages - PTO		7,802.92	13,509.98			\$21,312.90
7004 Salaries & Wages - Overtime		6,846.63	3,498.00	57.00		\$10,401.63
7005 Salaries & Wages - Charters		4,357.09	3,110.66			\$7,467.75
7007 Salaries & Wages - Holidays		11,838.44	10,864.28	38.00		\$22,740.72
7008 On Call		48.25	83.60			\$131.85
7511 Social Security		13,701.38	12,524.28	806.41		\$27,032.07
7512 Worker's Compensation		6,373.32	6,373.33	373.73		\$13,120.38
7513 Unemployment		425.58	425.59	21.66		\$872.83
7514 Pension		26,275.81	24,210.57			\$50,486.38
7515 Insurance		38,628.76	41,278.81			\$79,907.57
7516 Medicare		3,204.36	2,929.08	188.58		\$6,322.02
Total 7000 Personnel Costs		313,815.09	296,100.21	14,396.71		\$624,312.01
7020 Contractual						\$0.00
7021 Legal Fees		50.00	50,931.55			\$50,981.55
7022 Accounting/Audit			51,504.35			\$51,504.35
7023 Professional & Consulting		290.00	890.25	3,580.00		\$4,760.25
7025 Dues/Memberships		153.00	567.00			\$720.00
7026 Equipment		2,127.29	3,044.66	179.00		\$5,350.95
7027 ARFF Equipment			395.14			\$395.14
7028 Fuel Truck Rental		20,150.18				\$20,150.18
7029 IT Services		1,551.52	25,236.23			\$26,787.75
7030 Copier		501.46	591.46			\$1,092.92
7032 Postage		146.00	16.27			\$162.27
7033 Advertising			68,900.18	100.62		\$69,000.80
7034 Licensing & Permits				100.00		\$100.00
7040 ARFF Training			2,134.50			\$2,134.50
7042 Registrations/Education			4,109.95			\$4,109.95
7043 Travel		1,075.97	5,581.37			\$6,657.34
7044 Vehicle License		283.20	22.00			\$305.20
7055 Telephone	1,021.91		1,313.00	1,138.25		\$3,473.16
7056 Disposal			1,915.00			\$1,915.00
7400 ALLSOP Rent			18,684.00			\$18,684.00
7401 ALLSOP Expenses			2,403.03			\$2,403.03
7502 Liability Insurance		3,920.50	3,920.50			\$7,841.00
7503 Property Insurance		6,167.63	37,225.58	10,088.32		\$53,481.53
Total 7020 Contractual	1,021.91	36,416.75	279,386.02	15,186.19		\$332,010.87

Laramie Regional Airport -KLAR

Profit and Loss by Class

July 1, 2024 - February 5, 2025

	BUSINESS PARK	FBO	LARAMIE REGIONAL AIRPORT	TERMINAL	NOT SPECIFIED	TOTAL
7050 Utilities						\$0.00
7051 Electric		1,645.19	17,193.15	14,780.28		\$33,618.62
7052 Gas		973.00	11,611.64	4,715.40		\$17,300.04
7053 Water/Sewer/Trash		1,475.59	2,456.78	4,673.46		\$8,605.83
7054 Internet		1,091.60	1,645.36			\$2,736.96
Total 7050 Utilities		5,185.38	32,906.93	24,169.14		\$62,261.45
7200 Materials & Supplies						\$0.00
7201 Airplane De-Ice		6,939.56				\$6,939.56
7202 Ammenities		2,623.27	36.87	79.98		\$2,740.12
7203 Aviation Gas Resale		74,561.77				\$74,561.77
7205 Food & Drink Resale		276.55	93.47	2,110.84		\$2,480.86
7206 Fuel Farm Supplies		3,102.53				\$3,102.53
7207 Furniture & Decor		136.47				\$136.47
7208 Software Licenses		1,043.81	7,098.81	115.38		\$8,258.00
7209 Janitorial Supplies		753.57	207.99	1,628.29		\$2,589.85
7210 Jet Fuel Resale		592,933.64				\$592,933.64
7211 Landscaping		344.78	234.98	50.98		\$630.74
7212 Line Service Supplies		7.47	16.98			\$24.45
7213 Merchandise Resale		6,248.25	1,244.19	239.59	7.48	\$7,739.51
7214 Office Supplies		267.34	1,027.05	26.39		\$1,320.78
7215 Oil Resale		413.00				\$413.00
7217 Supplies		140.81	746.51			\$887.32
7218 Uniforms		523.64	1,300.26	137.78		\$1,961.68
7219 Unleaded Gas/Diesel		5,564.11	9,717.48			\$15,281.59
7220 Wildlife Mitigation			47.67			\$47.67
Total 7200 Materials & Supplies		695,880.57	21,772.26	4,389.23	7.48	\$722,049.54
7230 Repair & Maintenance						\$0.00
7231 Building Repairs	8,357.48	2,959.92	4,805.11	6,965.90		\$23,088.41
7232 Communications Equipment & Repair		385.00	660.94			\$1,045.94
7234 Runway Marking & Lighting			194.06			\$194.06
7235 Vehicle & Equipment Repairs		100.06	1,943.51			\$2,043.57
7235-1 Ford F250			121.69			\$121.69
7235-10 Snowblower		54.38	747.96			\$802.34
7235-16 Broom Truck			113.85			\$113.85
7235-17 De-Ice Truck			88.31			\$88.31
7235-20 Avgas Truck		254.78	373.98			\$628.76
7235-21 Ford Explorer Courtesy Car			15.99			\$15.99
7235-22 Toyota Courtesy Car		34.80				\$34.80
7235-25 De-Ice Spreader			20.98			\$20.98
7235-28 Chevy 3500			506.96			\$506.96
7235-3 Chevy 1500			25.99			\$25.99
7235-4 Chevy S-10			53.76			\$53.76
7235-5 Overaasen			1,025.17			\$1,025.17
7235-6 ARFF Truck			229.77			\$229.77
Total 7235 Vehicle & Equipment Repairs		444.02	5,267.92			\$5,711.94
Total 7230 Repair & Maintenance	8,357.48	3,788.94	10,928.03	6,965.90		\$30,040.35
7450 Fees		10.00				\$10.00
7451 Av Trip Fees		669.01				\$669.01
7452 Bank Fees			119.00	0.00		\$119.00
7453 Credit Card Fees		12,918.71	97.88			\$13,016.59
7454 Payroll Fees		1,848.39	1,797.07	111.74		\$3,757.20
7455 Fiduciary Fees			7,754.10			\$7,754.10
7456 QuickBooks Payment Fees	15.00		1,005.02			\$1,020.02
7458 Interest Expense		6,089.05	992.47			\$7,081.52
Total 7450 Fees	15.00	21,535.16	11,765.54	111.74		\$33,427.44

Laramie Regional Airport -KLAR

Profit and Loss by Class

July 1, 2024 - February 5, 2025

	BUSINESS PARK	FBO	LARAMIE REGIONAL AIRPORT	TERMINAL	NOT SPECIFIED	TOTAL
8000 Nonoperating Expenses						\$0.00
8010 Loan Payments	36,738.48	8,071.97	43,279.26			\$88,089.71
8020 Debt Service Go Bonds			38,913.75			\$38,913.75
8030 PARQ Building Taxes	6,547.23					\$6,547.23
Total 8000 Nonoperating Expenses	43,285.71	8,071.97	82,193.01			\$133,550.69
Total Expenses	\$52,680.10	\$1,084,693.86	\$983,439.07	\$144,818.91	\$7.48	\$2,265,639.42
NET OPERATING INCOME	\$30,877.11	\$145,757.20	\$467,959.15	\$650,691.05	\$80.87	\$1,295,365.38
NET INCOME	\$30,877.11	\$145,757.20	\$467,959.15	\$650,691.05	\$80.87	\$1,295,365.38

LARAMIE REGIONAL AIRPORT RECONCILIATION REPORT

Month: January 2025

Account Balances as of Reconciliation:

ANB Savings: \$430,245.86

ANB Operating: \$108,630.57

ANB Debit Terrell: \$1,077.60

ANB Debit Wick: \$1,812.01

ANB Debit Jenkins: \$717.70

ANB Debit Hawkins: \$436.41

ANB PFC: \$1008.59

ANB ACH: \$0

ANB JET BRIDGE: \$428,392.72

WY Bank & Trust Escrow: \$22,907,564.39

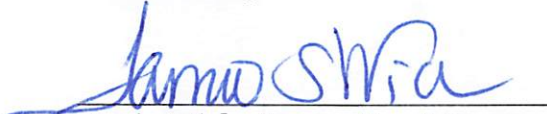
WY Bank & Trust Debt Service: \$230,000.00

WY Class – Contingency Fund: \$10,127.44

WY Class – Match Money: \$0

WY Class – Damage Deposits: \$5,063.74

Submitted by:



Tamie Wick, Accounting Manager

2/3/2025

Date

Approved by:



Amy Terrell, Manager

12/4/25

Date

Laramie Regional Airport -KLAR

1110-3 ANB - Savings 3195, Period Ending 01/31/2025

RECONCILIATION REPORT

Reconciled on: 02/03/2025

Reconciled by: Tamie Wick

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance	429,683.50
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (1)	562.36
Statement ending balance	<u>430,245.86</u>

Register balance as of 01/31/2025	430,245.86
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Details

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/31/2025	Deposit			562.36
Total				562.36

Laramie Regional Airport -KLAR

1110-1 ANB - Operating 3189, Period Ending 01/31/2025

RECONCILIATION REPORT

Reconciled on: 02/03/2025

Reconciled by: Tamie Wick

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance	171,135.68
Checks and payments cleared (89)	-327,769.14
Deposits and other credits cleared (50)	265,264.03
Statement ending balance	108,630.57
Uncleared transactions as of 01/31/2025	-28,314.58
Register balance as of 01/31/2025	74,638.11
Cleared transactions after 01/31/2025	5,677.88
Uncleared transactions after 01/31/2025	15,610.32
Register balance as of 02/03/2025	95,926.31

Details

Checks and payments cleared (89)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/10/2024	Bill Payment	11019	Straight Stripe Painting Inc	-37,118.25
12/18/2024	Bill Payment	11026	PEAC Solutions	-1.62
12/18/2024	Bill Payment	11027	Southeastern Wyoming Garag...	-180.00
12/18/2024	Bill Payment	11029	HomeBase	-95.70
12/30/2024	Bill Payment	ACH	Black Hills Energy	-83.10
12/31/2024	Bill Payment	11039	Townsquare Media Laramie	-5,700.00
12/31/2024	Bill Payment	11053	Rocky Mountain Shirtworks	-80.00
12/31/2024	Bill Payment	ACH	AVFuel Corporation	-1,161.68
12/31/2024	Bill Payment	11030	Underground Worx	-1,229.00
12/31/2024	Bill Payment	11031	City of Laramie - Water Fund	-1,243.03
12/31/2024	Bill Payment	11032	Rocky Mountain Shirtworks	-1,244.19
12/31/2024	Bill Payment	11033	American Paintbrush Signs an...	-76.00
12/31/2024	Bill Payment	11034	Rocky Mountain Air Solutions	-32.12
12/31/2024	Bill Payment	11035	Honeywagon Sanitation Pump...	-150.00
12/31/2024	Bill Payment	11036	Voltech Electric, Inc	-421.85
12/31/2024	Bill Payment	11037	HomeBase	-23.95
01/01/2025	Expense		QuickBooks Payments	-10.20
01/02/2025	Bill Payment	ACH	SSG	-30,446.59
01/02/2025	Transfer			-500.00
01/02/2025	Expense	10001363073814	Intuit	-235.00
01/02/2025	Bill Payment	ACH	Wyoming DWS UI/WC	-6,589.86
01/02/2025	Expense	02213852	Bamboo HR	-249.00
01/02/2025	Bill Payment	ACH	Wyoming Retirement System	-8,283.26
01/05/2025	Transfer			-500.00
01/06/2025	Bill Payment	11043	Visionary Communications	-342.12
01/06/2025	Bill Payment	11042	Lumacurve Airfield Signs	-58.14
01/06/2025	Bill Payment	11044	ICC	-3,117.70
01/06/2025	Sales Tax Payment			-1,286.33
01/06/2025	Bill Payment	11041	Pence and MacMillan	-4,250.00
01/06/2025	Bill Payment	11040	SSG	-515.00
01/07/2025	Bill Payment	ACH	AVFuel Corporation	-22,995.25
01/07/2025	Bill Payment	11045	Range Leather Company	-900.00
01/07/2025	Bill Payment	11046	Wyoming State Safe & Lock Co.	-1,412.00
01/07/2025	Bill Payment	11047	Carver Florek & James, CPA's	-29,475.15
01/07/2025	Bill Payment	11048	Grand Ave Urgent Care	-370.00
01/07/2025	Bill Payment	11049	Honeywagon Sanitation Pump...	-150.00
01/07/2025	Bill Payment	ACH	Rocky Mountain Power	-5,215.90
01/09/2025	Bill Payment	11057	Dooley Oil, Inc.	-1,367.65
01/09/2025	Bill Payment	11056	Wolf Creek Radio Broadcastin...	-500.00
01/09/2025	Bill Payment	11055	Absolute Solutions	-110.00

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/09/2025	Bill Payment	11054	Rocky Mountain Shirtworks	-10.35
01/09/2025	Bill Payment	11058	GateKeeper Systems	-4,400.00
01/09/2025	Bill Payment	11059	ClingerHagerman, LLC	-21,994.20
01/13/2025	Expense		Intuit	-200.84
01/14/2025	Bill Payment	11060	Alsco	-127.50
01/14/2025	Bill Payment	11061	Amy Terrell	-223.10
01/14/2025	Bill Payment	11062	NAPA Auto Parts of Laramie	-855.96
01/16/2025	Bill Payment	11063	Laramie Mechanical and Heat...	-115.00
01/16/2025	Bill Payment	ACH	SSG	-31,970.87
01/16/2025	Bill Payment	ACH	MASA	-152.00
01/16/2025	Bill Payment	11064	Alsco	-127.50
01/16/2025	Bill Payment	11065	WYDOT - fuel tax administration	-39.52
01/16/2025	Bill Payment	11066	Ace Hardware	-110.58
01/16/2025	Bill Payment	11067	APG West Payment Processing	-19.06
01/16/2025	Bill Payment	11069	Rocky Mountain Shirtworks	-10.35
01/16/2025	Bill Payment	11070	XESI	-100.98
01/16/2025	Expense		QuickBooks Payments	-477.44
01/17/2025	Expense		QuickBooks Payments	-112.79
01/21/2025	Expense		QuickBooks Payments	-4.62
01/21/2025	Expense	10001366567990	Intuit	-35.00
01/21/2025	Bill Payment	ACH	AVFuel Corporation	-24,077.08
01/22/2025	Bill Payment	11077	Albany County Treasurer	-134.35
01/22/2025	Bill Payment	11078	O'Reilly Automotive Stores, Inc.	-8.99
01/22/2025	Bill Payment	11080	NAPA Auto Parts of Laramie	-891.95
01/22/2025	Bill Payment	11079	Alsco	-133.91
01/22/2025	Bill Payment	11075	Rocky Mountain Shirtworks	-825.00
01/22/2025	Bill Payment	11074	PEAC Solutions	-82.41
01/22/2025	Bill Payment	11076	Rocky Mountain Air Solutions	-32.12
01/23/2025	Expense		QuickBooks Payments	-152.78
01/23/2025	Deposit		Victory Air	-4,365.08
01/23/2025	Transfer			-2,000.00
01/23/2025	Expense		ANB Bank	-2,360.17
01/24/2025	Expense		LeTechnol	-14.95
01/24/2025	Expense		QuickBooks Payments	-23.82
01/27/2025	Transfer			-1,000.00
01/29/2025	Bill Payment	ACH	SSG	-33,626.81
01/29/2025	Bill Payment	ACH	Black Hills Energy	-139.00
01/29/2025	Bill Payment	ACH	Black Hills Energy	-207.40
01/29/2025	Bill Payment	ACH	Black Hills Energy	-240.10
01/29/2025	Bill Payment	ACH	AVFuel Corporation	-24,061.02
01/29/2025	Bill Payment	ACH	Dearborn Life Insurance Com...	-82.53
01/29/2025	Bill Payment	ACH	Black Hills Energy	-425.40
01/29/2025	Bill Payment	ACH	Black Hills Energy	-141.60
01/29/2025	Bill Payment	ACH	Black Hills Energy	-590.30
01/29/2025	Bill Payment	ACH	Black Hills Energy	-785.90
01/29/2025	Bill Payment	ACH	Black Hills Energy	-60.89
01/30/2025	Expense		QuickBooks Payments	-45.23
01/31/2025	Bill Payment	ACH	Lazy A Land Company, LLC	-2,388.00
01/31/2025	Expense		LeTechnol	-65.05

Total -327,769.14

Deposits and other credits cleared (50)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/23/2024	Receive Payment		AVFUEL	5,902.62
01/01/2025	Deposit		Jay Lippincott	341.10
01/02/2025	Transfer			400.00
01/02/2025	Deposit		TSA-GSA	3,693.97
01/02/2025	Receive Payment		AVFUEL	16,139.93
01/03/2025	Deposit			4,537.70
01/06/2025	Sales Receipt	NPA01072026	LeTechnol	71.95
01/06/2025	Deposit		Rocky Mountain Fire Systems	360.00

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/07/2025	Receive Payment		AVFUEL	26,350.91
01/07/2025	Transfer			39,630.00
01/07/2025	Receive Payment		AVFUEL	4,273.83
01/07/2025	Deposit			4,544.95
01/09/2025	Deposit			94.60
01/09/2025	Deposit			9,547.73
01/09/2025	Transfer			10,300.00
01/09/2025	Receive Payment		AVFUEL	5,182.25
01/09/2025	Receive Payment		SkyWest	2,092.44
01/13/2025	Deposit		LeTechnol	39.50
01/13/2025	Deposit		Farm Bureau	2,722.72
01/13/2025	Receive Payment		AVFUEL	1,836.54
01/13/2025	Receive Payment		AVFUEL	11,136.97
01/14/2025	Receive Payment		AVFUEL	2,653.47
01/15/2025	Receive Payment		AVFUEL	4,740.67
01/15/2025	Deposit		WYDOT - fuel tax administration	1,358.56
01/16/2025	Deposit			13,849.99
01/16/2025	Deposit			612.72
01/16/2025	Deposit		Wyoming Beverages	62.15
01/17/2025	Receive Payment		AVFUEL	3,846.49
01/17/2025	Deposit			7,050.20
01/17/2025	Deposit		STM Charters	3,772.32
01/21/2025	Receive Payment		AVFUEL	2,229.89
01/21/2025	Deposit		LeTechnol	40.44
01/21/2025	Deposit		UW Dept of Engineering	154.43
01/21/2025	Receive Payment		AVFUEL	1,101.25
01/22/2025	Deposit		AVFUEL	20,155.30
01/22/2025	Receive Payment	819168	City of Laramie	17,083.33
01/24/2025	Deposit		Cash Sale	547.13
01/24/2025	Deposit		Jack Ulrich	796.80
01/25/2025	Receive Payment		AVFUEL	2,785.24
01/27/2025	Deposit		LeTechnol	58.31
01/27/2025	Receive Payment		University of Wyoming	1,400.00
01/27/2025	Deposit		Intuit	200.84
01/28/2025	Receive Payment		AVFUEL	551.93
01/28/2025	Receive Payment		AVFUEL	10,827.13
01/29/2025	Receive Payment	9020	Eric Liddell	467.04
01/30/2025	Deposit			1,512.53
01/30/2025	Receive Payment		AVFUEL	12,501.15
01/31/2025	Deposit			27.13
02/01/2025	Receive Payment	Ref 609316	SkyWest	1,332.00
02/03/2025	Receive Payment		AVFUEL	4,345.88

Total 265,264.03

Additional Information

Uncleared checks and payments as of 01/31/2025

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/18/2024	Bill Payment	11025	Aramiz Ramirez	-39.00
01/22/2025	Bill Payment	11071	Laramie Girls Softball	-1,000.00
01/22/2025	Bill Payment	11072	Laramie Mechanical and Heat...	-7,157.28
01/24/2025	Expense	Refund Fee	Victory Air	-152.78
01/27/2025	Expense	80050C	Parlevel Systems	-80.00
01/29/2025	Bill Payment	11084	HomeBase	-24.97
01/29/2025	Bill Payment	11082	Dooley Oil, Inc.	-5,110.98
01/29/2025	Bill Payment	11083	Lazy A Land Company, LLC	-1,212.30
01/29/2025	Bill Payment	ACH	Blue Cross Blue Shield of Wy...	-12,202.27
01/29/2025	Bill Payment	11081	City of Laramie - Water Fund	-1,335.00

Total -28,314.58

Uncleared checks and payments after 01/31/2025

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
02/03/2025	Expense	02248954	Bamboo HR	-237.00
Total				-237.00

Uncleared deposits and other credits after 01/31/2025

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
02/01/2025	Deposit			11,410.50
02/03/2025	Deposit		Airlines Clearing House	4,436.82
Total				15,847.32

Laramie Regional Airport -KLAR

1110-5 ANB - Terrell 3227, Period Ending 01/31/2025

RECONCILIATION REPORT

Reconciled on: 02/03/2025

Reconciled by: Tamie Wick

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance.....	1,077.60
Checks and payments cleared (0).....	0.00
Deposits and other credits cleared (0).....	0.00
Statement ending balance.....	<u>1,077.60</u>
Register balance as of 01/31/2025.....	1,077.60

Laramie Regional Airport -KLAR

1110-4 ANB- Wick 3213, Period Ending 01/31/2025

RECONCILIATION REPORT

Reconciled on: 02/03/2025

Reconciled by: Tamie Wick

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance	531.57
Checks and payments cleared (3)	-1,219.56
Deposits and other credits cleared (2)	2,500.00
Statement ending balance	1,812.01

Register balance as of 01/31/2025 1,812.01

Details

Checks and payments cleared (3)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/30/2024	Expense	7896238	Amazon	-245.99
01/03/2025	Expense		8 x 8	-173.58
01/23/2025	Expense		Murdoch's	-799.99
Total				-1,219.56

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/05/2025	Transfer			500.00
01/23/2025	Transfer			2,000.00
Total				2,500.00

Laramie Regional Airport -KLAR

1110-7 ANB-Jenkins 3215, Period Ending 01/31/2025

RECONCILIATION REPORT

Reconciled on: 02/03/2025

Reconciled by: Tamie Wick

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance	127.13
Checks and payments cleared (16)	-909.43
Deposits and other credits cleared (2)	1,500.00
Statement ending balance	717.70
Uncleared transactions as of 01/31/2025	-158.58
Register balance as of 01/31/2025	559.12
Cleared transactions after 01/31/2025	0.00
Uncleared transactions after 01/31/2025	-83.97
Register balance as of 02/03/2025	475.15

Details

Checks and payments cleared (16)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/01/2025	Expense	4640213	Amazon	-43.99
01/02/2025	Expense	4345839	Amazon	-13.99
01/06/2025	Expense	3850652	Amazon	-39.99
01/06/2025	Expense	1447474	Amazon	-79.98
01/07/2025	Expense	0697067	Amazon	-41.25
01/08/2025	Expense	05151	Walmart	-14.98
01/08/2025	Expense	10248101328	Sams Club	-45.08
01/13/2025	Expense	8501811	Amazon	-51.69
01/15/2025	Expense		Amazon	-34.35
01/16/2025	Expense	08976	Walmart	-99.98
01/21/2025	Expense	0515452	Amazon	-40.50
01/24/2025	Expense	3005824	Amazon	-58.97
01/27/2025	Expense	2876249	Amazon	-17.91
01/28/2025	Expense	1641842	Amazon	-121.30
01/28/2025	Expense	3526606	Amazon	-141.71
01/30/2025	Expense		Walmart	-63.76

Total -909.43

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/02/2025	Transfer			500.00
01/27/2025	Transfer			1,000.00

Total 1,500.00

Additional Information

Uncleared checks and payments as of 01/31/2025

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/27/2025	Expense	00159	Walmart	-158.58

Total -158.58

Uncleared checks and payments after 01/31/2025

Laramie Regional Airport -KLAR

1110-6 ANB-Hawkins 3221, Period Ending 01/31/2025

RECONCILIATION REPORT

Reconciled on: 02/03/2025

Reconciled by: Tamie Wick

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance.....	985.41
Checks and payments cleared (1).....	-549.00
Deposits and other credits cleared (0).....	0.00
Statement ending balance.....	<u>436.41</u>

Register balance as of 01/31/2025.....	436.41
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Details

Checks and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/27/2025	Expense	000363	Wyoming Hospitality & Travel ...	-549.00
Total				-549.00

Laramie Regional Airport -KLAR

1110-2 ANB - PFC 3193, Period Ending 01/31/2025

RECONCILIATION REPORT

Reconciled on: 02/03/2025

Reconciled by: Tamie Wick

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance	32,860.66
Checks and payments cleared (1)	-39,630.00
Deposits and other credits cleared (2)	7,777.93
Statement ending balance	<u>1,008.59</u>

Register balance as of 01/31/2025	1,008.59
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Details

Checks and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/07/2025	Transfer			-39,630.00
Total				-39,630.00

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/06/2025	Deposit			7,777.05
01/31/2025	Deposit			0.88
Total				7,777.93

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
02/03/2025	Expense	3472204	Amazon	-83.97
Total				-83.97

Laramie Regional Airport -KLAR

1110-8 ANB - ACH 4121, Period Ending 01/31/2025

RECONCILIATION REPORT

Reconciled on: 02/03/2025

Reconciled by: Tamie Wick

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance	0.00
Checks and payments cleared (2)	-10,700.00
Deposits and other credits cleared (2)	10,700.00
Statement ending balance	0.00

Register balance as of 01/31/2025	0.00
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Details

Checks and payments cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/02/2025	Transfer			-400.00
01/09/2025	Transfer			-10,300.00
Total				-10,700.00

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/02/2025	Receive Payment	ACH	Osea Nelson	400.00
01/09/2025	Receive Payment	ACH	AirLoom Energy	10,300.00
Total				10,700.00

Laramie Regional Airport -KLAR

1110-9 ANB Jet Bridge 49649, Period Ending 01/31/2025

RECONCILIATION REPORT

Reconciled on: 02/03/2025

Reconciled by: Tamie Wick

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance	428,392.72
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	<u>428,392.72</u>
Register balance as of 01/31/2025	428,392.72

Laramie Regional Airport -KLAR

1111-1 Wyoming Bank & Trust - Escrow 7503, Period Ending 01/31/2025

RECONCILIATION REPORT

Reconciled on: 02/03/2025

Reconciled by: Tamie Wick

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance	2,819,766.42
Checks and payments cleared (1)	-1,181.47
Deposits and other credits cleared (2)	88,979.44
Statement ending balance	<u>2,907,564.39</u>

Register balance as of 01/31/2025	2,907,564.39
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Details

Checks and payments cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/10/2025	Expense		Wyoming Bank and Trust	-1,181.47
Total				-1,181.47

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/06/2025	Deposit			10,764.23
01/08/2025	Deposit		Albany County Treasurer	78,215.21
Total				88,979.44

Laramie Regional Airport -KLAR

1111-2 Wyoming Bank & Trust -Debt Service 7000, Period Ending 12/31/2024

RECONCILIATION REPORT

Reconciled on: 01/02/2025

Reconciled by: Tamie Wick

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance	0.00
Checks and payments cleared (2)	-38,913.75
Deposits and other credits cleared (2)	268,913.75
Statement ending balance	230,000.00

Register balance as of 12/31/2024 230,000.00

Details

Checks and payments cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/16/2024	Expense		First Interstate Bank	-28,318.75
12/16/2024	Expense		Points West	-10,595.00
Total				-38,913.75

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/06/2024	Transfer			230,000.00
12/06/2024	Transfer			38,913.75
Total				268,913.75

Laramie Regional Airport -KLAR

1112-1 1112-1 WY CLASS-Contingency Funds, Period Ending 01/31/2025

RECONCILIATION REPORT

Reconciled on: 02/03/2025

Reconciled by: Tamie Wick

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance	10,089.56
Interest earned	37.88
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	<u>10,127.44</u>
Register balance as of 01/31/2025	10,127.44

Laramie Regional Airport -KLAR

1112-2 1112-2 WY CLASS Match Money, Period Ending 01/31/2025

RECONCILIATION REPORT

Reconciled on: 02/03/2025

Reconciled by: Tamie Wick

Any changes made to transactions after this date aren't included in this report.

Summary	USD
Statement beginning balance.....	0.00
Checks and payments cleared (0).....	0.00
Deposits and other credits cleared (0).....	0.00
Statement ending balance.....	<u>0.00</u>
Register balance as of 01/31/2025.....	0.00

Laramie Regional Airport -KLAR

1112-3 1112-3 WY CLASS -Damage Deposits, Period Ending 01/31/2025

RECONCILIATION REPORT

Reconciled on: 02/03/2025

Reconciled by: Tamie Wick

Any changes made to transactions after this date aren't included in this report.

Summary	USD
Statement beginning balance	5,044.79
Interest earned	18.95
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	<u>5,063.74</u>
Register balance as of 01/31/2025	5,063.74

Grants

GRANT MATCH MONEY CURRENTLY IN MONEY MARKET SAVINGS ACCOUNT AT ANB

<u>Grant Number</u>	<u>Grant Name</u>	<u>Local Match</u>
ALA011A	Expand ARFF	\$ 40,818.00
ALA012A	Aquire ARFF Truck	\$ 19,174.47
ALA015	Reconstruct Comm Apron	\$ 146,632.00
ALA016A	Seal Coat and Mark Pavement	\$ 88,000.00
ALA023	Replace Runway & Taxiway Edge Lights	\$ 2,506.15
ALA024	Rehab Taxiway A	\$ 94,737.00
ALA025A	Acquire Plow	\$ 18,421.00
ALA028	Reconstruct Commercial Apron Phase 4	\$ 5,264.00
	TOTAL MATCH	\$ 415,552.62

Savings Balance	\$	430,245.86
Match money	\$	415,552.62
Airport Savings Bal		\$14,693.24

Revised: 2/4/2025

GRANT SUMMARY

Grant Number	Grant Name	Federal Award	State Match	Local Match	Total Expenditures	Remaining Fed	Remaining State	Remaining Local
ALA003A	Master Plan	\$638,444.00	\$0.00	\$0.00	\$489,047.34	\$149,396.66	\$0.00	\$0.00
ALA011A(2022)	Expand ARFF	\$242,880.00	\$7,670.00	\$5,113.00	\$140,153.96	\$109,733.74	\$3,465.38	\$2,309.92
ALA011(2023)	Expand ARFF	\$1,829,157.00	\$57,763.00	\$38,509.00	\$0.00	\$1,829,157.00	\$57,763.00	\$38,509.00
ALA012A	ARFF Truck	\$971,369.00	\$30,675.00	\$20,450.00	\$67,521.24	\$907,223.83	\$28,649.47	\$19,099.56
ALA015A	Commercial Apron 2022	\$0.00	\$40,000.00	\$10,000.00	\$0.00	\$0.00	\$40,000.00	\$10,000.00
ALA015B	Commercial Apron 2024	\$6,490,000.00	\$204,947.37	\$136,631.58	\$0.00	\$6,490,000.00	\$204,947.37	\$136,631.58
ALA016A	Seal Coat & Mark Pavement	\$0.00	\$800,000.00	\$88,000.00	\$0.00	\$0.00	\$800,000.00	\$88,800.00
ALA023A	Replace Runway and Taxiway Lights	\$1,580,401.00	\$49,908.00	\$33,271.00	\$1,538,241.72	\$19,071.39	\$3,760.74	\$2,506.15
ALA024	Rehab Taxiway A	\$4,500,000.00	\$142,105.00	\$94,737.00	\$0.00	\$4,500,000.00	\$142,105.00	\$94,737.00
ALA025A	Acquire Snow Blower	\$910,575.00	\$28,775.00	\$19,170.00	\$0.00	\$875,000.00	\$27,631.58	\$18,421.05
ALA028	Reconstruct Commercial Apron Phase 4	\$250,000.00	\$7,894.74	\$5,263.16	\$0.00	\$250,000.00	\$78,947.74	\$5,263.16
ALA035X	2024 Marketing Grant	\$0.00	\$50,000.00	\$50,000.00	\$56,305.00	\$0.00	\$21,847.50	\$21,847.50

CLOSED GRANTS

Grant Number	Grant Name	Federal Award	State Match	Local Match	Total Expenditures	Remaining Fed	Remaining State	Remaining Local
ALA002A	Acquire Snow Plow	\$0.00	\$643,878.00	\$71,542.00	\$713,233.09	\$0.00	\$1,968.21	\$218.70
ALA005A	Acquire Front End Loader	\$0.00	\$522,000.00	\$58,000.00	\$472,577.50	\$0.00	\$96,680.24	\$10,742.26
ALA006A	Seal Coat & Mark Pavement	\$0.00	\$510,750.00	\$56,750.00	\$537,960.00	\$0.00	\$26,586.00	\$2,954.00
ALA010X	Acquire Marking Equipment	\$0.00	\$27,000.00	\$3,000.00	\$26,858.18	\$26,858.18	\$2,828.00	\$313.82
ALA014A	Reconfigure Taxiway C	\$301,830.00	\$0.00	\$0.00	\$269,516.91	\$32,314.00	\$0.00	\$0.00
ALA017A	CRRSA	\$1,006,480.00	\$0.00	\$0.00	\$1,006,480.00	\$0.00	\$0.00	\$0.00
ALA019A	ARPA Operations	\$1,093,620.00	\$0.00	\$0.00	\$1,093,620.00	\$0.00	\$0.00	\$0.00
ALA026X	2022 Marketing Grant	\$0.00	\$50,000.00	\$50,000.00	\$85,000.00	\$0.00	\$0.00	\$7,500.00
ALAR27A	Terminal Expansion	\$0.00	\$66,000.00	\$44,000.00	\$109,917.00	\$0.00	\$49.92	\$33.21
ALAR27B	Terminal Expansion	\$311,826.00	\$12,473.00	\$8,315.00	\$288,826.77	\$41,051.00	\$1,642.00	\$1,094.33
ALAR27C	Terminal Expansion	\$0.00	\$270,000.00	\$180,000.00	\$450.00	\$0.00	\$0.00	\$0.00
AALAR27D	Terminal Expansion	\$2,000,036.00	\$63,159.00	\$42,106.00	\$2,105,258.54	\$41.00	\$2.00	-\$0.54
ALAR27E	Terminal Expansion	\$0.00	\$2,500,000.00	\$1,666,667.00	\$4,166,418.46	\$0.00	\$149.00	\$99.54
ALAR27G	Terminal Expansion	\$0.00	\$500,000.00	\$333,333.00	\$8,333,333.00	\$0.00	\$0.00	\$0.00
ALA030X	2023 Marketing Grant	\$0.00	\$50,000.00	\$50,000.00	\$100,000.00	\$0.00	\$0.00	\$0.00

Revised: 02/5/2025

Land Lease

**LARAMIE REGIONAL AIRPORT PRIVATE
GROUND LEASE AGREEMENT FOR LAND SPACE**

(Land Space #)

This Lease Agreement (“Lease”) is made and signed this _____ day of _____ 20____ (“Effective Date”) by and between the Laramie Regional Airport (“Landlord” or “LRA”) and _____, (hereinafter “Tenant”) whose address is _____.

1. Background. Landlord owns real estate at the Laramie Regional Airport which is described on the attached Exhibit A and is also identified as Land Space _____. Laramie, Wyoming (the “Leased Premises”). Tenant owns the Improvements situated on Land Space _____, and more particularly described on the attached Exhibit B.

2. Grant of Leasehold. Landlord hereby grants a leasehold interest to Tenant and Tenant hereby agrees to accept the grant of the leasehold interest and hereby agrees to pay rent and to perform the other obligations specified in this Lease.

3. Lease Term. The term of this Lease shall be five (5) years beginning on _____ (MONTH, DAY, YEAR) and ending on _____ (MONTH, DAY, YEAR) (“Initial Term”) with an option to renew said lease for four (4) additional terms of five (5) years on such terms and conditions as the parties shall agree (“Renewal Term”), provided Tenant shall not be in default of any terms or provisions of this Lease. Tenant may exercise the option to renew this Lease upon sixty (60) days written notice to Landlord prior to the expiration of the Initial Term or a Renewal Term.

4. Rent. The rent to be paid by Tenant to Landlord is described as follows:

a. \$. ____ per square foot monthly for land within the Leased Premises, and it is agreed there are _____ square feet of land within the Leased Premises.

b. Accordingly, the rent during the Initial Term of this Lease is \$ _____ annually, which shall either be paid in monthly payments of \$ _____ payable in advance, on the first day of each month until paid in full, or, annually upon the anniversary of the lease’s execution and commencement. The rent shall be adjusted annually in accordance with paragraph 4.c. below.

c. Annual CPI Adjustments. The rent provided in paragraph 4 herein may be increased each year by a percentage equal to the percentage change in the Consumer Price Index statistics published by the United States Bureau of Labor. As used herein, the term “Consumer Price Index” shall mean the United States Department of Labor, Bureau of Labor Statistics, Consumer Price Index, all Urban Consumers, all items, Mountain-Plains (1982-84, equals 100), or the successor of that index. The time period included in the CPI Adjustment will include all months not included since the last CPI Adjustment or, if the

first CPI Adjustment, all months since the month during which the term of the Lease commenced. The proposed adjustment shall be presented to Tenant by Landlord thirty (30) days prior to the effective date of the assessment. In no event shall any adjustment result in a reduction of rent payable to Landlord. If, upon the adjustment of the rent pursuant to this subparagraph, Tenant declines to pay such adjusted rent, Tenant shall notify Landlord of its decision not to pay such adjusted rent prior to the effective date of Landlord's CPI adjustment, and the Lease shall then terminate the current term, whether an Initial Term and Renewal Term, without additional option to extend such term, thirty (30) days after Landlord's receipt of such notice from Tenant of Tenant's intention to not pay the adjusted rent.

d. In the event the rent is late by more than five (5) days, Landlord shall be entitled to exercise the remedies provided for in paragraph 24 upon written notice to the Tenant, upon which Tenant will have a five (5) day curative period to remit Tenant's rent to Landlord, in addition to any late fees that may apply. Late payments shall be subject to a discretionary late charge of no more than Fifty Dollars (\$50.00) per day.

5. *Surrender and Restoration of Leased Premises, Right of First Refusal to Purchase Building and Structures, and Conditions for the Granting of a New Lease Agreement.*

a. Surrender and Restoration of Leased Premises. In the event that a new lease is not negotiated under the conditions of paragraph 5.e. herein and/or the Lease expires or otherwise terminates pursuant to this Lease, the Improvements located on the Leased Premises shall be removed by Tenant at Tenant's own expense within sixty (60) days after expiration or termination of said Lease with the understanding that weather may require an extension of time. Upon removal of Improvements, the Leased Premises must be left clean, orderly, and as close to the original condition as reasonably possible, to include fine grading to allow for proper drainage. Except as otherwise provided herein, components of the Improvements removed from the Leased Premises shall be completely removed from the site and disposed of off Airport property. Tenant and Landlord shall confer about whether certain permanent improvements can or should be removed.

b. Other Property. The Improvements or any other personal property left on the Leased Premises after sixty (60) days after termination or expiration of this Lease shall, at the option of Landlord, become the exclusive property of Landlord without liability for payment and absolute title shall vest in Landlord.

c. Right of First Refusal to Purchase Improvements Prior to the End of the Term of the Lease. Tenant shall not sell the Improvements on the Leased Premises prior to the end of the Initial Term or any Renewal Term without first giving Landlord first option to purchase the Improvements. In the event Tenant desires to offer for sale the Improvements, Tenant shall provide Landlord a written offer to sell the Improvements, specifying the price and detailing the terms of any such sale, including any owner financing. In the event Tenant receives an offer (written or verbal) to purchase the Improvements on the Leased Premises from a third party, which Tenant desires to accept

prior to the end of the Initial Term or any Renewal Term, Tenant shall give notice to Landlord, pursuant to paragraph 29.h. below, and such notice shall include in writing all details or a copy of the third party's purchase offer. Landlord shall have thirty (30) days after receipt of such notice to match the third party's offer by advising Tenant in writing that it will do so. If Landlord matches the third party's offer, Tenant shall reject the third party's offer and Landlord and Tenant shall close such transaction on the terms of the third party's offer, substituting only Landlord for the third party. If Landlord does not match the third party's offer, Tenant may accept the third party's offer, on the terms of such offer, subject to all other requirements of this Lease. If, however, after the Landlord has foregone its right to exercise its first right of refusal and the sale to the third party does not close on the exact terms identified in the written offer, Tenant shall still be obligated to re-offer said Improvements to Landlord on the changed terms. The failure of Landlord to exercise its right of first refusal on one offer to Landlord shall not be deemed a waiver as to future offers if the offer tendered to Landlord is not fully consummated by the third party identified in the offer.

d. Tenant's Right to Assign or Sublease the Leased Premises. Tenant shall have no right to assign or sublease the Leased Premises, without the written consent of the Laramie Regional Airport Board and said consent shall not be unreasonably withheld. Tenant shall provide to Landlord the below minimum information, in writing, for consideration:

1. Description of proposed use.
2. Identification of proposed sublessee or assignee and whether an individual or organization.
3. Terms of proposed sublease agreement if different than this Lease as limited below.

If a sublease, such sublease shall in no way relieve the Tenant from any obligations hereunder for the payment of rents or the performance of the conditions, covenants, and provisions of this Lease. Unless otherwise provided herein, in no event shall Tenant sublet the Leased Premises for any terms, conditions and covenants other than those contained herein. This Lease and all terms, conditions and provisions hereof shall be binding upon and shall inure to the benefit of the successors and assigns of Tenant. Tenant may charge sublessee a rate that differs from that rate stated in this Lease. Tenant may sublease the Leased Premises for a term that is less than that granted herein, but under no circumstances can any term exceed that provided in this Lease.

e. Conditions for the granting of New Lease Agreement. This Lease shall expire on the last day of the Initial Term or Renewal Term as defined in paragraph 3 herein. In the event that Tenant desires to continue occupying the Leased Premises, Tenant may request that Landlord grant a new lease agreement in accordance with this paragraph. Tenant shall be eligible for a new lease agreement on the Leased Premises provided the following conditions are met by Tenant:

1. **Good Repair.** The Leased Premises and all Improvements are in a state of good repair, including, without limitation, exterior paint, walls, roofs, doors, and interior walls, ceilings, floors, and any other items including those which are structural and/or aesthetic in nature. Landlord reserves the right in its reasonable discretion to determine what constitutes a state of “good repair”.

2. **Compliance with all other Provisions.** Tenant shall be in compliance with all other provisions of this Lease.

Landlord shall be under no obligation to grant a new lease despite Tenant’s eligibility.

6. Authorized Use; Storage.

a. Aeronautical Purposes. The Tenant shall occupy the Leased Premises, and Improvements constructed thereon, as a hangar facility for the storage of aircraft, aircraft parts, aircraft tools and aircraft equipment owned or leased by the Tenant. The Leased Premises shall be reserved only for aeronautical purposes and those activities authorized in any minimum standards, rules and regulations, as presently existing or hereafter adopted by the Laramie Regional Airport Board, or as otherwise specifically authorized by the Laramie Regional Airport Board in writing and for no other purpose without Landlord’s consent.

Tenant shall own or share in ownership of an aircraft with the intent to store the aircraft at the beginning of the Initial Term. Tenant owns or shares the below described aircraft:

Aircraft model: _____

Aircraft type: _____

Tail registration number: _____

In the event that Tenant does not store an aircraft (due to sale, damage, or similar reason), Tenant shall have six (6) months from the date of such failure to store an aircraft to obtain and store another aircraft to be in compliance with this Lease. The six (6) month time frame to obtain and store another aircraft can be extended at the Airport’s discretion but shall not exceed one (1) year.

b. Commercial Use Prohibited. No commercial operations shall be conducted by Tenant, in, from, or around the Premises as it is defined in 14 CFR § 1.1, unless otherwise approved by the Landlord.

c. Storage of Non-Aviation Items. Tenant understands the Premises must principally be used for aeronautical purposes as discussed herein. Any storage of non-aviation items must be limited and must not interfere with aeronautical operations including, but not limited to, the ability for an aircraft to be pulled into and out of a hangar without being impeded or obstructed. The principal use of the hangar is for the storage of aircraft.

d. *Outside Storage of All Items.* Tenant shall not store or park any items of personal property whatsoever outside any of the Improvements. Tenant may park a vehicle outside of the hangar within the leased space directly in front of Tenant's hangar. Alternatively, Tenant may park in the designated parking lot inside the airport fence so long as Tenant has a parking permit. Parking passes will be issued for each vehicle permitted to park in the parking area. Anyone intending to stay more than one day must notify and get permission from the Landlord. Landlord is not responsible for improving, maintaining, or plowing the parking area designated by Landlord and makes no representations that the parking area will be accessible year-round. Tenant shall not park or leave aircraft on the taxiways or the Leased Premises in a manner that interferes with or obstructs access to adjacent hangars, taxiways, taxilanes, or the runway.

e. *Hazardous Activities.* Tenant agrees to conduct its activities on the Leased Premises so as to comply with all statutes, ordinances, or other governmental regulations. Landlord has made no representations concerning the ability or right of Tenant to use the Leased Premises under any statute, ordinance or other governmental regulation including the zoning and building ordinances and regulations of the City of Laramie and/or Albany County. Tenant shall comply with all rules and regulations concerning environmental laws and hazardous waste and agrees to indemnify and hold Landlord harmless from all claims for liability, including attorney's fees, premised on Tenant's failure to comply with such laws, rules and regulations. All activities conducted on the Leased Premises, or any other activities conducted by Tenant on or about the Airport, shall conform with acceptable safety standards. Applicable FAA standards shall be used as guideline.

7. *Authorized Users and Security.*

a. *Security.* Each Tenant and authorized user shall be issued a security badge in accordance with the badging policy as presently existing or hereinafter adopted or amended by the Laramie Regional Airport Board. Each Tenant shall be responsible for any costs associated with compliance with the badging policy. The determination that a Tenant is not a security threat is a pre-condition to any Lease Agreement. In the event that a reasonable security threat arises pursuant to the terms of this paragraph and the Airport Rules and Regulations, any Tenant who does not pass an initial background check or allows a security breach to occur, shall have his or her security badge privileges immediately revoked until such time as the proposed security threat is assessed and resolved. Revocation of security badge access does not automatically void this Lease; however, if a security threat is properly established and cannot be resolved through reasonable measures within sixty (60) days, LRA reserves the right to terminate the Lease. Additionally, LRA reserves the right to update and review security threat assessments as necessary.

b. *Unauthorized Individuals.* Tenant may escort no more than three (3) unbadged people within secured airport grounds, unless Landlord issues prior authorization to Tenant. Tenant assumes all responsibility for the actions of each person escorted. Under no circumstances shall Tenant loan his/her badge to another individual. Should a Tenant loan his/her badge to another individual, this Lease Agreement may be terminated by Landlord

at Landlord's sole discretion. If your badge is lost or stolen, please refer to the badging policy.

c. Changing Security Requirements. Tenant acknowledges that security requirements may change as the Homeland Security Threat Advisory Levels or local levels change, and if required, Tenant may need to adjust activities and/or operations to reflect the current security requirements.

8. Real Estate Taxes. Tenant agrees to pay all of the special assessments and the general ad valorem real estate taxes on the Leased Premises, if any, for the land and the Improvements and in addition, Tenant shall pay all personal property taxes during the term of this Lease. The Landlord shall immediately forward any tax assessment documents to the Tenant to facilitate prompt payment of any tax liabilities assessed on the Leased Premises.

9. Insurance. Tenants shall maintain adequate coverage to either replace the Improvements to original condition or remove all debris and restore the Leased Premises pursuant to paragraph 5.a. Landlord shall not be obligated to provide any insurance coverage, nor shall Landlord be liable for any of Tenant's personal property, contents, or fixtures within the building. By signing this Lease, Tenant acknowledges that he or she has been advised to seek its own insurance for such items.

10. Liability Insurance. Tenant shall keep in full force and effect, throughout the term of the Lease, at its sole expense, a liability insurance policy providing protection against claims for injuries, death or property damage occurring on the Leased Premises. All insurance premiums for the coverage shall be paid by Tenant. The limits of the liability shall not be less than the following amounts:

a. Property damage arising from one accident or other cause in the sum of not less than \$1,000,000; and

b. Personal injury or death, liability insurance not less than \$1,000,000 per person.

11. Additional requirements regarding Liability Insurance Policies. As to all policies of insurance issued in compliance with paragraph 10 above: (a) Landlord shall be listed as an additional insured; (b) the policies shall require 30 days notification to the Landlord in the event of intended cancellation by the insured; (c) if requested by Landlord, Tenant shall provide evidence of payment of premiums; and (d) Tenant shall provide Landlord with a true copy of all such policies.

12. Maintenance and Alterations: The Tenant shall be responsible for maintaining the Improvements and the Leased Premises.

a. The Tenant agrees, at its sole costs and expense, to maintain and keep the Improvements in a good state of repair and shall promptly repair any damaged portion of the Improvements, including but not limited to foundations, bearings and exterior walls, exterior doors, windows, floors, roof, electrical, heating, and plumbing systems and all

other structural parts of the building. Tenant further agrees to arrange for prompt repairs to damage caused by the acts or omissions of Tenant, its agents, employees, guests, sublessees or any other person authorized by Tenant to be at the Improvements for any reason.

b. Tenant may construct any buildings, structures, improvements, or additions, or make any alterations thereto, or to any other part of the Leased Premises or to the Improvements with the consent of the Landlord, which shall not be unreasonably withheld. The improvements, additions and/or modifications cannot change the elevations or footprint of any of the buildings or Improvements and the improvements, additions and/or modifications shall meet all other conditions and criteria set forth in this Lease, and comply with all statute, ordinance or other governmental regulation including the zoning and building codes of the City of Laramie and/or Albany County, as applicable.

c. If approval is given, any such improvements, additions and/or modifications shall be made in a safe and workmanlike manner and shall be paid for promptly by Tenant and shall not give rise to any mechanic's liens. The approval of any single improvement, addition and/or modification shall not constitute Landlord's approval of any subsequent improvements, additions and/or modifications.

d. In the event that Tenant has made any modifications and/or improvements to the interior of the Hangar and such modifications and/or improvements require maintenance and/or upkeep of any kind, then the Tenant will be responsible for maintaining such modifications and/or improvements.

e. Tenant shall not commit or suffer waste, impairment or deterioration of the Leased Premises or the Improvements thereon or any part thereof, reasonable wear and tear accepted. Tenant shall keep the Leased Premises free of trash and debris. Tenant acknowledges and accepts that snow removal from LRA will occur pursuant to and with the identified priorities in LRA's Snow and Ice Control Plan, and otherwise comply with the requirements of any governmental authority.

13. *Signs.* Tenant shall not erect, paint, or maintain any signs on the Leased Premises without securing the prior written consent of the Landlord.

14. *Utilities.* Tenant shall be responsible for the costs of electricity, lights, water and sewer, heat, telephone, gas, or any other utility or service consumed in connection with the occupancy of the Leased Premises by the Tenant.

15. *Landlord Not Liable For Damage; Indemnification.*

a. Tenant shall assume liability for damage to property of, or personal injury to, its directors, officers, agents, employees, invitees and guests arising out of, or in connection with the Tenant's use of the Leased Premises. Tenant agrees to indemnify, defend, and hold harmless the Landlord from any and all liabilities, actions, claims, suits, losses, damages, damage to property, and injuries to persons, of whatsoever kind or nature

resulting from or arising out of any acts or omissions by the Tenant, its agents, employees, customers, invitees, or guests or arising from or out of the Tenant's occupation or use of the Leased Premises.

b. No damage or destruction to the Improvements by fire or any other casualty which results by operations of the Tenant shall require Landlord to terminate this Lease, or to violate any of its provisions or cause any abatement or rebate in the rent then due or thereafter becoming due under its terms. If this Lease is terminated for Tenant's default at any time while there remains any outstanding obligations from any insurance company to cover any damage or destruction, the claim against the insurance company shall become payable to the Landlord upon termination of the Lease.

16. *Inconvenience During Construction.* Tenant recognizes that from time to time during the term of this Lease, it will be necessary for Landlord to initiate and carry forward programs of construction, reconstruction, expansion, relocation, maintenance, and repair in order for the Laramie Regional Airport and its facilities may be suitable for the volume and character of air traffic and flight activity which will require accommodation. Such construction, reconstruction, expansion, relocation, maintenance, and repair may inconvenience or temporarily interrupt Tenant. Tenant agrees that no liability shall attach to Landlord, its officers, agents, employees, contractors, subcontractors, and representatives by reason of such inconvenience or interruption.

17. *Damages to Leased Premises.* If the Leased Premises are damaged by fire or other casualty, this Lease shall remain in effect and Tenant shall be obligated to repair, replace, or remove any damaged buildings or structures, using any insurance proceeds to fund such repairs or replacements.

18. *Bankruptcy.* If Tenant is adjudicated bankrupt, or if Tenant makes a general assignment for the benefit of its creditors, or if a receiver is appointed for the Tenant's business operated on the Leased Premises, then in any of these events, to the extent permitted by law, Landlord may declare this Lease terminated, but shall not be required to do so. In any case, to the extent permitted by law, neither the Lease nor any interest in the Leased Premises shall pass to any trustee or receiver in bankruptcy or to any other receiver or assignee for the benefit of creditors.

19. *Covenant of Quiet Enjoyment.* Landlord hereby represents that it has the full right and power to enter into this Lease and hereby covenants that Tenant shall have quiet possession of the Leased Premises throughout the term of this Lease so long as Tenant complies with its obligation hereunder.

20. *Subordination.* Landlord shall have the right to encumber the real estate portion of the Leased Premises (but exclusive of the Improvements) either before or after the commencement of the Lease Term. If Landlord desires to encumber the real estate portion of the Leased Premises, Tenant agrees to promptly execute and deliver any instrument reasonably required by Landlord, or a lender of Landlord, to evidence the subordination of this Lease. However, Tenant shall have the right to condition its delivery of any such instrument on the receipt from any lender requiring the subordination in a written confirmation, in a form suitable

for recording, which provides that, notwithstanding any contrary provision of the mortgage or deed of trust in favor of the lender, lender and any person acquiring an interest in the Leased Premises through foreclosure of the mortgage or deed of trust, will not disturb the possession, use or enjoyment of the Leased Premises by Tenant, as long the Improvements will not be encumbered and all obligations of Tenant are fully performed in accordance with terms of this Lease.

21. *Estoppel Certificate.*

a. At the request of either party, the other party shall certify in writing: (a) that this Lease is unmodified and in full force and effect (or, if modified stating the nature of such modification and certifying that this Lease, as so modified, is in full force and effect) and the date to which the rent and other charges are paid in advance, if any; and, (b) acknowledging that there are not, to the party's knowledge, any uncured defaults on the part of the other hereunder, or specifying such defaults if they are claimed. Any such statement may be conclusively relied upon by any prospective purchaser or encumbrancer of the Leased Premises or any prospective Tenant.

b. If any party fails or refuses to deliver any such written certificate within ten (10) days after receiving a written request to do so, then the failure shall constitute the equivalent of a representation by the party failing or refusing: (a) that this Lease is in full force and effect, without modification except as may be represented by Landlord; (b) that there are no uncured defaults in the other party's performance; and, (c) that not more than one (1) month's rent has been paid in advance.

22. *Landlord's Access.* Landlord reserves and retains for its officers, employees and authorized representatives, the full and unrestricted right to enter the Improvements on the Leased Premises at any time with 24 hours prior notice to Tenant, except in the case of emergency, for the purpose of inspecting or protecting such premises and of doing any and all activities which Landlord may deem reasonably necessary for the proper general conduct and operation of the Laramie Regional Airport. In case of emergency, no notice shall be required.

23. *Change in Ownership of Tenant Entity.* If Tenant is other than a natural person, prior to the commencement of this Lease, Tenant shall submit to Landlord a copy of its governing documents, including the names and addresses of its present principal owners and the percentage of such entity owned by each owner. During the term of this Lease, if one or more of the principal owners shall no longer be a principal owner of such entity, then this Lease shall terminate at the option of Landlord, unless written approval of such change in ownership is granted by Landlord. "Principal Owner" is defined as anyone who owns at least thirty percent (30%) of Tenant's entity.

24. *Defaults and Remedies.*

a. Tenant shall be in default of this Lease if at any time after commencement of the Lease term:

1. Tenant defaults in the payment of any installment of rent after the Landlord has provided written notice of such default and Tenant has not cured the default within five (5) days.

2. Tenant defaults in the performance of any of its other obligations under this Lease including, but not limited to, the obligations regarding taxes, insurance, and maintenance, and if any such other default is not cured within thirty (30) days after Landlord had given Tenant written notice specifying the default.

3. Tenant's interest under the Lease, Leased Premises, or Improvements is assigned or conveyed to any other party, except as expressly authorized in this Lease.

3. Tenant's interest under this Lease or in the Leased Premises is taken upon execution or by other process of law directed against Tenant or is subject to any attachment by any creditor or claimant against Tenant and such attachment is not discharged or disposed of within fifteen (15) days after levy.

4. Tenant abandons the Leased Premises.

b. Upon any such default, and failure to cure, Landlord shall have the right to declare the term of this Lease ended, and to re-enter and take complete possession of the Improvements and the Leased Premises, where upon this Lease, and all of the rights of Tenant, shall terminate. If this Lease is so declared terminated, Landlord shall have the right to sue for and recover all rents and other sums due Landlord under the terms hereof at the time of termination, including damages resulting from any breach on the party of Tenant and, if Landlord elects to remove the Improvements the right to recover for the cost of removal of the Improvements and to restore the Leased Premises pursuant to paragraph 5.a. above.

c. In addition to the rights specified in paragraph 24.b above, Landlord also has the right, without re-entering the Improvements and Leased Premises or terminating this Lease, to sue for and recover any and all rents and other sums, including damages, at any time and from time to time during the term of this Lease.

d. If Landlord proceeds under either subparagraph a. or b. above, Landlord shall have the right to remove Tenant's personal property (other than the Improvements) from the Leased Premises and take it to a public storage facility or other safe facility as an agent for Tenant. Tenant shall be responsible for paying the cost of any such storage, as well as the cost of transportation, and Tenant hereby waives any right it might otherwise have to make a claim against Landlord for damage to such personal property, for reimbursement for the cost of transportation and storage, or for any other damage or injury which Tenant may suffer by reason of Landlord's actions under this subparagraph.

e. If Tenant defaults with respect to any of its obligations under this Lease, other than the payment of rent, and if such default continues for thirty (30) days after notice thereof to Tenant, Landlord shall have the right to make any payments that are necessary to remove the cause of the default. Tenant shall be obligated to fully reimburse Landlord for any such payment together with interest at the rate of eighteen percent (18%) per annum from the date of payment by Landlord to the date of reimbursement by Tenant.

f. In the event of default of Tenant, Landlord shall have the right to a Landlord's lien on the Improvements and personal property of Tenant.

g. The above specification of rights shall not preclude any other right or remedy which Landlord or Tenant may have by law or equity.

h. No waiver by Landlord or by Tenant of any breach by the other of its obligations or covenants hereunder will be a waiver of any subsequent breach.

i. Upon default, the Tenant shall be liable for and pay to the Landlord all of the landlord's costs and reasonable attorney's fees incurred as a result of default.

25. *Attorney's Fees in the Event of Litigation.* In the event of a dispute between Landlord and Tenant, which results in litigation, the prevailing party in litigation shall be awarded its cost and reasonable attorney's fees.

26. *Agreements with the United States.* This Lease is subject and subordinate to the terms, reservations, restrictions, provisions, and conditions of any existing or future agreement between Landlord and the United States relative to the operation or maintenance of the Laramie Regional Airport and its appurtenant facilities, the execution of which has been or may be required as a condition precedent to the participation by any Federal agency in the extension, expansion, or development of said airport and facilities.

27. *Airport Regulations.* In addition to all provisions of this Lease, Tenant agrees to comply with the following documents now in effect or hereafter adopted or amended: Airport Rules and Regulations, Airport Minimum Standards, the Airport Security Plan, Airport Badging Policy and all other policies, rules and regulations adopted by the Laramie Regional Airport Board in the future, as presently adopted, but also including any and all amendments made after the date of this Lease. Failure to comply with Airport regulations, and failure to cure or adjust such behavior leading to non-compliance with Airport regulations, is a term of default under the Lease.

28. *Federal Aviation Administration Lease Requirements.*

a. Tenant for itself, successor in interest and assigns, as a part of the consideration hereof, does hereby covenant and agree "as a covenant running with the land": that (a) no person on the grounds of race, gender, disability, color or national origin shall be excluded from the participation in, denied the benefits of, or otherwise be subjected to, discrimination in the use of said facilities; (b) that in the construction of any Improvements on, over, or

under such land and the furnishing of services thereon, no person on the grounds of race, gender, disability, color or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination; and (c) that Tenant shall use this paragraph in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary of State, Part 21, Nondiscrimination in Federally assisted programs on the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

b. Tenant shall furnish its accommodations and/or services on a fair, equal, and not unjustly discriminatory basis to all users thereof, and it shall charge fair, reasonable, and not unjustly discriminatory prices for each unit or service, provided that Tenant may be allowed to make reasonable and nondiscriminatory discounts, rebates or other similar type of price reductions to volume purchasers.

c. Tenant shall make its accommodations and/or services available to the public on fair and reasonable terms without unjust discrimination on the basis of race, creed, color, or national origin.

d. Non-compliance with provisions a., b. and c. of this paragraph 28, after written findings from the responsible federal or state agency, shall constitute a material breach thereof, and in the event of such non-compliance, Landlord shall have the right to terminate this Lease and the estate hereby created without liability therefor, or at the election of Landlord or the United States, either or both shall have the right to judicially enforce said provisions a., b., and c.

e. Tenant agrees that it shall insert the above four provisions in any lease by which Tenant grants a right to any person, firm, or corporation to render accommodations and/or services to the public on the Leased Premises.

f. Tenant agrees to comply with the notification and review requirements covered in Part 77 of Federal Aviation Act regulations in the event any future structure or building is planned for the Lease Premises, or in the event of any plan, modification, or alteration of any present or future building or structure situated on the Lease Premises.

g. It is understood and agreed that nothing contained in this Lease shall be construed to grant or authorized the granting of an exclusive right or privilege within the meaning of Section 308 of the Federal Aviation Act.

h. There is hereby reserved to Landlord, its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the air space above the surface of the Leased Premises, together with the right to cause in said air space such noise as may be inherent to the operation of aircraft, now known or hereafter used for navigation or of flight in the air, using said air space for landing at, taking off from or operating Laramie Regional Airport.

i. Tenant, by accepting this Lease, expressly agrees for itself, its successors, and assigns, that it will not erect nor permit the erection of any structure or object nor permit the growth of any tree on the Leased Premises above the elevation set in the City of Laramie and/or Albany County Zoning Resolutions, as applicable. In the event the aforesaid covenant is breached, Landlord reserves the right to enter upon the Leased Premises and to remove the offending structure or object and cut the offending tree, all of which shall be at the expense of Tenant.

j. Tenant, by accepting this Lease, expressly agrees for itself, its successors, and assigns, that it will not make use of the Leased Premises in any manner which might interfere with the landing and taking off of aircraft from the Laramie Regional Airport or otherwise constitutes a hazard. In the event the aforementioned covenant is breached, Landlord reserves the right to enter upon the Leased Premises and cause the abatement of such interference at the expense of Tenant.

29. *Miscellaneous*

a. Time is of the essence in all provisions of this Lease.

b. Wyoming law will be referred to in the interpretation and construction of this Lease and the resolution of all disputes hereunder.

c. This Lease is binding upon and will inure to the benefit of the parties hereto, their corporate successors, their personal representatives, heirs, devisees, and assigns.

d. The provisions of this Lease may be amended only in writing, signed by both parties.

e. Paragraph headings are for convenience only and shall not be considered in any controversy involving the meaning and interest of this Lease.

f. The Laramie Regional Airport Board does not waive sovereign immunity by entering into this Lease Agreement, and specifically retains immunity and all defenses available to it as sovereigns pursuant to Wyo. Stat. Ann. § 1-39-104(a) and all other state law.

g. The provisions of this Agreement are severable, and if any of the provisions herein or any party thereof are declared invalid or unenforceable by a court of competent jurisdiction, the validity and enforceability of the remainder of such provisions or parts thereof and the applicability thereof shall not be affected thereby.

h. Any notice permitted or required by this Lease may be given by personal service of a written notice upon the party to whom the notice is given, by email, or by mailing the written notice by first class mail, postage prepaid, to the other party. The effective date of such notice shall be date the personal service was made, the date an email was sent to the recipient or the date the mail is post marked.

Notice to Landlord shall be delivered or mailed to:

Airport Director
Laramie Regional Airport
555 General Brees Rd. Laramie, WY 82070
_____ (Email)

And notice to Tenant shall be delivered or mailed to:

Tenant

Tenant Address

Email

Telephone Number

Or to such other address or addresses as may hereafter be specified by notice given as provided above.

i. This Lease shall replace any Lease which may be in effect between the Parties and all prior leases shall be deemed void.

IN WITNESS WHEREOF, the parties hereto have executed this Lease on the day and year firstabove written.

LANDLORD:
Laramie Regional Airport Board

TENANT:

BY: _____

BY: _____

TITLE: _____

TITLE: _____

DATE: _____

DATE: _____

EXHIBIT A
SITE PLAN AND LEGAL
DESCRIPTION

EXHIBIT B
IMPROVEMENTS

Laramie Regional Airport

Tenant:

Land Space No.:

Description of Improvements: