

CONSENT TO ASSIGNMENT AND ASSIGNMENT

THIS AGREEMENT is made among Adams County, Front Range Airport (AIRPORT), Richard W. Norloff (ASSIGNOR), and HB1, LLC, (ASSIGNEE) on the date set forth below.

BASIS FOR AGREEMENT

- A. On October 1, 2002, Airplane Hangar Co., LLC, entered into a lease with AIRPORT for certain real property known as 37600 Cessna Way, Watkins, CO 80137, located on the Front Range Airport, 5200 Front Range Parkway, Watkins, CO 80137-7131, ("the Lease"), a copy of which lease is attached hereto as Exhibit A.
- B. The Lease was subsequently transferred to ASSIGNOR, and ASSIGNOR is the owner of an aircraft hangar building located on the real property described in the aforementioned Lease.
- C. ASSIGNOR desires to assign all its right, title and interest in and to the Lease to ASSIGNEE, and ASSIGNEE desires to take assignment of the Lease from ASSIGNOR.
- D. Under the terms of the Lease, such assignment is subject to approval by AIRPORT.

CONSIDERATION

In consideration of the foregoing facts and the mutual promises set forth below, the parties agree as follows.

TERMS AND CONDITIONS

- 1. ASSIGNOR hereby assigns all its right, title and interest in and to the Lease to ASSIGNEE. The Parties agree that ASSIGNOR shall continue to be responsible for all liabilities, claims, civil actions, and warranties incurred by ASSIGNOR or arising from ASSIGNOR'S tenancy under the Lease from March 21, 2013 through the transfer date.
- 2. In accordance with Section 5 of the Lease, AIRPORT hereby grants its approval for the assignment of the Lease.
- 3. From and after the transfer date, ASSIGNEE shall be bound by all the terms and conditions of the Lease, and in the event of ASSIGNEE'S default, bankruptcy or other event described in section 13 of the Lease, ASSIGNEE indemnifies ASSIGNOR, and holds ASSIGNOR harmless from all claims, liabilities, judgments, fees, costs, expenses and duties arising under the Lease, including attorney fees and court costs.

ASSIGNOR:

Richard W. Norloff

By: Richard W. Norloff
Richard W. Norloff

Date: 2/14/2017

ASSIGNEE:

HB1, LLC

By: Richard W. Norloff
Richard W. Norloff, Managing Member

Date: 2/14/2017

CONSENT:

ATTEST:

ADAMS COUNTY
BOARD OF COUNTY COMMISSIONERS

By: _____
Chairperson

By: _____
County Attorney's Office

Date: _____

Date: _____