

CONSENT TO ASSIGNMENT OF TENANT LEASE

City and Borough of Sitka (“CBS”) owns the terminal building (“Terminal”) at Sitka Rocky Gutierrez Airport in Sitka, Alaska, but leases the Terminal real property from the State of Alaska, Department of Transportation and Public Facilities (“DOT&PF”), based on a Lease Agreement, dated June 1, 1997.

A tenant lease agreement or sublease agreement was entered into between CBS and Cory Jo Kelly and Doug Rendle, owners of Ground Control LLC (“Tenant”), effective March 1, 2011 (“Tenant Lease”). The Tenant Lease at Article I allows the Tenant to operate an espresso stand at Space L-4 of the Terminal for a 7-year term, beginning March 1, 2011 and ending February 28, 2018. The Tenant Lease at Articles I allows for two successive 3-year extensions of the Tenant Lease, subject to CBS Assembly and DOT&PF approval.

The current owners of Ground Control, LLC have requested assigning the Tenant Lease in accordance with the Tenant Lease at Article VIII. CBS consents to the assignment of the Tenant Lease, including all rights, title, obligations, and interests of Cory Jo Kelly and Doug Rendle, current owners of Ground Control, LLC (“Assignor”), 108 Chirikov Dr., Sitka, Alaska 99835, to Sunni Keith (“Assignee”), who will be the new owner of Ground Control, LLC, PO Box 2393, Sitka, Alaska 99835. This consent is contingent upon the Assignee providing proof of insurance as required by the Tenant Lease at Article VII before any execution of this document. This assignment, though, shall not operate as a release of Cory Jo Kelly and/or Doug Rendle from any remaining obligations as Tenant under the Tenant Lease.

Further, this assignment is also subject to approval by the DOT&PF before it becomes effective.

CITY AND BOROUGH OF SITKA

Jim Dinley, Municipal Administrator

STATE OF ALASKA)
) **ss.**
FIRST JUDICIAL DISTRICT)

THIS CERTIFIES that on this ____ day of _____, 2011, before me, a Notary Public in and for the State of Alaska, personally appeared JIM DINLEY, who is the Municipal Administrator of the City and Borough of Sitka, Alaska, a municipal corporation organized under the laws of the State of Alaska, that he has been authorized by to execute the foregoing document, and does so freely and voluntarily.

Notary Public for Alaska
My Commission Expires: _____

GROUND CONTROL, LLC

Cory Jo Kelly

Doug Rendle

STATE OF ALASKA)
) **ss:**
FIRST JUDICIAL DISTRICT)

On this ____ day of _____, 2011, personally appeared before me CORY JO KELLY and DOUG RENDLE, whose identities are personally known to me or proved to me on the basis of satisfactory evidence, and who by signing this agreement, swear or affirm that they are the current owners of Ground Control, LLC, and are authorized to sign this document on behalf of the Tenant, and do so freely and voluntarily.

Notary Public for Alaska
My Commission Expires: _____

GROUND CONTROL, LLC.

Sunni Keith

STATE OF ALASKA)
) **ss:**
FIRST JUDICIAL DISTRICT)

On this ____ day of _____, 2011, personally appeared before me SUNNI KEITH, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who by signing this agreement, swears or affirms that she is the owner of Ground Control, LLC and is authorized to sign this document, and does so freely and voluntarily.

Notary Public for Alaska
My Commission Expires: _____