

Use LESSEE shall use the Premises for the following purposes and no other without the prior written approval of [port, lessor, city, sponsor]. For the purposes of this section, the term 'aircraft' shall be understood to mean aircraft that are in airworthy condition and have a valid FAA airworthiness certificate as well as aircraft restoration, aircraft construction, kit assembly and component construction on which measurable progress is being made towards an airworthy aircraft.

- (a) Storage of no more than two aircraft per hangar.
- (b) Hangars shall be used for the purpose of aircraft storage and aircraft project storage only. Storage of vehicles shall also be allowed where they are incidental for transportation to and from the facility. Non hazardous items such as workbenches, tables, chairs, tools which don't interfere with aircraft storage and are normally used in the care and maintenance of aircraft are permitted.
- (c) Maintenance, assembly and repair of LESSEE's aircraft by LESSEE or by a person or firm authorized to perform such service.
- (d) Storage of aircraft of other persons, and maintenance and repair of such aircraft with the permission of the [port, city, lessor, sponsor]. Authorization to store aircraft shall not include relinquishment of LESSEE's obligation to control or be responsible for the leased premises. LESSEE shall not permit any person storing an aircraft on the leased premises to conduct any commercial or other activity on the premises or to use the premises in any manner or for any purpose not permitted by this Lease within the [port, city, lessor, sponsor] without prior written consent.

Prohibited Activities LESSEE is expressly prohibited from conducting the following activities on the premises:

- (a) Any business usage or activity that constitutes or creates a business without prior approval from the [port, city, lessor, sponsor].
- (b) Any activity that violates FAA aircraft repair standards
- (c) Painting after construction is completed (except with 20 oz. or less spray cans).
- (d) Storage of flammables over five gallons total in other than fire department approved containers or in the aircraft tank
- (e) Welding, grinding, metal polishing and related activities.
- (f) Installation of wood stoves
- (g) Storage of excessive amounts of flammables such as firewood
- (h) Use of the premises for any residential purposes whatsoever
- (i) Any use that interferes with the primary use as an aircraft hangar as defined in Use, above

Construction or Alteration No construction or alteration shall be started without the [port, city, lessor, sponsor's] approval. All construction or alteration shall be done in a good and workman-like manner. Upon verification of completion of construction, any security instrument held by the [port, city, lessor, sponsor] will be released. Notice of any and all proposed exterior