

DALLAS/FORT WORTH INTERNATIONAL AIRPORT

GENERAL BUSINESS TERMS

for

NON-AVIATION RELATED DEVELOPMENT

- Ground lease; forty (40) year maximum term.
- Ground lease rental rate shall be negotiated, based on appraised market values with appropriate escalations throughout lease term.
- If the user is a public or retail establishment, the user will be deemed a concession vendor of the Airport. In addition to the Ground rental referenced above, Concession rental will be charged, based on a percentage of the user's gross revenues.
- The developer/user is responsible for all costs associated with the construction of the facility and must fund the relocation of any Airport facilities currently located on the site.
- Construction of the proposed facility must commence within six (6) months from the execution of the Ground Lease. Failure to commence construction within this time frame will result in significant penalties and/or termination of the Ground Lease. Ground and Concession Rental shall commence on the Date of Beneficial Occupancy of the facility or nine (9) months from the execution of the Ground Lease, whichever occurs first in time.
- The user of the facility must meet the criteria of the DFW Land Leasing Policy.
- The Airport will provide access and utilities to the boundary of the site, subject to approval by the Airport's Signatory Airlines.
- DFW Airport does not pay brokerage fees for development or leasing of Airport property.