

DALLAS/FORT WORTH INTERNATIONAL AIRPORT
GENERAL BUSINESS TERMS
for
RAMP ACCESS SITE DEVELOPMENT

- Ground lease; forty (40) year maximum term.
- Ground lease rental rate shall be at least the "Airport Services" rate, which is determined annually, pursuant to a formula contained in the Airport's Use Agreement, is currently \$23,896 per acre per year.
- 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 four (4) 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 Rental shall commence on the Date of Beneficial Occupancy of the facility or twelve (12) 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; must demonstrate need/desire to have proximity to aviation facilities.
- 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.