



**GREATER ORLANDO
AVIATION AUTHORITY**

October 1, 2022

Mr. Michael Schuler
General Manager
Quantem Aviation Services, LLC
175 Ammon Drive
Manchester, NH 03103

Re: This Second Amendment to Space/Use Agreement by and between the Greater
Orlando Aviation Authority and Quantem Aviation Services, LLC ("Amendment")
Effective: October 1, 2022

Dear Mr. Schuler:

Reference is made to the Space/Use Agreement (the "Agreement") dated July 1, 2020 by and between the Greater Orlando Aviation Authority ("GOAA") and Quantem Aviation Services, LLC ("Company"). Capitalized terms contained in this letter and not otherwise defined herein shall have the definitions contained in the Agreement.

Pursuant to Paragraph 10 of the Agreement, amendments to the Agreement may be made by a revision of Attachment A and executing a numbered and dated letter of amendment. Enclosed please find revised Attachment A and Exhibits A and B to Attachment A, setting forth the new terms and conditions of the Agreement. All other provisions of the Agreement not changed by this Amendment shall remain in effect and shall be binding upon the parties. The Agreement is hereby amended as follows:

- A-1 SPACE TO BE OCCUPIED – See Exhibit A attached hereto and incorporated herein.
A-2 SPACE RENTAL CHARGE – See Exhibit B attached hereto and incorporated herein.

Please indicate your agreement to the foregoing on behalf of the Company by signing this Amendment in the space provided below. The parties acknowledge that the Agreement is hereby amended to reflect the space shown on the revised Exhibits A and B to Attachment A hereof.

ACCEPTED AND AGREED TO:

**GREATER ORLANDO AVIATION
AUTHORITY**

By: _____
Kevin J. Thibault, P.E.
Chief Executive Officer
Date: _____

QUANTEM AVIATION SERVICES, LLC

DocuSigned by:
By: Roger Langille
C0646770B49A41F...
Name: Roger Langille
Title: President and CEO
Date: 1/31/2023

ATTEST:

By: _____
Anna Farmer
Assistant Secretary

ATTACHMENT A

SPACE/USE AGREEMENT

QUANTEM AVIATION SERVICES, LLC

A-1. Space to be Occupied

Refer to Exhibit "A" to Attachment A.

A-2. Space Rental Charge

Refer to Exhibit "B" to Attachment A.

A-3. Term

The Initial Term of use and occupancy permitted under this Agreement will commence on July 1, 2020 (the "Effective Date") and expire on September 30, 2020. Renewal term shall be for a period of twelve months commencing October 1, subject to all rights of renewal and termination set forth herein.

A-4. Insurance Requirements

In accordance with Authority's policy and procedures the minimum coverage required is:

Automobile liability	\$1,000,000 or \$5,000,000 if AOA access required.
Commercial General Liability	\$1,000,000 or \$5,000,000 if AOA access required.
Workers Compensation	As required by the laws of Florida.
Employer's Liability	Not less than \$100,000 "each accident", \$500,000 "disease-policy limit" and \$100,000 "disease-policy – each employee"

Evidence of current coverage is to be kept on file with the Authority or its designated agents.

A-5. Amount of Security Deposit

Refer to Exhibit "B" to Attachment A.

A-6. Amount of Turn-In Fee

Refer to Exhibit "B" to Attachment A.

A-7. Utility & Service Charges

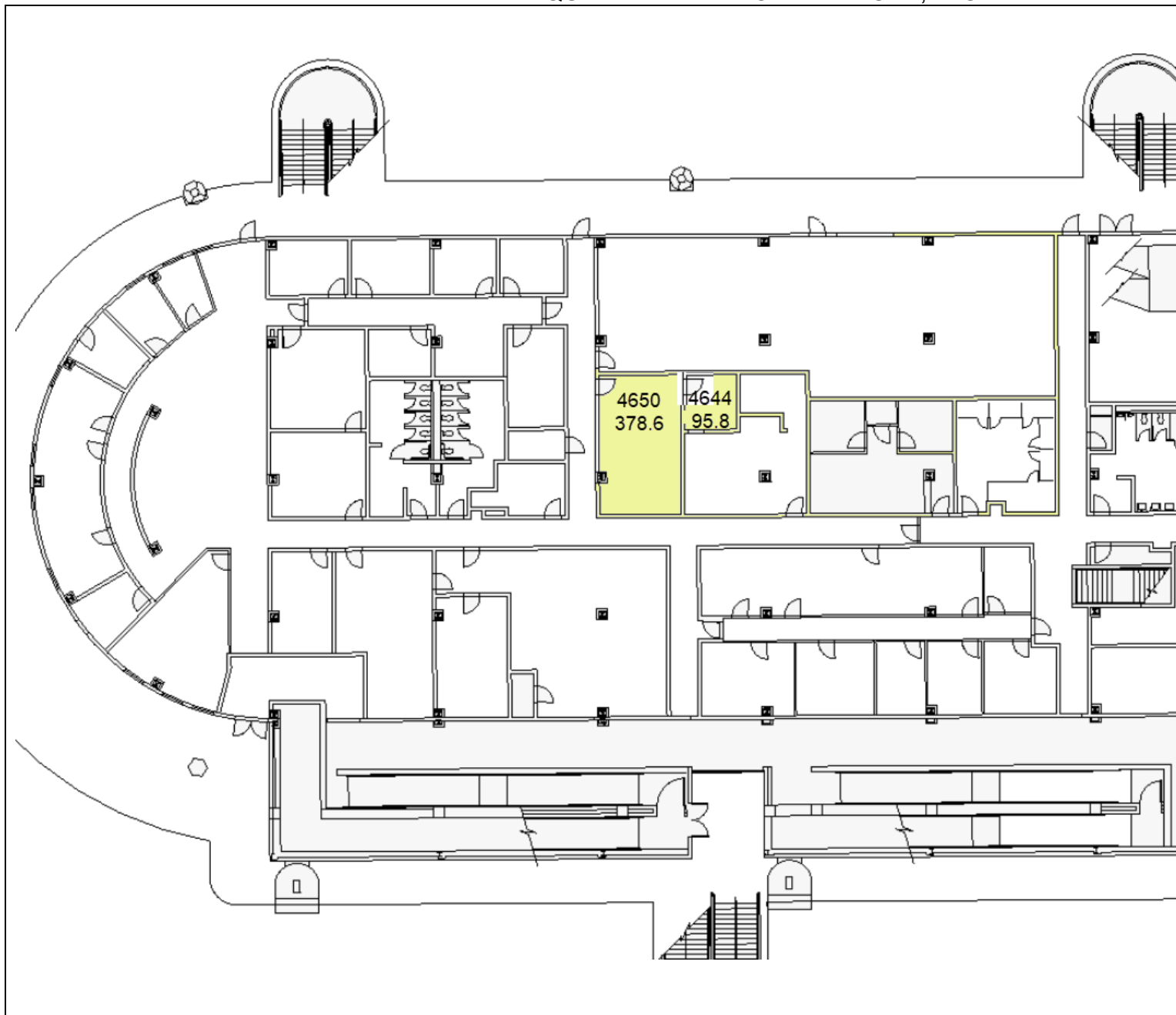
Utility/Service	Company	Authority	Comments
Electricity		✓	Service provided by Authority and included in the terminal rental rate.
Telephone	✓		Company responsibility.
Water		✓	Service provided by Authority and included in the terminal rental rate.
Sewer		✓	Service provided by Authority and included in the terminal rental rate.
Janitorial		✓	Service provided by Authority and included in the terminal rental rate.
Trash Removal		✓	Service provided by Authority and included in the terminal rental rate.
Pest Control		✓	Service provided by Authority and included in the terminal rental rate.

The Utility and Service Charges provided by Authority shall mean those areas in the Terminal. Space at the Airport, but not in the Terminal that are leased hereunder are not be included in services provided by Authority.

A-8. Special Conditions

The "Space to be Occupied" shall be used exclusively for the services authorized under the Greater Orlando Aviation Authority Permit Agreement No. 000008, dated May 1, 2019 ("Permit") and for no other purpose. In the event the Permit is terminated or the Permittee is no longer providing the services authorized by the Permit, then notwithstanding the provisions of Paragraph A-3 of this Attachment A, this Agreement shall simultaneously terminate, and Company shall vacate the Occupied Space within five (5) calendar days.

EXHIBIT "A" TO ATTACHMENT A
SPACE USE AGREEMENT Q
QUANTEM AVIATION SERVICES, LLC



**GREATER ORLANDO
AVIATION AUTHORITY**

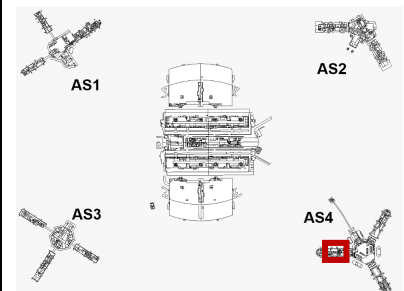
"MCO"
ORLANDO INTERNATIONAL
AIRPORT

AIRSIDE 04 WING 12

LEVEL 01

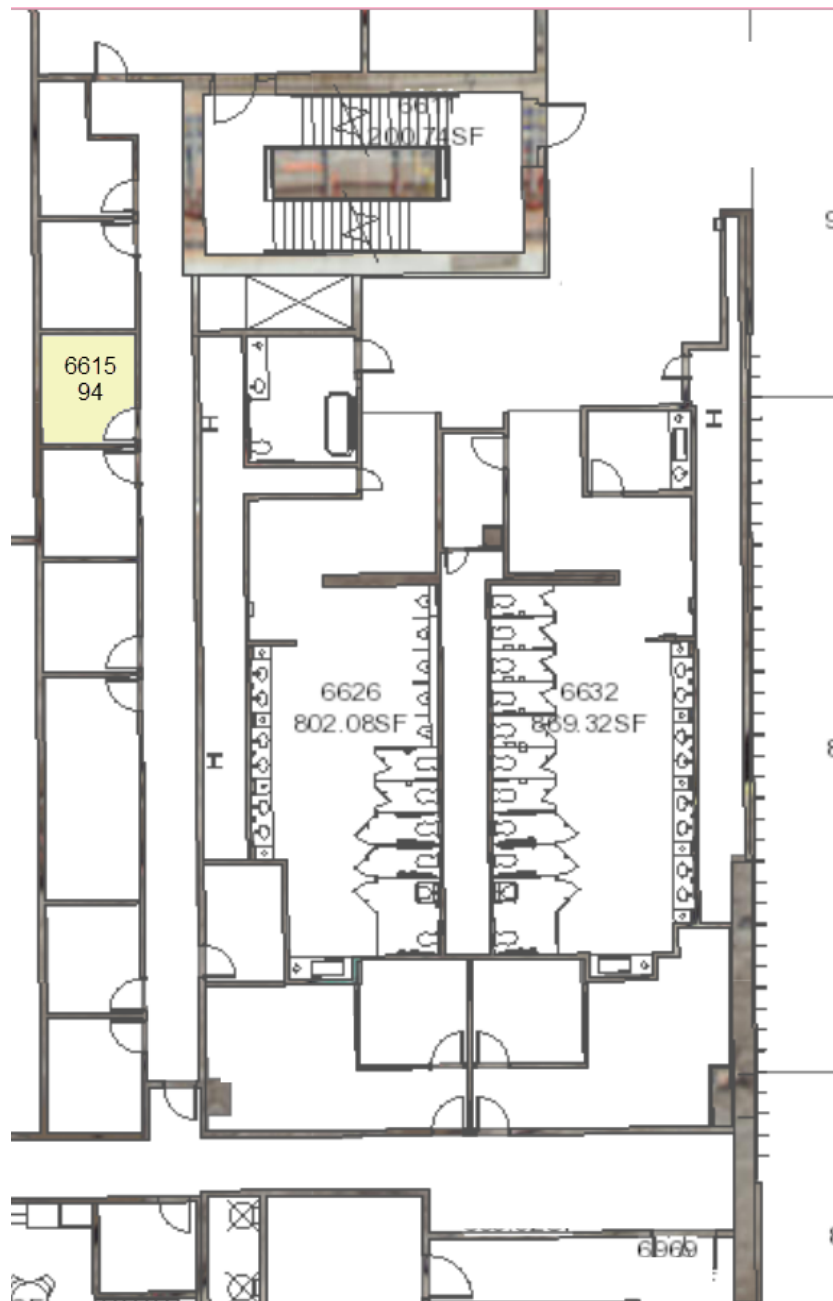
EFFECTIVE: 2022-10-01

SPACE TO BE OCCUPIED:
OIA.0800.AS04.W12.01.4644
OIA.0800.AS04.W12.01.4650



NOT TO SCALE

EXHIBIT "A" TO ATTACHMENT A
SPACE USE AGREEMENT
QUANTEM AVIATION SERVICES,



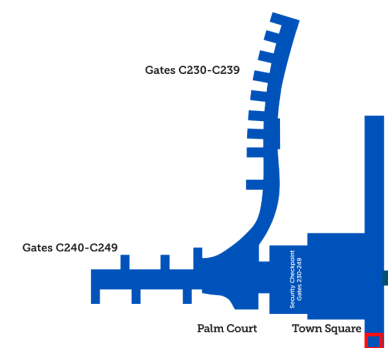
**GREATER ORLANDO
 AVIATION AUTHORITY**

"MCO"
 ORLANDO INTERNATIONAL
 AIRPORT

SOUTH TERMINAL
 LANDSIDE C
 ZONE CENTRAL EAST
 LEVEL 2

EFFECTIVE: 2022-10-01

SPACE TO BE OCCUPIED:
 OIA.1000.STLC.ZCE.02.6615



Terminal G

NOT TO SCALE

EXHIBIT "A" TO ATTACHMENT A
SPACE USE AGREEMENT
QUANTEM AVIATION SERVICES, LLC



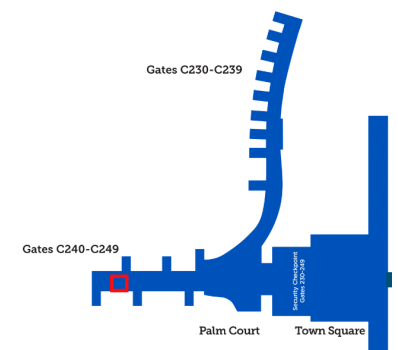
**GREATER ORLANDO
AVIATION AUTHORITY**

**"MCO"
ORLANDO INTERNATIONAL
AIRPORT**

**AIRSIDE TERMINAL C
WING 15 LEVEL 1**

EFFECTIVE 2022-10-01

**SPACE TO BE OCCUPIED:
OIA.1000.ASTC.W15.01.5196**



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NOT TO SCALE

