

City of Santa Fe New Mexico

MEMO

DATE: January 9, 2017

TO: Airport Advisory Board

FROM: Cameron Humphres, Airport Manager, Aviation Division

ISSUE: First Amendment to Lease Agreement with Cielo Azul De Santa Fe, LLC

SUMMARY:

The City of Santa Fe entered into a property lease agreement, on May 16, 2008, for the purposes of constructing and occupying aircraft hangars at Santa Fe Municipal Airport.

The leased property is immediately adjacent Aviation Drive and, as such, there are two vehicle access points that connect to drive lanes and aircraft taxi lanes that are utilized by all airfield tenants.

Due to the large amount of vehicle traffic unrelated to their activities, Cielo Azul has requested to remove those portions of their lease agreement. Staff agrees with the request.

REQUESTED ACTION:

Review Cielo Azul's request and make recommendation to the City Council.

**FIRST AMENDMENT TO
SANTA FE MUNICIPAL AIRPORT LEASE AGREEMENT
CIELO AZUL DE SANTA FE, LLC.**

This First Amendment to the Santa Fe Municipal Airport Lease Agreement with Cielo Azul De Santa Fe, LLC. ("First Amendment") is entered into by and between the CITY OF SANTA FE, a municipality and political subdivision of the State of New Mexico (the "Lessor"), and CIELO AZUL DE SANTA FE, LLC (the "Lessee"). Lessor and Lessee shall be collectively referred to as "the Parties." The Effective Date of this Lease shall be the date when it is executed by the Lessee and Lessor, whichever occurs last.

RECITALS

- A. The Parties entered into a LEASE AGREEMENT ("Lease") executed May 16, 2008.
- B. Pursuant to the Lease, Lessee leased from Lessor certain premises particularly described in Paragraph 1 of said Lease.
- C. Lessee now desires modify the Lease to reduce the size of the leased premises.
- D. Lessor has agreed to modify the Lease to reduce the size of the leased premises.
- E. The Parties desire to amend the Lease to reflect their agreement as to the modification and hereby do so in writing pursuant to Paragraph 27 of the Lease.

TERMS

THE PARTIES AGREE AS FOLLOWS:

- 1. Paragraph 1 of the Lease is amended, and shall read in its entirety as follows:
 - 1. **PREMISES** Lessor does hereby lease unto the Lessee the exclusive rights to the described Premises and facilities at the Airport, the lot designated as L-3A on the City of Santa Fe Exhibit "A" attached hereto, containing approximately 3.043 acres (132,555 square feet) more or less, together with the rights of access, ingress and egress thereto.
- 2. Paragraph 2 (I) Deleted.

3. All other terms of the Lease not modified or changed by this amendment are and hereby shall remain the same and in full force and effect between the Parties.

IN WITNESS WHEREOF, the Parties hereto have executed this Lease on the dates set forth below.

LESSOR:

CITY OF SANTA FE:

Javier M. Gonzales
Mayor

Date

ATTEST:

Yolanda Y. Vigil, City Clerk

APPROVED AS TO FORM:

Kelley A. Brennan, City Attorney

APPROVED:

Adam Johnson, Finance Director

LESSEE:

CIELO AZUL DE SANTA FE, LLC



John Elling

Date

1/4/2017

ACKNOWLEDGMENT

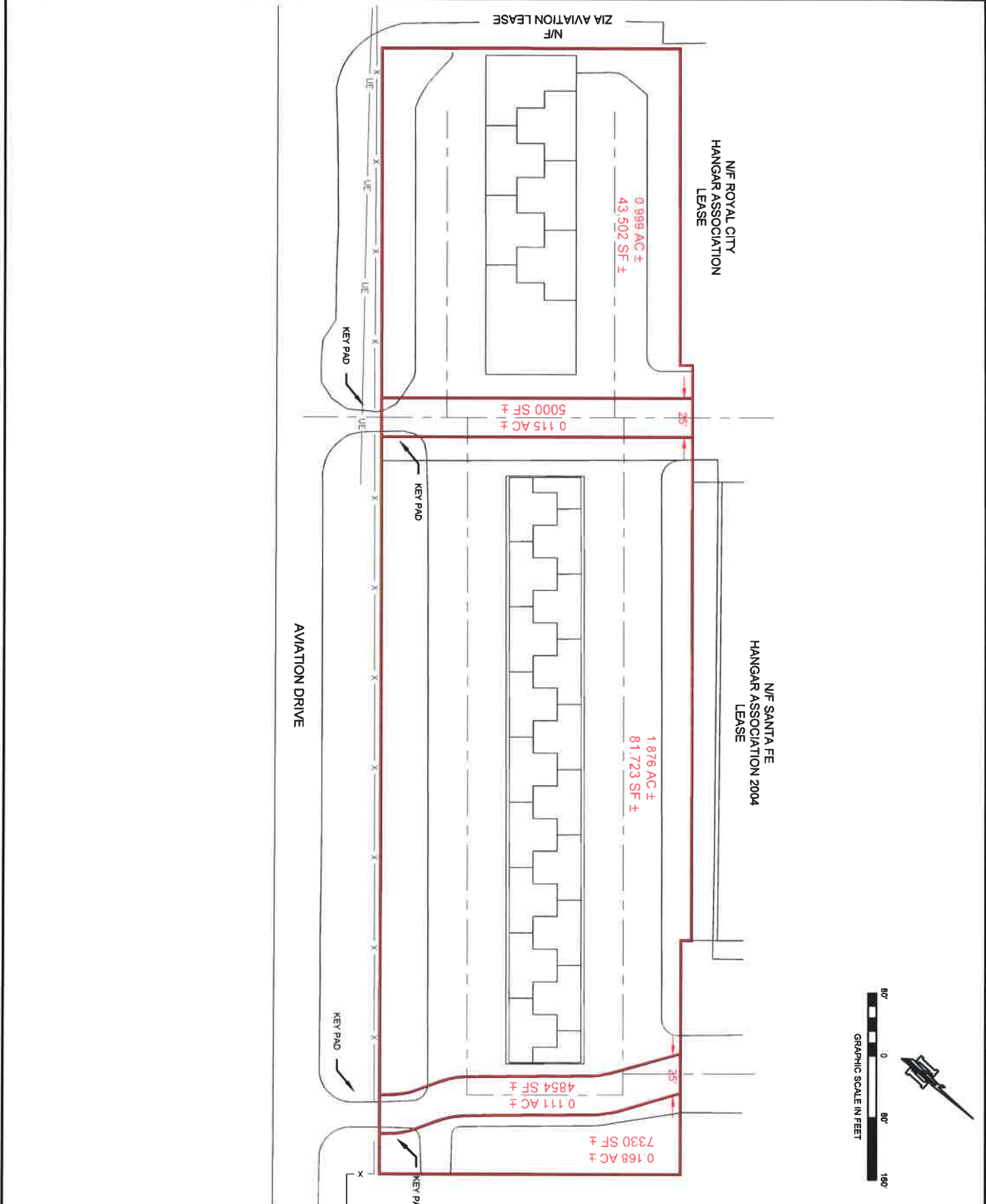
STATE OF NEW MEXICO)
)ss.
COUNTY OF SANTA FE)

Subscribed and Acknowledged before me this 4th day of January, 2017
by John Elling

Michelle V. Padilla

Notary Public

My Commission Expires: 5-6-2018



DATE	REVISION	REMARKS

EXHIBIT A

FIRST AMENDMENT TO CIELO AZUL DE SANTA FE LEASE AGREEMENT

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 www.ksaeng.com

DRAWN BY	CBS
DESIGNED BY	
LATEST REVISION	12/20/2016
KSA JOB NO	
SA 002	