

LUVERNE MUNICIPAL AIRPORT  
QUENTIN AANENSON FIELD  
HANGAR LEASE AGREEMENT

THIS AGREEMENT, is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between the City of Luverne a Municipal Corporation having its office at 305 East Luverne Street, PO Box 659, Luverne, Minnesota 56156, (Phone 507-449-2388) (the “Lessor”), and

\_\_\_\_\_  
(Business Name)

\_\_\_\_\_  
(Owner First and Last Name)

\_\_\_\_\_  
(Mailing Address)

Owner Phone \_\_\_\_\_ Owner Email \_\_\_\_\_ (the “Lessee”).  
(Lessee must keep a current address and phone number on file with Lessor at all times.)

IN WITNESS WHEREOF, in consideration of the promises, the mutual covenants contained herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

1. Lease of Hangar. Lessor agrees to lease to Lessee and Lessee agrees to lease from Lessor Hangar Space referred to as hangar \_\_\_\_\_, space \_\_\_\_\_ (the “Leased Premises”), located at the Quentin Aanenson Field, Luverne Municipal Airport, for the purpose of storing/parking the following aircraft (the “Aircraft”):  

Aircraft Year & Make \_\_\_\_\_

Aircraft Model \_\_\_\_\_

Aircraft Registration Number \_\_\_\_\_
2. Term. Subject to earlier termination as provided below in this Agreement, the initial term of this Agreement shall begin on \_\_\_\_\_ and end on December 31 of \_\_\_\_\_.
3. Fees. Lessee agrees to pay Lessor the sum of \_\_\_\_\_ per year for rent. Lessor may adjust the rental fee charged once per year; with the new rate becoming effective on the anniversary date of this Agreement. Lessor shall notify Lessee of the new rental rate at least 60 days prior to the effective date of said rate increase.
5. Airport Rules and Regulations. Lessee agrees to comply with the Luverne Municipal Airport hangar policy, and Rules and Regulations, as they may be modified from time to time. These policies are incorporated by reference and are binding on all lessees.

6. Governing Law. This Agreement is a contract executed under and to be construed under the laws of the State of Minnesota and under the jurisdiction of Minnesota courts.
7. Waiver. Either party's failure to enforce any provision of this Agreement against the other party shall not be construed as a waiver thereof so as to excuse the other party from future performance of the provision or any other provision.
8. Severability. The invalidity of any portion of this Agreement shall not affect the validity of the remaining portions thereof.
9. Paragraph Headings. The headings to the paragraphs to this Agreement are solely for convenience and may not have substantive effect on the Agreement nor are they intended to aid in the interpretation of this Agreement.
10. Subordination of Agreement. This Agreement shall be subordinate to the provisions of any existing or future agreement between Lessor and the United States of America and/or the State of Minnesota relative to the operation or maintenance of the Airport as a public airport, the execution of which has been or may be required as a condition precedent to the expenditure of Federal and/or State funds for development of the Airport.
11. Attorney's fees, Collection Costs. Lessor shall be entitled to recover from Lessee any costs and charges including but not limited to reasonable attorney's fees, collection fees costs, court and service costs, and returned check fees, that may be expended by Lessor in the collection of any rents or related charges due under the terms of this lease.
12. Entire Agreement. This Agreement constitutes the entire agreement between the parties. No statements, promises, or inducements made by any party to this Agreement, or any agent or employees of either party, which are not contained in this written contract shall be valid or binding. This Agreement may not be enlarged, modified, or altered except in writing signed by the parties.

IN WITNESS WHEREFORE, the parties hereto have executed this Agreement the day  
and year first above written.

LESSOR

LESSEE

CITY OF LUVERNE

By \_\_\_\_\_

Its City Administrator

By \_\_\_\_\_

Its \_\_\_\_\_