

**FIRST AMENDMENT TO LEASE
GRAND RAPIDS-ITASCA COUNTY AIRPORT, ADS-B RADIO STATION SITE SV170-06**

This First Amendment (“Amendment”) is made by and between **L3Harris Technologies, Inc.**, a Delaware corporation, acting solely and exclusively through its Surveillance and Automation Solutions operating division (“Lessee”), and the **Grand Rapids-Itasca County Airport**, (“Lessor”). This amendment is effective as of the date of the last signature below (“Effective Date”). This Amendment may refer to L3Harris and the **Grand Rapids-Itasca County Airport** collectively as the “Parties,” or individually as a “Party.”

RECITALS

WHEREAS, the original ADS-B radio station site lease agreement (“Agreement”) originally dated 1 January 2010 was between the Grand Rapids-Itasca County Airport and ITT Corporation (“Original Lessee”); and

WHEREAS, Original Lessee divested into Exelis Inc. effective October 31, 2011, Exelis Inc. then merged with and into Harris Corporation effective as of December 31, 2015, and Harris Corporation changed its name to L3Harris Technologies, Inc. effective as of June 29, 2019; and

WHEREAS, the ADS-B radio station site on the leased premises is an integral part of the FAA National Airspace Systems (NAS); and

WHEREAS, the initial 18-year FAA contract term for ADS-B surveillance services with the Lessee concludes at the end of GFY 2025 with such contract services thereafter being continued by FAA extension to the current contract and/or continued under a new FAA contract; and

WHEREAS, Lessor and Lessee desire to amend the terms of the Agreement to update the point of contact for Notice and to extend the term thereof and to otherwise modify the Agreement as expressly provided herein to accommodate services beyond GFY2025 by removing the September 30, 2025 occupancy limitation and replacing it with a limitation based on the then-current FAA contract, thereby providing assurance to the airport that the lease remains valid only if the lessee has an active contract with the FAA that is supported by the leased premises.

NOW, THEREFORE, for and in consideration of the mutual promises herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each Party hereto, the Parties mutually agree as follows:

- 1. RENEWAL.** Section 8 of the Agreement is deleted and replaced with the following:

This lease may be renewed from year to year at the option of Lessee upon the terms and conditions herein specified. Lessee’s option shall be deemed exercised and the lease renewed each year for one (1) year unless Lessee gives Lessor thirty (30) days written notice that it will not exercise its option, before this lease or any renewal thereof expires; provided, that no renewal thereof shall extend the period of occupancy of the premises beyond September 30, 2045 or the

term of the then-current FAA contract supported by the use of the premises, whichever is longer. Notwithstanding the above, Lessor retains the right to terminate this Agreement with one-hundred eighty (180) days notice to Lessee for the purpose of Lessor constructing or allowing to be constructed any airport improvement project determined, at the sole discretion of the Lessor, to be in the best interest of the Grand Rapids-Itasca County Airport.

2. NOTICES. Section 15 of the Agreement is deleted and replaced with the following:

All notices/correspondences shall be in writing and shall be addressed as follows (or to such other address as either Party may designate from time to time by notice or correspondence to the other).

TO LESSOR: Grand Rapids-Itasca County Airport
Attn: Public Works Director
420 North Pokegama Avenue
Grand Rapids, MN 55744
Matt Wegwerth; Public Works Director
mwegwerth@grandrapidsmn.gov

TO LESSEE: L3Harris Technologies, Inc.
Attn: Jennifer Banasik
2235 Monroe Street (5th floor),
Herndon, VA 20171.
Jennifer.Banasik@L3harris.com.

3. RENT AND ADMINISTRATION CHARGE. Section 6 of the Agreement is deleted and replaced with the following:

Rent is waived by Lessor in consideration of the Surveillance and Broadcast Services provided in and around the airport by Lessee at no cost to the airport. Effective October 1, 2025, Lessor considers the Administration Charge of \$0.44 cents per square foot, totaling \$275.00 annually based on a calculated or estimated square footage of 625 square feet, as a fair and equitable compensation for the administration of this Contract. Said charge shall increase at the rate of 4.0% per year for the term of the lease, with the first increase to take effect on October 1, 2026. Lessee may pay the Administration Charge to Lessor in annual installments due on October 1 of each year. Administration Charges, in all cases, are non-refundable. It may become expedient, advisable, and necessary for the Lessor to increase said Administration Charge during the lease term. Increases to Administration Charges will not be applicable to any such charges paid in advance prior to the date of the increase.

4. The following shall be added to the Agreement as Section 16:

If relocation of the Lessee's radio site equipment, antenna, personal property and improvements from the current premises is required by the Lessor, the Lessor will assist, to the extent feasible, the Lessee to identify a suitable replacement premises and provide the Lessee with as much prior notice of the need to relocate as reasonably possible to allow the transition

of the Lessee's radio site equipment, antenna, personal property and improvements to a suitable replacement premises without interruption of Lessee provided services.

5. The following shall be added to the Agreement as Section 17:

LONG TERM EVOLUTION (LTE) EQUIPMENT INSTALLATION.

Notwithstanding any terms to the contrary contained in the Agreement, in the event that between the Effective Date and September 30, 2030, L3Harris desires to install certain equipment identified in Exhibit B, attached hereto, installation shall be at no additional cost and shall not be subject to any further fees contemplated in the Agreement.

6. All other terms and conditions of the Agreement remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment by their duly authorized officers or representatives as of the date shown below.

GRAND RAPIDS-ITASCA COUNTY AIRPORT

L3HARRIS TECHNOLOGIES, INC.

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

EXHIBIT A



EXHIBIT B

LTE Antenna Specifications

Equipment	Dimensions and Weight
LTE Antenna (Quantity 2) Laird OC69271, or similar	Not to exceed, 9.8" x 1" x 1", 0.3 lbs (each)
LTE Coax Cable (Quantity 2)	Not to exceed, a 0.41 coax line (each)