

ATTACHMENT #7

Airport Managers Office,

Airport finance committee

Juneau International Airport

1873 Shell Simmons Dr., Ste. 200

Juneau, AK 99801

Dear Airport finance committee,

I would like to speak against the increase of fees to airport users; I feel the CBJ Airport has not kept up its obligation per our Juneau international airport lease agreement. Item 10. AIRPORT SERVICES (see attached) Indicates the airport will maintain the road ways and taxi ways throughout the facility. I have been a tenant for eight years and there has been no repair or maintenance of the asphalt directly in front of the west eight hangers. This area is outside the tenant's lease area. (See attached diagram) There are several holes and old tie downs located within the taxi way along with cracking and uneven asphalt. This is not such a problem for larger bush wheel planes but wreaks havoc on smaller nose gear. I feel the airport should consider upgrades to the facility before increasing tenant rates.

Thank you for your consideration,

Richard Harris

Block I, Lot 8 Lease

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with other Airport lessees. Lessee agrees to cooperate and work with other Airport lessees, as appropriate, in the design, construction and maintenance of improvements made under this Lease. Lessee may execute cost-sharing, maintenance or other agreements with other Airport lessees, subject to the approval of the Airport. In no event shall the Airport's approval, or any term or agreement between lessees, operate to reduce, restrict, limit, delegate or otherwise modify the Lessee's legal obligations and liabilities under this Lease.

8. UTILITIES

The Airport does not provide or maintain utilities within or upon the Leased Premises. Lessee assumes full responsibility for the installation, maintenance and repair of all desired utility service lines on the Leased Premises, including, but not limited to, water lines, gas lines, electrical power and telephone conduit and lines, sanitary sewers and storm sewers, subject to the same terms set out above for "Improvements."

9. MAINTENANCE AND REPAIR

Lessee assumes the full responsibility, cost and expense for all cleaning, repair and maintenance of the Leased Premises and leasehold improvements in a good and workmanlike manner, whether such repair or maintenance is ordinary or extraordinary, structural or otherwise, unless specifically provided otherwise in this Lease.

Lessee's obligation shall not include cleanup or restoration associated with adverse environmental conditions that are determined to have preexisted Lessee's occupation of the Leased Premises or are not related in any way to Lessee's occupation of the premises.

The City shall have the right, but no legal obligation, to enter the Leased Premises to make such repairs or temporary alterations, at Lessee's expense, as deemed necessary for the immediate safety, security and preservation of the Leased Premises.

10. AIRPORT SERVICES

The City will operate the Airport for the use and benefit of the public, provided, however, that the City may prohibit or limit any given type, kind, or class of aeronautical use of the Airport if such action is necessary for the safe operation of the Airport or necessary to serve the civil aviation needs of the public. The Airport will use its best efforts to maintain the runways and taxiways in good repair, including the removal of snow.

The Airport agrees to keep in good repair roads for access to the Leased Premises and will provide snow removal and/or sanding for such access in the order of priority established by Airport maintenance.

11. RENEWAL/ PREFERENCE PRIVILEGE

Upon the Lease's expiration, or termination by mutual agreement, the Lessee shall be allowed a preference privilege to re-lease the Leased Premises, if all other pertinent factors are substantially equivalent, including, but not limited to, a finding that continued leasing of the Property is consistent with the Airport Master Plan, the Airport Layout Plan, written Airport Board policies, and all applicable local, state and federal laws and regulations.

