

ADDENDUM "A" TO LEASE BETWEEN KOOTENAI COUNTY

AND

FUJ AVIATION, LLC

On June 18, 2024, a lease was entered into between Kootenai County and FUJ Aviation, LLC, recorded as Instrument No. 2971854 on June 19, 2024, in the records of Kootenai County.

Therefore, Lease Agreement AAL-2024-300 between Kootenai County and FUJ Aviation, LLC shall be amended to remove the original Exhibit "A" and shall contain the corrected legal description attached hereto as the new Exhibit "A".

Lease Section 1: Premises is hereby amended to incorporate the new Exhibit "A", and the new lease area is 61,6378 square feet of ground area.

Lease Section 6: Base Rent, Rental Adjustments, Payment of Rent and Late Fees is hereby amended that Lessee hereby agrees to a base rent of \$0.251, payable monthly in advance, until the next rent adjustment.

All other terms, conditions, and provisions of the original Lease Agreement not amended herein shall remain unchanged and in full force and effect.

(Remainder of page intentionally left blank.)

This document shall be effective based on the signature dates below. All parties agree to electronic signatures.

**KOOTENAI COUNTY
BOARD OF COMMISSIONERS
SIGNATURES**

**ATTEST:
JENNIFER LOCKE, CLERK**

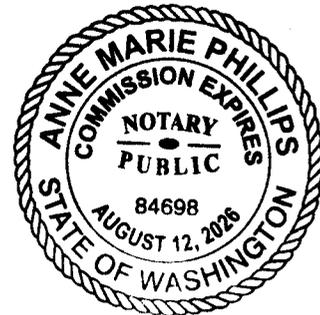
LESSEE: FUJ AVIATION, LLC

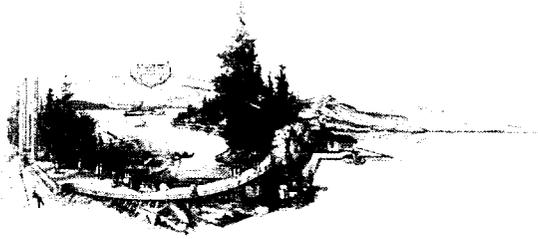
By: 
Brian J. Winkler, Manager

STATE OF ~~IDAHO~~ ^{Washington})
 ~~KOOTENAI~~ ^{Spokane}) ss.
COUNTY OF ~~KOOTENAI~~)

On this 5th day of August, in the year 2025 before me, Anne M Phillips, a Notary Public in and for the State of ~~Idaho~~ ^{WA}, personally appeared BRIAN J. WINKLER, known or identified to me to be the Manager of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.


Notary Public
Residing at Spokane, WA
My Commission Expires 8/12/26





Rodney E. Jones
Kootenai County Surveyor

451 Government Way • P.O. Box 9000 • Coeur d'Alene, Idaho 83816-9000
(208) 446-1570 • Fax (208) 446-1501 • E-Mail: rjones@kegov.us

Coeur d'Alene Airport
10642 Atlas Rd.
July 17, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the northwest quarter of Section 15, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

COMMENCING at the west quarter corner of said Section 15 marked by a 2 inch aluminum cap per CP&F Instrument No. 2047502000 from which the center quarter corner of said Section 15 marked by a 3 inch brass cap per CP&F Instrument No. 1268874 bears S89°19'16"E, a distance of 2666.18 feet;

Thence N00°39'58"E along the west line of said northwest quarter, a distance of 890.26 feet;

Thence S89°55'00"E, a distance of 30.00 feet to a set 5/8 inch iron rod with a plastic cap marked PLS 12463 being the TRUE POINT OF BEGINNING of the herein described lease area;

Thence continuing S89°55'00"E, a distance of 212.42 feet to a 2.5 inch aluminum cap marked PLS 969;

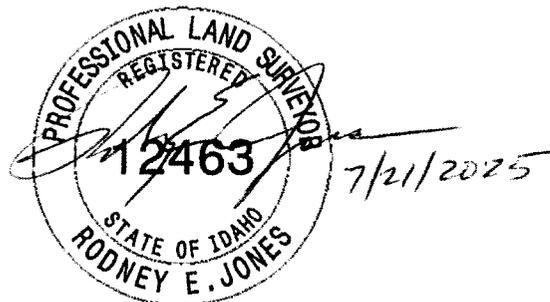
Thence S00°05'18"W, a distance of 288.28 feet to a set 5/8 inch iron rod with a plastic cap marked PLS 12463;

Thence N89°54'42"W, a distance of 215.28 feet to a set 5/8 inch iron rod with a plastic cap marked PLS 12463;

Thence N00°39'58"E, a distance of 288.27 feet to the TRUE POINT OF BEGINNING of the herein described lease area.

Contains 61,638 square feet more or less.

Reserving utility easements over the west 22.5 feet, the north 10 feet and the north 20 feet of the south 173.80 feet thereof.



S89°55'00"E
30.00'

S89°55'00"E 212.42'

CESSNA AVE.
AL CAP PLS 969

T.P.O.B.

22.5' UTIL EASMENT

N00°39'58"E 288.27'

61,638 SF

20.00' UTIL. EASE.

153.80'
S00°05'18"W 288.28'

TAXILANE D-1

22.5' UTIL EASMENT

N89°54'42"W 215.28'

S00°39'58"W 890.26'

ATLAS ROAD

TAXILANE D-1B

WEST QUARTER CORNER
OF SECTION 15, T51N,
R4W, B.M. 2" AL. CAP PER
CP&F NO. 2047502000

- SET 5/8" X 24" REBAR WITH PLASTIC CAP PLS 12463
BASIS OF BEARINGS PER ROS BK 30, PG 298

CENTER QUARTER CORNER
OF SECTION 15, T51N, R4W,
B.M. 3" BRASS CAP PER
CP&F NO. 1268874

PHANTOM DRIVE N88°19'16"W 2666.18'

EXHIBIT "A"

10642 ATLAS ROAD

T51N R04W

15

KOOTENAI COUNTY

451 GOVERNMENT WAY
P.O. BOX 9000
COEUR D'ALENE ID, 83816
PAGE 2 OF 2 DATE 7/17/2025