

MINIMUM REQUIREMENTS

FOR

AIRPORT AERONAUTICAL SERVICES

SLOULIN FIELD INTERNATIONAL AIRPORT

## INDEX

Preamble

Minimum Standards for Airport Aeronautical Services

A. Aircraft Sales	X
B. Airframe and Power Plant Repair Facilities	X
C. Aircraft Rental	X
D. Flight Training	X
E. Aircraft Fuels and Oil Dispensing Service	X
F. Radio, Instrument, or Propeller Repair Station	X
G. Aircraft Charter and Air Taxi	X
H. Specialized Commercial Flying Services	X
I. Multiple Services	X
J. General Requirements	X

Lease Clauses

A. Premises to be operated for use and benefit of Public	X
B. Non-discrimination clause	X
C. Aircraft Service by owner or operator of aircraft	X
D. Non-exclusive rights clause	X
E. Development of Sloulin Field International Airport clause	X
F. Lessor's rights clause	X
G. War or national emergency	X
H. Obstructions at Sloulin Field International Airport	X
I. Subordination clause	X
J. General Lease Provisions	X

Lease Proposal Requirements X

Flying Clubs X

## PREAMBLE

The Board of City Commissioners of the City of Williston, North Dakota

- Being in a position of responsibility for the administration of the Sloulin Field International Airport, Williston, Williams County, North Dakota and
- In order to insure adequate aeronautical services
- To encourage the development of the Sloulin Field International Airport and its activity, and
- To foster the economic health and orderly development of commercial aeronautical operators at the Sloulin Field International Airport,

Herewith Provide:

1. The minimum standards for a person or persons, firm or corporation based upon and engaging in one or more aeronautical services at the Sloulin Field International Airport, Williston, North Dakota.
2. The lease clauses which shall be included in all leases between the City of Williston and any person or persons, firm or corporation desiring to be based upon the Sloulin Field International Airport, Williston, Williams County, North Dakota, and engage thereon in any aeronautical service.

## A. AIRCRAFT SALES

### a. Statement of Concept

An aircraft sale operator is a person or persons, firm, or corporation engaged in the sale of new or used aircraft through franchises or licensed dealership or distributorship (either on a retail or wholesale basis) of an aircraft manufacturer or otherwise; and provides such repair, services, and parts as necessary to meet any guarantee or warranty on new or used aircraft sold by him.

### b. Minimum Standards

- a. The Operator shall lease from the City of Williston an area of not less than 15,000 square feet of ground space to provide for outside display and storage of aircraft and on which shall be erected a building to provide at least 8,000 square feet of floor space for aircraft storage and at least 1,600 square feet of floor space for office, customer lounge, and rest rooms, which shall be properly heated and lighted; and shall provide telephone facilities for customer use.
- b. The Operator shall provide necessary and satisfactory arrangements for repair and servicing of aircraft, but only for the duration of any sales guarantee or warranty period. Servicing facilities may be provided through written agreement with a repair shop operator at the Sloulin Field International Airport. The Operator shall provide an adequate inventory of spare parts for the type of new aircraft for which sales privileges are granted. The Operator who is engaged in the business of selling new aircraft shall have available or on call at least one single engine demonstrator.
- c. The Operator performing the services under this category will be required to carry the following types of insurance in the limits specified.

#### Bodily Injury (Each Accident)

\$100,000 each person

\$300,000 each accident

#### Passenger Liability\*

\$100,000 each passenger, each accident

#### Property Damage

\$300,000 each accident

- d. The Operator shall have his premises open and services available eight (8) hours daily, five (5) days a week.
- e. The Operator shall have in his employ, and on duty during the appropriate business hours, trained personnel in such numbers as are required to meet the minimum standards set forth in an efficient manner, but never less than one (1) person having a

current, effective commercial pilot certificate with single engine rating and instructor rating.

The Operator shall make provision for someone to be in attendance in the office at all times during the required operating hours.

## B. AIRFRAME AND POWER PLANT REPAIR FACILITIES

### 1. Statement of Concept

An aircraft engine and airframe maintenance and repair operator is a person or persons, firm or corporation providing one or a combination of airframe and power plant repair service, but, with at least one person currently certificated by the Federal Aviation Administration with ratings appropriate to the work being performed. This category of aeronautical services shall also include the sale of aircraft parts and accessories, but such is not an exclusive right.

### 2. Minimum Standards

- a. The Operator shall lease from the City of Williston, an area not less than 15,000 square feet of ground space on which shall be erected a building to provide at least 3,600 square feet of floor space for airframe and power plant repair services including a segregated painting area, all meeting with local and State Industrial Code requirements, and at least 1,000 square feet of floor space for office, customer lounge, and rest rooms, which shall be properly heated and lighted; and shall provide telephone facilities for customer use.
- b. The Operator shall provide sufficient equipment, supplies, and availability of parts equivalent to that required for certification by the Federal Aviation Administration as an approved repair station.
- c. The Operator performing the services under this category will be required to carry the following types of insurance in the limits specified.
  1. Comprehensive Public Liability and Comprehensive Property Damage:
    - Bodily Injury (Each Accident)
    - \$100,000 each person
    - \$300,000 each accident
    - Property Damage
    - \$300,000 each accident
  2. Hangar Keepers Liability:
    - \$50,000 each accident
  3. Products Liability:
    - \$50,000 each accident
- d. The Operator shall have his premises open and services available eight (8) hours daily, five (5) days each week.
- e. The Operator shall have in his employ, and on duty during the appropriate business hours, trained personnel in such numbers as are required to meet the minimum standards set forth in this category of services in an efficient manner, but never less than one (1) person currently certificated by the Federal Aviation Administration with

ratings appropriate to the work being performed and who holds an airframe, power plant or an aircraft inspector rating, and one (1) other person not necessarily rated.

- f. The Operator shall make provision for someone to be in attendance in the office at all times during the requested hours.

## AIRCRAFT RENTAL

### 1. Statement of Concept

An aircraft rental operator is a person or persons, firm, or corporation engaged in the rental of aircraft to the public.

### 2. Minimum Standards

- a. The Operator shall lease from the City of Williston an area of not less than 15,000 square feet of ground space and on which shall be erected a building to provide at least 8,000 square feet of floor space for office, customer lounge and rest rooms, which shall be properly heated and lighted; and shall provide telephone facilities for customer use.
- b. The Operator shall have available for rental, either owned or under written lease to Operator, not less than two (2) certified and currently airworthy aircraft, and at least one (1) of which must be a four-place aircraft, and at least one (1) of which must be equipped for and capable of flight under instrument conditions.
- c. The Operator performing the services under this category will be required to carry the following types of insurance in the limits specified.

#### 1. Aircraft Liability:

##### Bodily Injury (Each Accident)

\$100,000 each person

\$300,000 each accident

##### Property Damage

\$300,000 each accident

#### 2. Comprehensive Public Liability and Comprehensive Property Damage:

##### Bodily Injury (Each Accident)

\$100,000 each person

\$300,000 each accident

##### Property Damage

\$300,000 each accident

#### 3. Student and Renters' Liability

\$100,000 each accident

- d. The Operator shall have his premises open and services available eight (8) hours daily, six (6) days a week.
- e. The Operator shall have in his employ and on duty during the appropriate business hours, trained personnel in such numbers as are required to meet the minimum standards in an efficient manner, but never less than one (1) person having a current commercial pilot certificate with appropriate ratings, including instructor rating. The Operator shall make provisions for someone to be in attendance in the office at all times during the required hours.

## FLIGHT TRAINING

### 1. Statement of Concept

A flight training operator is a person or person, firm, or corporation engaged in instructing pilots in dual and solo flight training, in fixed or rotary wing aircraft, and provides such related ground school instruction as is necessary preparatory to taking a written examination and flight check ride for the category or categories of pilots' licenses and ratings involved.

### 2. Minimum Standards

(a) The Operator shall lease from the City of Williston an area of not less than 15,000 square feet of ground space and on which shall be erected a building provide at least 8,000 square feet of floor space for office, classroom, briefing room, pilot lounge and rest rooms, which shall be properly heated and lighted; and shall provide telephone facilities for customer use.

(b) The Operator shall have available for use in flight training, either owned or underwritten lease to Operator, not less than two (2) properly certificated aircraft, at least one (1) of which must be a four-place aircraft, and at least one (1) of which must be equipped for and capable of use in instrument flight instruction.

(c) The Operator performing the services under this category will be required to carry the following types of insurance in the limits specified.

(1) Aircraft Liability:

Bodily Injury (Each Accident)

\$100,000 each person

\$300,000 each accident

Property Damage

\$300,000 each accident

(2) Comprehensive Public Liability and Comprehensive Property Damage:

Bodily Injury (Each Accident)

\$100,000 each person

\$300,000 each accident

Property Damage

\$300,000 each accident

(3) Student and Renter' Liability:

\$100,000 each accident

(d) The operator shall have his premises open and services available eight (8) hours daily, six (6) days a week.

(e) The Operator shall have on a full-time basis at least one flight instructor who has been properly certificated by the Federal Aviation Administration to provide the type of training offered

The Operator shall have available for call on a part-time basis at least one flight instructor who has been properly certificated by the Federal Aviation Administration to provide the type of training offered.

The Operator shall make provision for someone to be in attendance in the office at all times during the required operating hours.

## E. AIRCRAFT FUELS AND OIL DISPENSING SERVICE

### 1. Statement of Concept

Line services shall include the sale and into-plane delivery of recognize brands of aviation fuels, lubricants, and other related aviation petroleum products. The Operator shall provide servicing of aircraft, including ramp assistance and the parking, storage, and tiedown of aircraft within the leased area.

### 2. Minimum Standards

(a) The Operator shall lease from the City of Williston an area of not less than 15,000 square feet of ground space on which shall be erected a building to provide at least 3,600 square feet of floor space for aircraft storage and at least 800 square feet of floor space for office, customer lounge and restrooms, which shall be properly heated and lighted; and shall provide telephone facilities for customer use.

(b) The Operator shall provide at least two (2) 10,000 gallon fuel storage tanks at the Sloulin Field International Airport and maintain an adequate supply of fuel on hand at all times of at least two (2) grades of fuel as closely related as possible to the popular demand of the general aviation users of the Airport. The Operator shall provide at least two (2) metered filter-equipped dispensers, fixed or mobile, for dispensing the minimum requirement of two (2) grades of fuel. Separate dispensing pumps and meters are required for each grade of fuel.

The Operator shall provide such minor repair service that does not require a certificated mechanical rating, and cabin services, to general aviation aircraft as can be performed efficiently on the ramp or apron parking area, but only within the premises leased to the Operator.

The Operator shall make provision for the transportation of pilots and passengers of transient general aviation aircraft using the Operator's facilities and services from and to the Operator's office and the Sloulin Field International Airport terminal area.

The Operator shall procure and maintain tools, jacks, towing equipment, tire repairing equipment, energizers and starts, heaters, oxygen supplies, fire extinguishers, and passenger loading steps as appropriate and necessary for the servicing of general aviation aircraft using the Airport. All equipment shall be maintained and operated in accordance with local and State industrial codes.

(c) The Operator performing the services under this category will be required to carry the following types of insurance in the limits specified.

(1) Comprehensive Public Liability and Comprehensive Property Damage:

Bodily Injury (Each Accident)

\$100,000 each person

\$300,000 each accident

Property Damage

\$300,000 each accident

- (2) Hangar Keepers Liability:  
\$50,000 each accident
- (3) Products Liability:  
\$50,000 each accident
- (4) Motor Vehicle Liability:  
Bodily Injury (Each Accident)  
\$100,000 each person  
\$300,000 each accident  
Property Damage  
\$100,000 each accident

(d) The Operator shall have his premises open for aircraft fueling and oil dispensing service from 8:00 A.M. to 6:00 P.M. seven (7) days a week. The Operator shall make provision for such service during all other hours on a call basis.

(e) The Operator shall have in his employ, and on duty during the appropriate business hours trained personnel in such numbers as are required to meet the minimum standards set forth in this category of services in an efficient manner.

(f) The Operator shall make provisions for someone to be in attendance in the office at all times during the required operating hours.

## F. RADIO, INSTRUMENT, OR PROPELLER REPAIR STATION

### 1. Statement of Concept

A radio, instrument, or propeller repair station operator is a person or person, firm, or corporation engaged in the business of and providing a shop for the repair of aircraft radios, propellers, instruments, and accessories for general aviation aircraft. This category shall include the sale of new or used aircraft radios, propellers, instruments, and accessories, but such is not exclusive right. The Operator shall hold the appropriate repair shop certificates issued by Federal Aviation Administration.

### 2. Minimum Standards

(a) The Operator shall lease from the City of Williston an area of not less than 15,000 square feet of ground space on which shall be erected a building to provide at least 3,600 square feet of floor space to hangar at least one (1) aircraft, to house all equipment, and to provide an office, shop, customer lounge, and restrooms, all properly heated and lighted; and shall provide telephone facilities for customer use.

(b) The Operator performing the services under this category will be required to carry the following types of insurance in the limits specified.

(1) Comprehensive Public Liability and Comprehensive Property Damage:

Bodily Injury (Each Accident)

\$100,000 each person

\$300,000 each accident

Property Damage

\$300,000 each accident

(2) Hangar Keepers Liability:

\$50,000 each accident

(3) Products Liability:

\$50,000 each accident

(c) The Operator shall have his premises open and services available eight (8) hours daily, and five (5) days each week, and one-half (1/2) day on Saturday.

(d) The Operator shall have in his employ and on duty during the appropriate business hours trained personnel in such numbers as are required to meet the minimum standard set forth in this category in an efficient manner but never less than one (1) person who is a Federal Aviation Administration rated radio, instrument, or propeller repairman and one (1) other repairman who need not be rated by the Federal Aviation Administration.

## G. AIRCRAFT CHARTE AND AIR TAXI

### 1. Statement of Concept

An aircraft charter and an air taxi operator is a person or persons, firm, or corporation engaged in the business of providing air transportation (persons or property) to the general public for hire, either on a charter basis (Commercial Operation) or as an air taxi operator, as defined in the Federal Aviation Act.

### 2. Minimum Standards

(a) The Operator shall lease from the City of Williston an area of not less than 15,000 square feet of ground space on which shall be erected a building to provide at least 8,000 square feet of floor space for aircraft storage and at least 800 square feet of floor space for office, customer lounge, and restrooms, which shall be properly heated and lighter; and shall provide telephone facilities for customer use.

(b) The Operator shall provide, either owned or underwritten lease to Operator, not less than one (1) single-engine four-place aircraft and one (1) multi-engine aircraft, both of which must meet the requirements of the air taxi commercial operator certificate held by the Operator, including instrument operations.

(c) The Operator performing the services under this category will be required to carry the following types of insurance in the limits specified.

(1) Aircraft Liability:

Bodily Injury (Each Accident)

\$100,000 each person

\$300,000 each accident

Passenger Liability

\$100,000 each passenger, each accident

Property Damage

\$300,000

(2) Comprehensive Public Liability and Comprehensive Property Damage:

Bodily Injury (Each Accident)

\$100,000 each person

\$300,000 each accident

Property Damage

\$300,000 each accident

(d) The Operator shall have his premises open and services available eight (8) hours daily, six (6) days per week. The Operator shall provide on-call service during hours other than the afore-mentioned.

(e) The Operator shall have in his employ and on duty during the appropriate business hours, trained personnel in such numbers as are required to meet the minimum standards set forth in this category in an efficient manner but never less than at least one (1) Federal Aviation Administration certified commercial pilot and otherwise appropriately rated to permit the flight activity offered by Operator.

The Operator shall make provision for someone to be in attendance in the office at all times during the required operating hours.

## H. SPECIALIZED COMMERCIAL FLYING SERVICES

### 1. Statement of Concept

A specialized commercial flying services operator is a person or persons, firm, or corporation engaged in air transportation for hire for the purpose of providing use of aircraft for the activities listed below:

- a. Nonstop sightseeing flights that begin and end at the same airport within a 25 mile radius of the airport.
- b. Crop dusting, seeding, spraying, and bird chasing
- c. Banner towing and aerial advertising
- d. Aerial photography or survey
- e. Fire fighting
- f. Power line or pipe line patrol
- g. Any other operations specifically excluded from Part 135 of the Federal Aviation Regulations.

### 2. Minimum Standards

(a) The Operator shall lease from the City of Williston an area of not less than 15,000 square feet of ground space on which shall be erected a building to provide at least 3,600 square feet of floor space for aircraft and other storage and at least 800 square feet of floor space for office, customer lounge and rest rooms, which shall be properly heated and lighted; and shall provide telephone facilities for customer use.

In the case of crop dusting, aerial application or other commercial use of chemicals, Operator shall provide a centrally drained, paved area of not less than 1,800 square feet for aircraft loading, washing and servicing. Operator shall also provide for the safe storage and containment of noxious chemical materials. Such facilities will be in a location on the Sloulin Field International Airport which will provide the greatest safeguard to the public.

(b) The Operator shall provide and have based on his leasehold, either owned or under written lease to Operator, not less than one (1) aircraft which will be airworthy, meeting all of the requirements of the Federal Aviation Administration and applicable requirements of the State of North Dakota with respect to the type of operations to be performed.

In the case of crop dusting or aerial application, Operator shall provide tank trucks for the handling of liquid spray and mixing liquids. Operator shall also provide adequate ground equipment for the safe handling and safe loading of dusting materials.

(c) The Operator performing the services under this category will be required to carry the following types of insurance in the limits specified.

1. Aircraft Liability:
  - Bodily Injury (Each Accident)
    - \$100,000 each person
    - \$300,000 each accident
  - Passenger Liability\*
    - \$100,000 each passenger, each accident
  - Property Damage
    - \$300,000 each accident
  
2. Comprehensive Public Liability and Comprehensive Property Damage:
  - Bodily Injury (Each Accident)
    - \$100,000 each person
    - \$300,000 each accident
  - Property Damage
    - \$300,000 each accident
  
3. Products Liability\*
  - \$50,000 each accident

(d) The Operator must provide, by means of an office or a telephone, a point of contact for the public desiring to utilize Operator's services.

(e) The Operator shall have in his employ, and on duty during appropriate business hours, trained personnel in such numbers as may be required to meet the minimum standards herein set forth in an efficient manner, but never less than one (1) person holding a current Federal Aviation Administration commercial certificate, properly rated for the aircraft to be used and the type of operation to be performed and one (1) other person to assist in the loading and servicing of aircraft.

\*When Applicable

### 3. Exemption for part-time operators.

(a) An exemption from the minimum standards shall be granted to part-time specialized commercial flying services engaging in spraying for weed control purposes. For purposes of this exemption, "Part-time" shall mean that the person is not a full-time operator but engages in such spraying for weed control purposes for a period of up to six (6) weeks per year.

(b) Additional requirements shall include that the operator shall not solicit any business at the airport nor greet the public at the airport for the purpose of obtaining customers; the operator shall not store any chemicals at the airport; the operator shall not use the airport as a base for spraying noxious chemicals; the operator shall carry liability insurance with limits not less than \$100,000/\$300,000; the operator shall indemnify and agree to hold the City harmless from and against any and all liability or loss from injuries to or deaths of persons or damage to property caused by the operator; and the operator shall pay a user fee of \$200.00 per year payable to the City of Williston in advance of any such part-time spraying activities.

(c) This exemption shall not be automatic but shall be applied by the operator to the Board of City Commissioners prior to the commencement of any such activities. Parties operating such part-time specialized commercial flying service for spraying of weed control prior to the adoption of this regulation, shall not need to apply for exemptions during the 1982 season, but shall be subject to such regulations thereafter.

## I. MULTIPLE SERVICES

### 1. Statement of Concept

A multiple services operator shall be one who engages in any two (2) or more of the aeronautical service for which minimum standards have been hereinbefore provided.

### 2. Minimum Standards

- a. The Operator shall lease from the City of Williston an area not less than 15,000 square feet of ground space (15,000 for repair shop only combinations) for aircraft storage, parking and other use in accordance with the services to be offered, and on which shall be erected a building to provide at least 8,000 square feet (3,600 square feet for repair shop only combinations) for aircraft storage and at least 1,600 square feet (800 square feet for repair shop only combinations) of floor space for office, customer lounge and rest rooms, which shall be properly heated and lighted, and shall provide telephone facilities for customer use.

If Flight Training is one of the multiple services offered, the Operator shall provide classroom and briefing room facilities in the aforementioned building.

If Crop Dusting, Aerial Application, or other Commercial Use of chemicals are part of the multiple services offered, the Operator shall provide a centrally drained, paved area of not less than 2,500 square feet for aircraft loading, washing and servicing. Operator shall also provide for the safe storage and containment of noxious chemical matters. Such facilities will be in a location on the Sloulin Field International Airport which will provide the greatest safeguard to the public.

- b. The Operator shall comply with the aircraft requirements, including the equipment thereon, for each aeronautical service to be performed except as hereinafter provided.

Multiple uses can be made of all aircraft except aircraft used for crop dusting, aerial application, or other commercial use of chemicals.

The Operator, except if he is performing combinations of multiple services for which aircraft are not required, shall have available and based at the Sloulin Field International Airport, either owned by Operator or under written lease to Operator, not less than two (2) certified and currently airworthy aircraft. These aircraft shall be equipped and capable of flight to meet the minimum standards as hereinbefore provided for each aeronautical service to be performed.

The Operator shall provide the equipment and services required to meet the minimum standards as hereinbefore provided for each aeronautical service the Operator is performing.

- c. The Operator shall obtain, as a minimum, that insurance coverage which is equal to the highest individual insurance requirement of all the aeronautical services being performed by the Operator.
- d. The Operator shall adhere to the hours of operation required for each aeronautical service being performed
- e. The Operator shall have in his employ, and on duty during the appropriate business hours, trained personnel in such numbers as are required to meet the minimum standards for each aeronautical service Operator is performing as hereinbefore provided. Multiple responsibilities may be assigned to meet the personnel requirements for each aeronautical service being performed by Operator, except such multiple responsibilities may not be assigned to the Federal Aviation Administration certificated repair stations.

## J. GENERAL REQUIREMENTS

### 1. Buildings

- a. The minimum space requirements as hereinbefore provided shall be satisfied with one (1) building, attached buildings, or separate buildings.
- b. The hangar building shall have at least one (1) door with the following minimum dimensions:

Floor space of <u>Hangar building</u>	Door Width <u>Clear Area</u>	Door Height <u>Clear Area</u>
Under 2,500 sq. feet	40 feet	12 feet
2,500 – 4,000 sq. feet	58 feet	12 feet
Over 4,000 sq. feet	58 feet	15 feet

2. All personnel hereinbefore required to hold Federal Aviation Administration certificates and ratings shall maintain such certificates and ratings.

## LEASE CLAUSES

### A. Premises to be operated for use and benefit of Public.

Lessee agrees to operate the premises leased for the use and benefit of the public.

1. To furnish good, prompt, and efficient service adequate to meet all the demands for its service at the Airport.
2. To furnish said service on a fair, equal, and non-discriminatory prices basis to all users thereof, and
3. To charge fair, reasonable, and non-discriminatory prices for each unit of sale or service, provided that the Lessee may be allowed to make reasonable and non-discriminatory discounts, rebates, or other similar types of price reduction to volume purchasers.

### B. Non-discrimination clause.

The lessee for himself, his personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree "as a covenant running with the land" that (1) no person on the grounds of race, color or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land and furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the lessee shall use the premises in compliance with Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation—Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

### C. Aircraft service by owner of aircraft.

It is clearly understood by the Lessee that no right or privilege has been granted which would operate to prevent any person, firm, or corporation operating aircraft on the Airport from performing any services on its own aircraft with its own regular employees (including but not limited to, maintenance and repair) that it may choose to perform.

### D. Non-exclusive rights clause

It is understood and agreed that nothing herein contained shall be construed to grant or authorize the granting of an exclusive right.

### E. Development of Sloulin Field International Airport clause

Lessor reserves the right to further develop or improve the landing area of the Airport as it sees fit, regardless of the desires or view of the Lessee, and without interference or hindrance. If the physical development of the Airport requires the relocation of the Lessee, the Lessor agrees to provide a comparable location and agrees to relocate all buildings or provide similar facilities for the Lessee at no cost to the Lessee

F. Lessor's rights clause.

Lessor reserves the right, but shall not be obligated to Lessee, to maintain and keep in repair the landing area of the Airport and all publicly owned facilities of the Airport, together with the right to direct and control all activities of Lessee in this regard.

G. War or national emergency

During the time of war or national emergency Lessor shall have the right to lease the landing area or any part thereof to the United States Government for military or naval use, and, if such lessee is executed, the provisions of this instrument insofar as they are inconsistent with the provisions of the lease to the Government, shall be suspended.

H. Obstructions at Sloulin Field International Airport.

Lessor reserves the right to take any action it considers necessary to protect the aerial approaches of the Airport against obstruction, together with the right to prevent Lessee from erecting, or permitting to be erected, any building or other structure on the Airport which, in the opinion of the Lessor, would limit the usefulness of the Airport or constitute a hazard to aircraft.

I. Subordination clause.

This lease shall be subordinate to the provisions of any existing or future agreements between Lessor and the United States, relative to the operation or maintenance of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of Federal funds for the development of the Airport

J. General Lease Provisions.

1. All leases between the City of Williston and an operator covering the performance by an operator of any aeronautical service as hereinbefore provided shall be in writing.
2. Lessees shall provide a performance bond insuring the completion of the building to be erected on the leasehold.
3. Lessee shall furnish such evidence as may be reasonably requested by the City of Williston to show the Lessee is financially capable of providing the services and facilities set forth in the lease.
4. Lessee shall be responsible for any and all real estate taxes assessed against the leased premises as a result of its possessory interest.

## LEASE PROPOSAL REQUIREMENTS

City of Williston will not accept an original request to lease land area at the Sloulin Field International Airport unless the request is a written proposal which sets forth the scope of operation to be performed and shall include the following:

1. The services to be offered.
2. The amount of land to be leased.
3. The building space to be constructed or leased.
4. The number of aircraft to be provided.
5. The number of persons to be employed.
6. The hours of proposed operation.
7. The number and types of insurance coverage to be maintained.
8. Evidence of financial capability to perform and provide the proposed services and facilities.

## FLYING CLUBS

The following requirements pertain to all flying clubs desiring to base their aircraft on the Airport and be exempt from the minimum standards.

### FLYING CLUB ORGANIZATIONS

Each club must be a non-profit North Dakota Corporation or partnership. Each member must be a bonafide owner of the aircraft or a stockholder in the corporation. The club may not derive greater revenue from the use of its aircraft than the amount necessary for the actual use of operation, maintenance, and replacement of its aircraft. The club will file and keep current with the Airport owner a complete list of the club's membership and investment share held by each member.

### AIRCRAFT

The club's aircraft will not be used by other than bonafide members for rental and by no one for hire, charter, or air taxi. Student instruction can be given by a lessee based on the airport who provides flight training.

### VIOLATIONS

In the event that the club fails to comply with these conditions the Airport owner will notify the club in writing of such violations. If the club fails to correct the violations in 15 days, the Airport owner may take action deemed advisable by the owner.

### INSURANCE

Each aircraft owned by the flying club must have aircraft liability insurance coverage for the following amounts:

Aircraft liability

Bodily Injury

\$100,000 each person \$300,000 each accident

Property Damage

\$300,000 each accident