

MOJAVE AIR AND SPACE PORT AT RUTAN FIELD

NOTICE OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

Date: October 3, 2023
Location: Board Room
1434 Flightline, Mojave, California
Time: 2:00 p.m.

Attending remotely: Director Balentine
16301 Koch St.
Mojave, CA 93501

Zoom Video Conference

<https://us02web.zoom.us/j/88979840593?pwd=UWxUcHIRVkm1aDdnUHA1cWR0VFFMUT09>

Phone: 669 900 9128
Meeting ID: 889 7984 0593
Passcode: 277366

AGENDA

1. Call to Order

- A. Pledge of Allegiance
- B. Roll Call
- C. Approval of Agenda

2. Community Announcements and Public Comments on Items not on the Agenda

3. Consent Agenda (*Staff recommends approval of consent items by one motion.*)

- A. Minutes of the Regular Board Meeting of September 19, 2023
- B. Check Registers dated October 3, 2023; \$61,851.76.

4. Reports

- A. Director of Facilities
- B. Chief Executive Officer
- C. Taxiway A Rehabilitation
- D. Inland Port Update (CEO)
- E. Water System Update (CEO)
- F. Hangar Development Update (CEO)
- G. Board Committees

5. Director Comments on Items Not on the Agenda

6. Closed Session

- A. Existing Litigation (Govt Code 54956.9): Masten Space Systems Bankruptcy; Welton v. MASP; Virgin Orbit Bankruptcy
- B. Potential Litigation (Govt Code 54956.9): Welch v. MASP
- C. Real Property Negotiations (Govt Code 54956.8):
 - Property: Hangar 951
 - Parties: MASP, Anna Tombazzi/ StellaSys, LLC.
 - Negotiators: CEO, legal counsel
 - Terms: Lease

7. Action Items

- A. StellaSys, LLC/ Anna Tombazzi, Ground Lease, Hangar 951 (CEO)

8. Closed Session Report

Adjournment

This Agenda was posted on September 29, 2023, by Jason Buck.

This meeting will be conducted in person and via zoom video conference. If you participate via zoom, please:

- **KEEP YOUR MIC MUTED** at all times that you are not making a comment in order to minimize noise during the meeting. Unmute only to make a comment on an agenda item.
- The general rules regarding public comment apply to those using zoom.
- Comments may also be made in the zoom chat function or via email to the Board Clerk at Lynn@mojaveairport.com prior to the start of the meeting.

ADA Notice: Persons desiring disability-related accommodations should contact the District no later than forty-eight hours prior to the meeting. Persons needing an alternative format of the agenda because of a disability should notify the District no later than seventy-two hours prior to the meeting. All inquiries/requests can be made by phone at (661) 824-2433, in person at 1434 Flightline, Mojave, CA, or via email to Lynn@mojaveairport.com

Copy of Records: Copies of public records related to open session items are available at the administrative office of the District at 1434 Flightline, Mojave, CA.

Public Comments: Members of the public may comment on items on the agenda before the Board takes action on that item, or for closed session items, before the Board goes into closed session. Comments on items not on the agenda, and over which the Board has jurisdiction, may be made under "Public Comments on Items not on the Agenda," but the Board may not take action on any issues raised during this time. All comments by members of the public are limited to three minutes.

MISSION STATEMENT

FOSTER AND MAINTAIN OUR RECOGNIZED AEROSPACE PRESENCE WITH A PRINCIPLE FOCUS AS THE WORLD'S PREMIER CIVILIAN AEROSPACE TEST CENTER WHILE SEEKING COMPATIBLY DIVERSE BUSINESS AND INDUSTRY

MOJAVE

AIR & SPACE PORT
AT RUTAN FIELD

TENANT CHRISTMAS TREE COMPETITION

Hello Everyone,

Mojave Air & Space Port is happy to announce we've joined forces with the California Highway Patrol (CHP) for the 2nd year, combining their Annual Toy Drive and MASP's Christmas Tree Event.

This year our event is on December 16th and will now include, you guessed it, a **Tenant Christmas Tree Competition**. Tenants who participate have a chance to show off their Christmas Tree Decorating Skills. If your tree is voted #1, your name or business name will go on a plaque as the 2023 Christmas Tree Event Winner. The plaque will be displayed in MASP's Administration Building for all to see.

Compete in 2023 for a chance to add your name and join last year's Winners the National Test Pilot School, and Race Communications.

If you (individuals, groups, or companies) would like to decorate and donate a complete tree; our set up days are December 12th -15th, 9:00 am – 8:00 pm., all donations are tax deductible. Please contact the below with any questions and to Reserve Your Tree Station.

Lynn Johansen
Contracts Manager
661-824-2433 x 222
Lynn@mojaveairport.com

Alma Del Rio
Maintenance Supervisor
661-824-2433 x 220
Alma@mojaveairport.com

Location: Stuart O. Witt Event Center
1247 Poole St.
Mojave, CA 93501



Join Costco at a special reception!



EVERYTHING YOU WANT. ALL IN ONE PLACE.



Special Offer:

for new members who join and enroll in auto renewal of their annual membership:
Executive Members receive a **\$30** Costco Shop Card.
Or, new Gold Star or Business Members receive a **\$10** Costco Shop Card.*

Join us to learn more.

We'll be onsite:

Wednesday

DAY

October 5, 2023

DATE

11:00 AM - 1:00 PM

TIME

MASP Board Room

PLACE

Nicole (661)824-2433

QUESTIONS? CONTACT

*To receive a Costco Shop Card, you must agree to auto renewal of your Costco membership on a Visa® card at the time of sign-up. If you elect not to sign up for auto renewal, a Costco Shop Card will not be mailed. Valid only for nonmembers for their first year of membership. Limit one per household. Nontransferable and may not be combined with any other promotion. You must join in person with a Costco representative. New members will receive their Costco Shop Card by mail in 4 to 6 weeks. Costco Shop Cards are not redeemable for cash, except as required by law. A Costco membership is \$60 a year. An Executive Membership is an additional \$60 upgrade fee a year. Each membership includes one free Household Card. May be subject to sales tax. Costco accepts all Visa cards, as well as cash, checks, debit/ATM cards, EBT and Costco Shop Cards. Departments and product selection may vary.

BOARD OF DIRECTORS

MINUTES OF THE REGULAR MEETING ON SEPTEMBER 19, 2023.

1. CALL TO ORDER

The meeting was called to order on Tuesday, September 19, 2023, at 2:00 p.m. by Director Morgan.

- A. **Pledge of Allegiance:** Rick Aldrich led those assembled in the Pledge of Allegiance.
- B. **Roll Call:**
 - Directors present:** Allred, Balentine, Coleman, Morgan.
 - Directors absent:**
 - Staff:** CEO Reid, DOA Rawlings, DO Fuels Smith, DOO Sewell, Counsel Nave , Contracts Manager Johansen, DOO Sewell.
 - Others present via Zoom:** Director Barney, C. Panko, Nicole Altman, Eric Schwartz, Joyce Media, and two other unidentified participants.
- C. **Approval of Agenda:** Upon motion by Director Coleman, seconded by Director Allred, the Board unanimously approved the agenda.

2. Community Announcements/ Public Comments not on the Agenda

John Joyce made an announcement of the Traveling Vietnam Veterans Wall in Rosamond.
Contracts Manager Johansen announced the Tree and Toy Drive happening December 16, 2023.

3. Consent Agenda

Upon Motion by Director Balentine, seconded by Director Coleman, the Board unanimously approved the Consent Agenda.

- A. Minutes of the Regular Board Meeting of August 15, 2023
- B. Minutes of the Special Board Meeting of September 11, 2023
- C. Check Registers dated September 8, 2023, \$238,737.33

4. Action Items

- A. Impulse Space Test Site 1 Lease, 1st Amendment
CEO Reid and Contracts Manager Johansen briefed the Board on the Amendment to Test Site 1, upon motion by Director Allred, seconded by Director Coleman, the Board unanimously approved the Amendment to Test Site 1.
- B. Caltrans AIP Grant 3-06-0154-03-2023, Rehabilitate Taxiway A Lighting
CEO Reid briefed the board on the Caltrans Grant. Upon motion by Director Balentine, seconded by Director Morgan, the board unanimously approved the CEO to fill out the application for the AIP matching Grant by Resolution, RES # 23-09-856.

5. Reports

- A. Director of Administration
DOA Rawlings presented her report to the Board and mentioned the Gathering of Eagles to the Board.
- B. Chief Executive Officer
CEO Reid presented his report to the Board.
- C. Taxiway A Electrical Rehabilitation
CEO Reid updated the Board on the Taxiway A Electrical Rehabilitation
- D. Inland Port Update (CEO)
CEO Reid updated the Board on the Inland Port.
- E. Water System Update (CEO)
CEO Reid updated the Board on the Water System project.
- F. Hangar Development Update (CEO)
CEO Reid updated the Board on the Hangar Development.
- G. Highlights

CEO Reid briefed the Board on the highlights in the last two weeks.

- H. Board Committees
- No Board Committees

6. Director Comments on Items not on the Agenda

Director Morgan commented on Plane Crazy and said the presentation was really cool, he also commented on the BBQ Cathy Hansen and Scott Glaser sponsored being a success.

7. Closed Session

- A. Existing Litigation (Govt Code 54956.9): Masten Space Systems Bankruptcy; Welton v. MASP; Virgin Orbit Bankruptcy
- C. Potential Litigation (Govt Code 54956.9): Welch v. MASP
- D. Real Property Negotiations (Govt Code 54956.8):
 - Property: Hangar 951
 - Parties: MASP, Joanne Painter
 - Negotiators: CEO, legal counsel
 - Terms: Right of First Refusal

8. Closed Session Report

Counsel and the Board did not discuss Masten Space Systems Bankruptcy and Welton v MASP. Counsel gave a brief update on the Virgin Orbit Bankruptcy and Welch v MASP. No action was taken on any litigation Item. Counsel briefed the Board on the Real Property Negotiation. Upon motion by Director Barney, seconded by Director Morgan, the Board voted unanimously not to exercise the Right of First Refusal on Hangar 951.

ADJOURNMENT

There being no further business to come before the Board, the chair adjourned the meeting at 3:37 p.m.

Diane Barney, President

ATTEST

Jimmy R. Balentine, Secretary

Date: Thursday, September 28, 2023
 Time: 08:23AM
 User: CPANKO

Mojave Air & Space Port
Check Register - Standard
 Period: 04-24 As of: 9/28/2023

Page: 1 of 1
 Report: 03630.rpt
 Company: MASP

Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
Company: MASP										
Acct / Sub:	101000		1200							
064133	CK	10/3/2023	1314 Mead & Hunt	04-24	054545	VO	354346	9/13/2023	0.00	10,697.48
064134	CK	10/3/2023	1314 Mead & Hunt	04-24	054546	VO	354443	9/14/2023	0.00	2,645.50
064135	CK	10/3/2023	1314 Mead & Hunt	04-24	054547	VO	354444	9/14/2023	0.00	28,509.03
064136	CK	10/3/2023	1314 Mead & Hunt	04-24	054611	VO	354977	9/20/2023	0.00	19,999.75

Check Count: 4

Acct Sub Total: 61,851.76

Check Type	Count	Amount Paid
Regular	4	61,851.76
Hand	0	0.00
Electronic Payment	0	0.00
Void	0	0.00
Stub	0	0.00
Zero	0	0.00
Mask	0	0.00
Total:	4	61,851.76

Company Disc Total 0.00 Company Total 61,851.76



STAFF MEMORANDUM

TO: Board of Directors

FROM: Floyd VanWey, Director of Facilities

SUBJECT: Facilities Report

MEETING DATE: October 3, 2023

The Director of Facilities will report on the following topics:

- GA area clean up.
- GA area hangar repairs
- MASP GA Hangar annual inspections
- Industrial building repairs
- Industrial area clean up and inspection
- Explosives magazines repairs.
- Waste motor oil recycling program



AIR & SPACE PORT
AT RUTAN FIELD

CEO REPORT

TO: MASP Board of Directors
FROM: Tim Reid, General Manager/CEO
MEETING DATE: October 3, 2023

Updates

- **Taxiway A Electrical Rehabilitation** – Mead & Hunt negotiated the scope of the work with Royal Electric to lower the estimate for the project. Anticipation of start of construction now in November 2023. The Director of Operations is coordinating the work, which will have no impact on aircraft taxiing operations. She will also send out notifications to our tenants about the project prior to commencement.
- **Inland Port Update** – No updates.
- **Water Main System Update** – Bids were opened September 7th. Mead and Hunt evaluated the received bids from 4 Contractors and recommended awarding the project to the lowest responsible bidder with a total base bid amount of \$1.94M.
- **Water System Hydraulic Modeling** – Mead & Hunt is working with MASP staff to collect water demand data from tenants. Once the data is compiled, the development of the hydrolytic model will resume.
- **Hangar Development Update** – No updates.
- **Tenant Meetings**- Scheduled for October 19 in the Event Center. Nicole sent the invitations out last week. Please RSVP to Nicole by October 11.

Highlights:

- Universal Hydrogen demonstration flight at Mojave Tuesday, September 26.
- **CONTRACTS/AGREEMENTS– SVC/PUBLIC WORKS/CONSULTING**
 - Circulating Air, Inc., Public Works – Bldg. 180, Install Louvers –\$63,450.00.
 - Flewelling & Moody – Consultant, Plane Exhibit Enclosure - \$16,500.00
- **Property Rented**
 - All Valley Court Services, Bldg. 1 Rm 7, Month to Month.



Tenant MEETING INVITATION



DATE
October 19, 2023



TIME
At 10:00 AM

**Stu O Witt Event
Center**
1247 Poole St
Mojave, CA 93501

RSVP to Nicole by
October 11, 2023

661-824-2433 or
nicole@mojaveairport.com

MOJAVE

AIR & SPACE PORT
AT RUTAN FIELD



GA Tenant MEETING INVITATION



DATE

October 19, 2023



TIME

At 5:00 PM

**Stu O Witt Event
Center**
1247 Poole St
Mojave, CA 93501

RSVP to Nicole by
October 11, 2023

661-824-2433 or
nicole@mojaveairport.com

MOJAVE

AIR & SPACE PORT
AT RUTAN FIELD



AIR & SPACE PORT
AT RUTAN FIELD

CEO REPORT

Authorized Payments

BOARD MEETING: 10/3/23	DATE	AMOUNT	EFT'S	TOTAL
CEO CHECK REGISTER	9/20/2023	69,379.86		69,379.86
				-
				-
				-
EFT'S	8/31/2023		836,545.09	836,545.09
		69,379.86	836,545.09	905,924.95
BOD CHECK	064133	10,697.48		
	064134	2,645.50		
	064135	28,509.03		
	064136	19,999.75		
CHECK TOTAL		61,851.76		61,851.76
VOID CHECK				
TOTAL ALL CHECKS & EFT'S				967,776.71

Date: Wednesday, September 20,
 Time: 03:36PM
 User: CPANKO

Mojave Air & Space Port
Check Register - Standard
 Period: 03-24 As of: 9/20/2023

Page: 1 of 3
 Report: 03630.rpt
 Company: MASP

Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
Company: MASP										
Acct / Sub:	101000		1200							
064109	CK	9/20/2023	0002 Charles Lowery	03-24	054537	VO	CHARLES LOWERY	9/20/2023	0.00	161.00
064110	CK	9/20/2023	0109 AT&T	03-24	054531	VO	29683334/0923	9/1/2023	0.00	446.07
064111	CK	9/20/2023	0341 Circulating Air Inc.	03-24	054522	VO	4003-91323	9/11/2023	0.00	365.89
064112	CK	9/20/2023	0350 Clarks Pest Control	03-24	054550	VO	33962381/0923	9/19/2023	0.00	133.00
064112	CK	9/20/2023	0350 Clarks Pest Control	03-24	054551	VO	33962382/0923	9/19/2023	0.00	60.00
064112	CK	9/20/2023	0350 Clarks Pest Control	03-24	054552	VO	33962384/0923	9/19/2023	0.00	59.00
064112	CK	9/20/2023	0350 Clarks Pest Control	03-24	054553	VO	33962385	9/19/2023	0.00	101.00
							Check Total			353.00
064113	CK	9/20/2023	0365 Consolidated Electrical Dist.	03-24	054554	VO	3978-1044282	9/14/2023	0.00	680.24
064114	CK	9/20/2023	0430 Desert Truck Service Inc.	03-24	054534	VO	1340370	9/7/2023	0.00	100.26
064115	CK	9/20/2023	0533 Airport Lighting Systems, Inc.	03-24	054544	VO	36932-TAX	8/24/2023	0.00	526.36
064116	CK	9/20/2023	0615 Federal Express	03-24	054556	VO	8-249-23219	9/8/2023	0.00	15.16
064117	CK	9/20/2023	0720 FailSafe Testing, LLC	03-24	054557	VO	13063	9/18/2023	0.00	779.02
064118	CK	9/20/2023	0722 Freeway Smog & Auto Repair	03-24	054555	VO	4247	9/5/2023	0.00	30.00
064119	CK	9/20/2023	0773 Grainger	03-24	054548	VO	9816901970	8/24/2023	0.00	130.60

Date: Wednesday, September 20,
 Time: 03:36PM
 User: CPANKO

Mojave Air & Space Port
Check Register - Standard
 Period: 03-24 As of: 9/20/2023

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 Report: 03630.rpt
 Company: MASP

Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period		Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
				To Post	Closed						
064120	CK	9/20/2023	0791 Handel Pumbing Incorporated	03-24		054521	VO	23-030	9/8/2023	0.00	18,241.00
064121	CK	9/20/2023	1103 KERN COUNTY DEPT.	03-24		054524	VO	170703081/36427	8/11/2023	0.00	63.92
064121	CK	9/20/2023	1103 KERN COUNTY DEPT.	03-24		054525	VO	170703116/36427	8/11/2023	0.00	1.92
064121	CK	9/20/2023	1103 KERN COUNTY DEPT.	03-24		054526	VO	170703125/36427	8/11/2023	0.00	24.72
064121	CK	9/20/2023	1103 KERN COUNTY DEPT.	03-24		054527	VO	170703248/36427	8/12/2023	0.00	12.36
064121	CK	9/20/2023	1103 KERN COUNTY DEPT.	03-24		054528	VO	170703290/36427	8/13/2023	0.00	10.50
064121	CK	9/20/2023	1103 KERN COUNTY DEPT.	03-24		054529	VO	170703347/36427	8/13/2023	0.00	48.20
064121	CK	9/20/2023	1103 KERN COUNTY DEPT.	03-24		054530	VO	170704172/36427	8/24/2023	0.00	45.72
Check Total											207.34
064122	CK	9/20/2023	1161 Kern Auto Parts Inc	03-24		054535	VO	987793	9/13/2023	0.00	11.44
064123	CK	9/20/2023	1369 Mojave Desert News	03-24		054523	VO	56836	8/17/2023	0.00	79.00
064124	CK	9/20/2023	1391 Monteith Aerospace	03-24		054516	VO	junmasp623T.0.1	7/3/2023	0.00	3,510.00
064125	CK	9/20/2023	1571 Ottimo Resources Inc	03-24		054536	VO	4250007245	9/7/2023	0.00	2,961.20
064126	CK	9/20/2023	1896 Speedy Car Wash	03-24		054540	VO	5092	9/10/2023	0.00	280.00
064126	CK	9/20/2023	1896 Speedy Car Wash	03-24		054541	VO	5090	9/6/2023	0.00	185.00
Check Total											465.00
064127	CK	9/20/2023	1952 Southern California Edison	03-24		054519	VO	12285395/0823	9/7/2023	0.00	26,155.75
064127	CK	9/20/2023	1952 Southern California Edison	03-24		054532	VO	96090594/PED	9/15/2023	0.00	662.44
064127	CK	9/20/2023	1952 Southern California Edison	03-24		054533	VO	BLDG 58/0923	9/15/2023	0.00	4,514.76
Check Total											31,332.95

Date: Wednesday, September 20,
 Time: 03:36PM
 User: CPANKO

Mojave Air & Space Port
Check Register - Standard
 Period: 03-24 As of: 9/20/2023

Page: 3 of 3
 Report: 03630.rpt
 Company: MASP

Check Nbr	Check Type	Check Date	Vendor ID Vendor Name	Period To Post Closed	Ref Nbr	Doc Type	Invoice Number	Invoice Date	Discount Taken	Amount Paid
064128	CK	9/20/2023	2050 The Tire Store	03-24	054517	VO	129273	8/29/2023	0.00	440.00
064128	CK	9/20/2023	2050 The Tire Store	03-24	054518	VO	129084	8/14/2023	0.00	740.00
									Check Total	1,180.00
064129	CK	9/20/2023	2334 Walsworth	03-24	054538	VO	614743	6/30/2023	0.00	3,782.30
064129	CK	9/20/2023	2334 Walsworth	03-24	054539	VO	612801	4/30/2023	0.00	2,235.65
									Check Total	6,017.95
064130	CK	9/20/2023	2450 Xerox Corporation	03-24	054542	VO	019633208	9/1/2023	0.00	261.40
064130	CK	9/20/2023	2450 Xerox Corporation	03-24	054543	VO	019633209	9/1/2023	0.00	258.15
									Check Total	519.55
064131	CK	9/20/2023	3027 Nicole Altman	03-24	054549	VO	090223	9/13/2023	0.00	357.43
064132	CK	9/20/2023	3080 Mike Edmonds	03-24	054520	VO	080923	8/9/2023	0.00	909.40

Check Count: 24

Acct Sub Total: 69,379.86

Check Type	Count	Amount Paid
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Hand	0	0.00
Electronic Payment	0	0.00
Void	0	0.00
Stub	0	0.00
Zero	0	0.00
Mask	0	0.00
Total:	24	69,379.86

Company Disc Total	0.00	Company Total	69,379.86
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AIR & SPACE PORT
AT RUTAN FIELD

Electronic Fund Transfers September 1, through September 26, 2023

Date		Amount
9/1/2023	ACH DEBIT PAYROLL PAYCHEX	\$71,558.75
9/1/2023	ACH DEBIT TAXES PAYCHEX	\$15,857.25
9/1/2023	ACH DEBIT PAYABLES Mojave Air-Space	\$8,271.69
9/1/2023	ACH DEBIT INVOICE PAYCHEX	\$1,096.04
9/1/2023	ACH DEBIT GARNISH PAYCHEX	\$48.96
9/1/2023	ACCOUNT SERVICE FEE OTHER CHARGES & FEES	\$5.00
9/5/2023	ACH DEBIT MTOT DISC BANKCARD	\$220.49
9/6/2023	ACH DEBIT PAYABLES Mojave Air-Space	\$55,833.33
9/6/2023	ACH DEBIT EFTTRANSFE AVFUEL	\$38,337.80
9/6/2023	ACH DEBIT PAYABLES Mojave Air-Space	\$6,330.00
9/6/2023	WIRE TRANSFER FEE	\$15.00
9/6/2023	ACCOUNT SERVICE FEE	\$10.00
9/8/2023	ACH DEBIT 1800 CALPERS	\$60,521.98
9/8/2023	ACH DEBIT EFTTRANSFE AVFUEL	\$59,984.36
9/8/2023	ACH DEBIT 1800 CALPERS	\$9,182.74
9/8/2023	ACH DEBIT 1900 CALPERS	\$1,400.00
9/8/2023	WIRE TRANSFER FEE	\$15.00
9/12/2023	ACH DEBIT EFTTRANSFE AVFUEL	\$29,916.51
9/12/2023	ACH DEBIT ACH PMT AMEX EPAYMENT	\$15,230.51
9/12/2023	ACH DEBIT ACH PMT AMEX EPAYMENT	\$6,122.15
9/12/2023	ACH DEBIT CLOVER APP CLOVER APP	\$49.95
9/13/2023	ACH DEBIT EFTTRANSFE AVFUEL	\$31,356.62
9/14/2023	ACH DEBIT EFTTRANSFE AVFUEL	\$131,022.71
9/14/2023	ACH DEBIT PAYROLL PAYCHEX	\$75,673.84
9/14/2023	ACH DEBIT TAXES PAYCHEX TPS	\$15,792.99
9/14/2023	ACH DEBIT INVOICE PAYCHEX	\$1,081.36
9/14/2023	ACH DEBIT GARNISH PAYCHEX	\$48.96
9/15/2023	ACH DEBIT EFTTRANSFE AVFUEL	\$31,384.35
9/15/2023	ACH DEBIT HRS PMT PAYCHEX	\$57.00
9/19/2023	WIRE TRANSFER FEE	\$15.00
9/20/2023	ACH DEBIT INVOICE PAYCHEX	\$487.13
9/21/2023	ACH DEBIT REVERSAL AVFUEL	\$31,949.05
9/22/2023	ACH DEBIT EFTTRANSFE AVFUEL	\$31,973.24
9/22/2023	ACH DEBIT EFTTRANSFE AVFUEL	\$31,949.05
9/25/2023	ACH DEBIT CDTFA EPMT CA DEPT TAX FEE	\$9,770.80
9/25/2023	ACCOUNT SERVICE FEE TM	\$75.00
9/25/2023	ACCOUNT SERVICE FEE RDC MONTHLY FEE	\$75.00
9/26/2023	ACH DEBIT EFTTRANSFE AVFUEL	\$63,825.48
		\$836,545.09

Lease for Unimproved Land

THIS LEASE ("Lease") is entered into as of Date ("Effective Date") by Mojave Air and Space Port, a California Airport District ("Landlord") and StellaSys, LLC. ("Tenant").

ARTICLE 1. BASIC LEASE PROVISIONS

1.1 Landlord: Mojave Air and Space Port

1.2 Tenant: StellaSys, LLC.

1.3 Rental Commencement Date: October 15, 2023

1.4 Premises: Land Lease, 17244 Roper St., Mojave, CA 93501, as more specifically described on Exhibit A attached hereto.

1.5 Rentable area: Approximately 2,400 sf. of Land.

1.6 Lease term:

Basic Term: _____ years, computed from the first day of the first calendar month on or after the Rental Commencement Date.

1.7 Annual Rental:

<u>Year(s)</u>	<u>Monthly Rental</u>	<u>Annual Rental</u>
2023	\$126.00	\$1,512.00

On October 1, 2024, and each year thereafter, including during the Renewal Term, if any, Annual Rental shall be adjusted in accordance with Section 4.2.

1.8 Use of Premises: The Premises shall be occupied and used by Tenant for the sole purpose of aircraft storage and any related or ancillary activities, and for no other use or purpose.

1.9 Late charge: If Rent is not paid by the first day of the month, Landlord shall also be paid by Tenant interest at the rate of 1.5% per month on the unpaid balance of such Rent until paid in full.

1.10 Addresses for notices and rent payment:

Landlord:
Mojave Air and Space Port
Attn: Contracts Manager
1434 Flightline, Mojave, CA 93501

Tenant:
StellaSys, LLC.
Anna Tombazzi, Managing Member
15050 Calle Escondido, Green Valley, CA
Ph: 216-317-3575
Email: anna.tombazzi@gmail.com

1.11 Exhibits:

Exhibit A Map showing Premises
Exhibit B Hazardous Material Disclosure

This Article 1 ('Basic Lease Provision') is intended to supplement and/or summarize the provisions set forth in the balance of this Lease. If there is any conflict between any provisions contained in this Article 1 and the balance of this Lease, the balance of this Lease shall control.