

**FIRST AMENDMENT**  
**TO**  
**“AIRLINE-AIRPORT USE AND LEASE AGREEMENT”**  
**WITH SPIRIT AIRLINES, INC.**

This amendment is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between **LEE COUNTY PORT AUTHORITY**, a special district and political subdivision of the State of Florida, with offices at 11000 Terminal Access Road, Suite 8671, Fort Myers, Florida 33913 ("Authority"), and **SPIRIT AIRLINES, INC.**, a Delaware corporation ("Airline").

**Background**

Authority manages and operates Southwest Florida International Airport, located in Lee County, Florida (the "Airport"). Authority and Airline are parties to an "Airline-Airport Use and Lease Agreement", dated January 18, 2024 (the "Agreement"). The Authority and Airline now desire to amend the Agreement to adjust the space leased by Airline under the Agreement.

NOW THEREFORE, in consideration of the mutual promises herein, the undersigned parties agree to amend the Agreement as follows:

1. Effective upon the "Relocation Date" (defined below), and provided such Relocation Date occurs during the term of this Agreement, the Agreement shall be further amended such that:

- (a) Airline's Operations Space will be increased from 1,098 square feet to 1,130 square feet, as shown on the attached "Revised Exhibit C"; and
- (b) EXHIBIT B will be deleted from the Agreement and replaced with the attached "REVISED EXHIBIT B"; and
- (c) "Exhibit C" will be deleted from the Agreement and replaced with the attached "Revised Exhibit C"; and

- (d) Airline's preferential right to use Gates D2 and D4 will be deleted from this agreement and replaced with Airline's preferential right to use Gates D9 and D11.
- (e) For the purpose of calculation of rents, fees, and any other amounts payable by Airline under the Agreement, the gates and leased areas set forth in the "REVISED EXHIBIT B" shall be used.

The "Relocation Date" means the date on which, as determined by the Authority, Airline's operations space will be relocated to a new, larger space within Concourse D on the first floor of the terminal building. The "Relocation Date" will be set by the Authority (in its sole discretion) and conclusively determined by Authority's written notice to Airline designating such date, and Airline's rent shall be adjusted and prorated accordingly.

- 2. All other provisions of the Agreement remain unchanged and in full force.

[signature page to follow]

IN WITNESS WHEREOF, the parties hereto have subscribed their names on the date first above written.

**SPIRIT AIRLINES, INC.**

(Airline)

DocuSigned by:  
By: Chip Sandifer  
2259DF0930F544C...

Print name: Chip Sandifer

Title: Vice President

Date: 2/5/2025

**LEE COUNTY PORT AUTHORITY**

By: \_\_\_\_\_  
Chairman or Vice Chairman,  
Board of Port Commissioners

Date: \_\_\_\_\_

Approved As To Form  
for the Reliance of the  
Lee County Port Authority only:

By: \_\_\_\_\_  
Port Authority Attorney

ATTEST:  
KEVIN KARNES, CLERK

By: \_\_\_\_\_  
Deputy Clerk

**REVISED EXHIBIT B**

**To**

**AIRLINE – AIRPORT USE AND LEASE AGREEMENT**

**With**

**SPIRIT AIRLINES, INC.**

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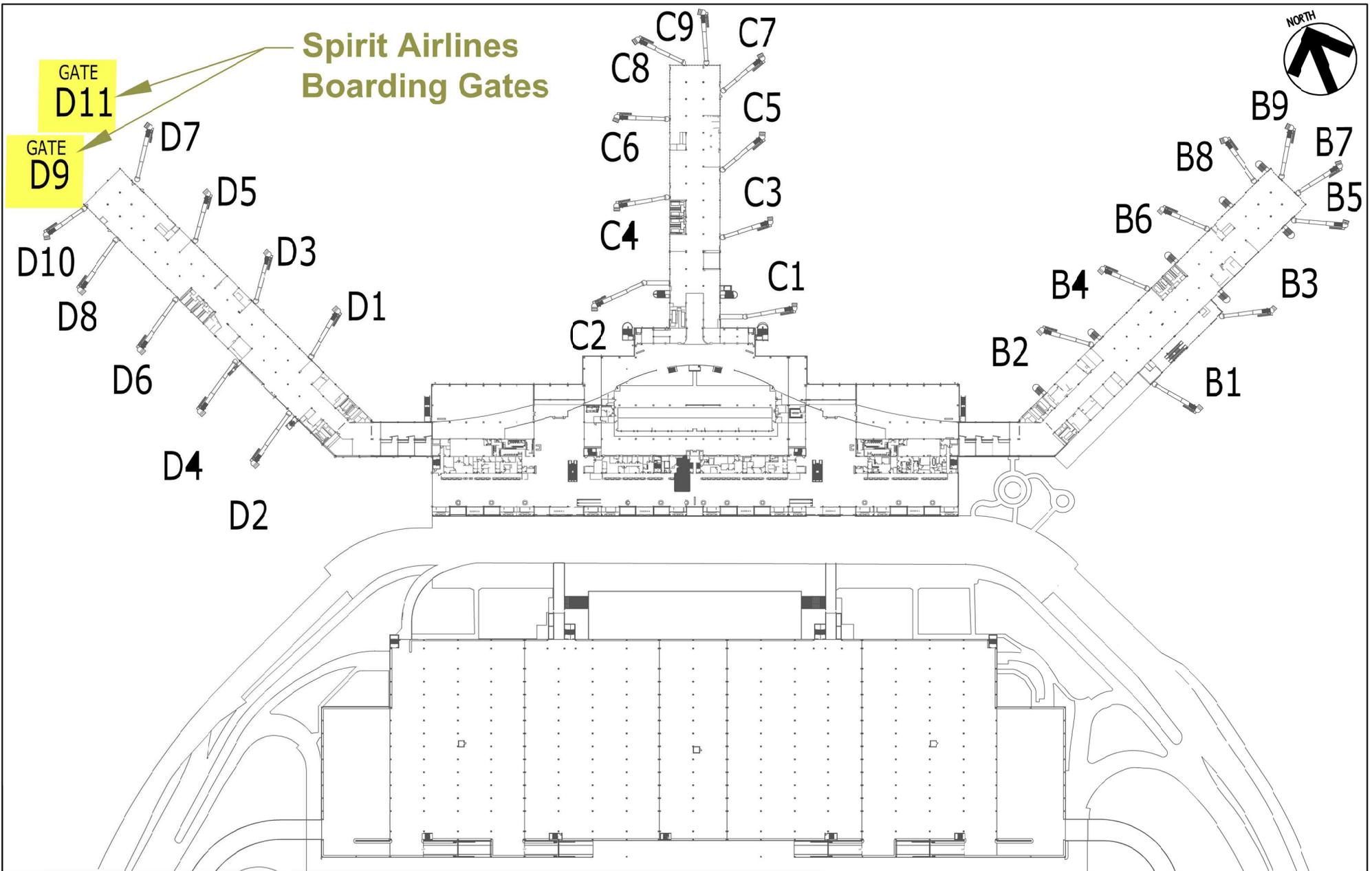
**FOR**

**SOUTHWEST FLORIDA INTERNATIONAL AIRPORT**

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Airline shall have in the Terminal:

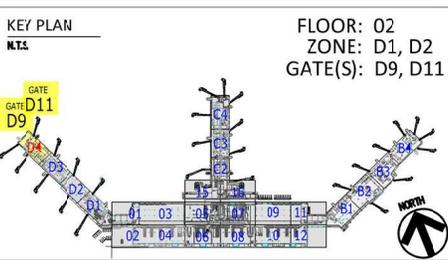
1. the following Preferential Use Premises:
  - (a) Gate Position(s) **D9 and D11** as shown on page 1 of Revised Exhibit C;
  - (b) the 4,095 square foot baggage make-up space (BMU), as shown on page 5 of Revised Exhibit C;
  - (c) 940 square feet of ticket counter space, as shown on page 2 of Revised Exhibit C;  
and
2. the following Exclusive Use Premises as shown on Revised Exhibit C:
  - (a) 555 square feet of ticket office space;
  - (b) 318 square feet of baggage service office space;
  - (c) 1,130 square feet of operations space; and
3. the right of joint use with other airlines to use the Baggage Claim Area in the Terminal as shown on Page 5 of attached Revised Exhibit C.



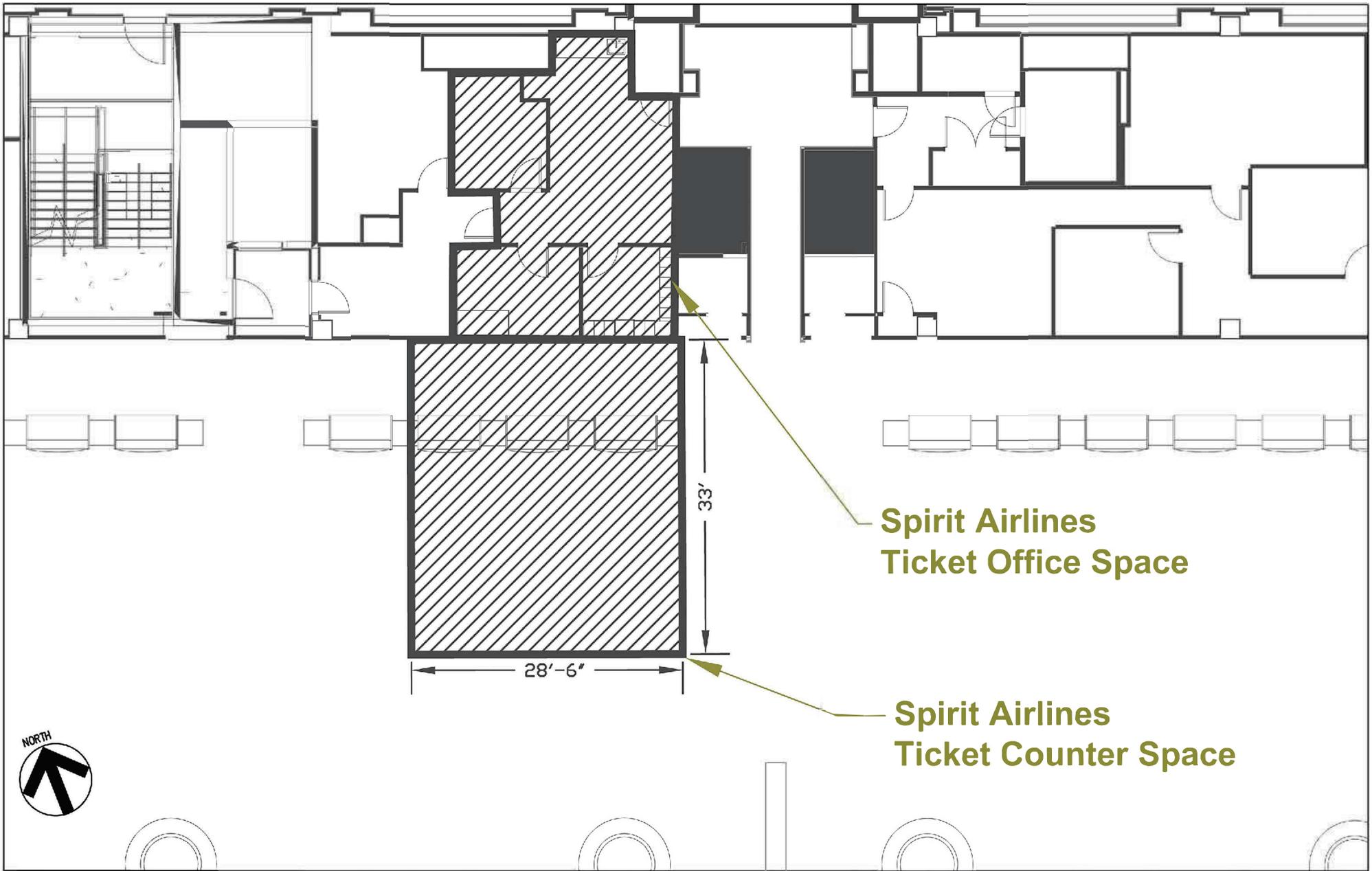

**LEE COUNTY PORT AUTHORITY**  
Southwest Florida  
International Airport

11000 Terminal Access Road,  
Suite 8671  
Fort Myers, FL 33913  
PH# (239) 590-4100

**Spirit Airlines**



<b>LEE COUNTY PORT AUTHORITY</b>	
<b>Revised Exhibit C</b>	
<b>Boarding Gate(s) Assignment</b>	
DATE: 19 - November - 2024	Page 1 of 5



**Spirit Airlines  
Ticket Office Space**

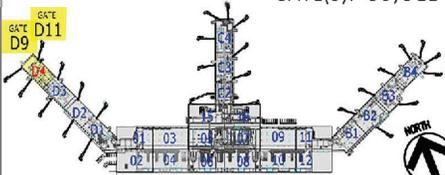
**Spirit Airlines  
Ticket Counter Space**



LEE COUNTY PORT AUTHORITY  
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PH# (239) 590-4100

**Spirit Airlines**

KEY PLAN  
MTS



FLOOR: 02  
ZONE(S): 06  
GATE(S): D9, D11

**LEE COUNTY PORT AUTHORITY**

**Revised Exhibit C**

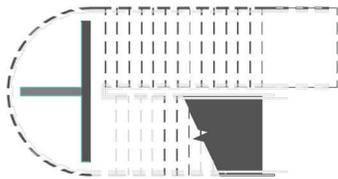
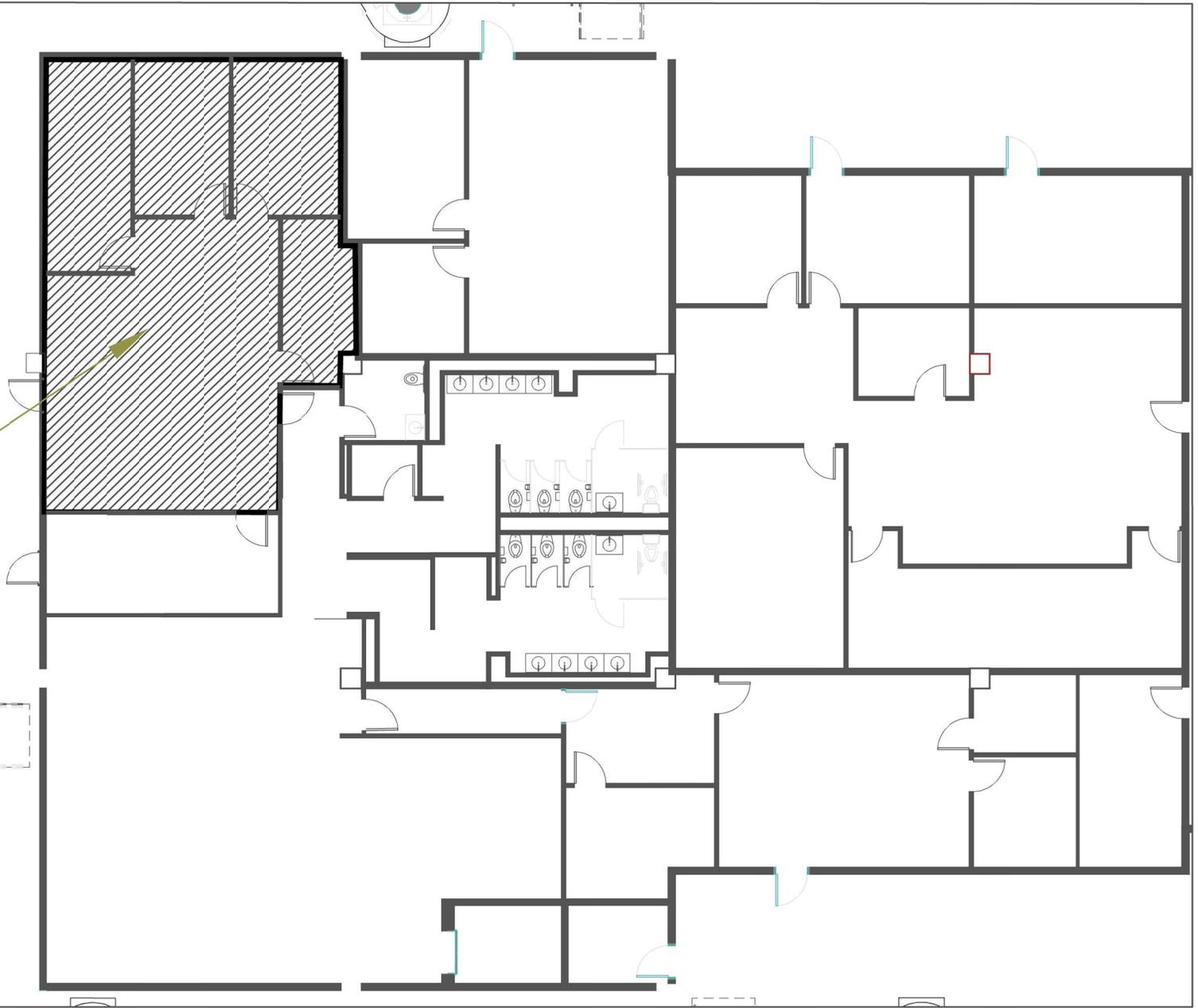
**Ticket Office & Ticket Counter Space**

DATE: 19 - November - 2024

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**Spirit Airlines  
Operations Space**

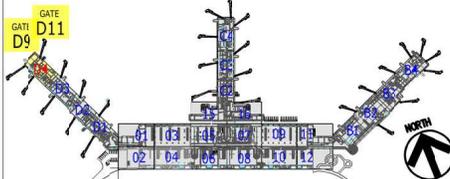


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**Spirit Airlines**

KEY PLAN  
N.T.S.

FLOOR: 01  
ZONE: D4  
GATE(S): D9, D11



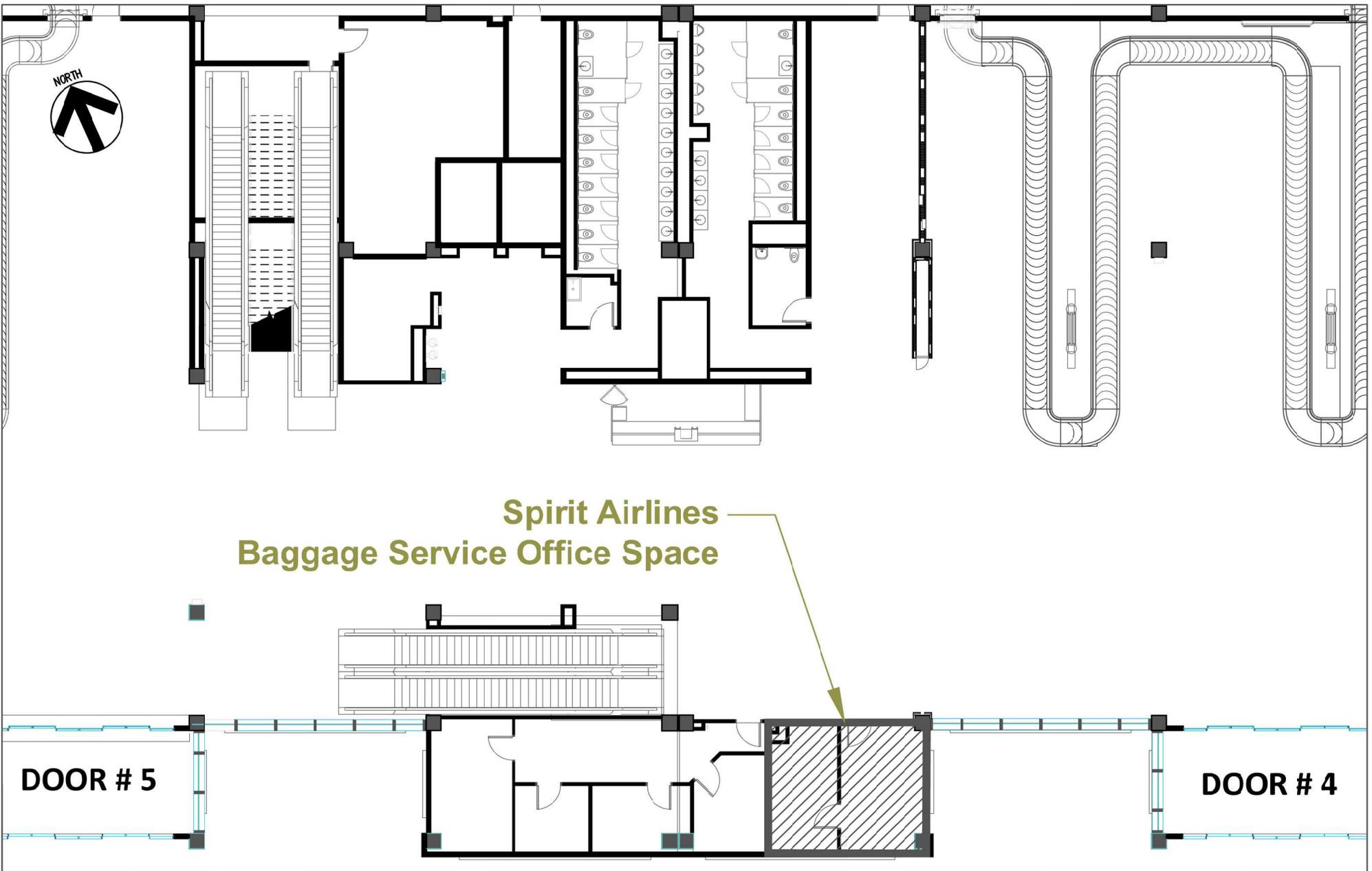
**LEE COUNTY PORT AUTHORITY**

**Revised Exhibit C**

**Operations Space / Concourse D**

DATE: 19 - November - 2024

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**Spirit Airlines  
Baggage Service Office Space**

**DOOR # 5**

**DOOR # 4**

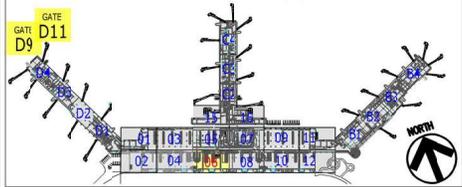


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**Spirit Airlines**

KEY PLAN  
N.T.S.

FLOOR: 01  
ZONE: 06  
GATE(S): D9, D11



**LEE COUNTY PORT AUTHORITY**

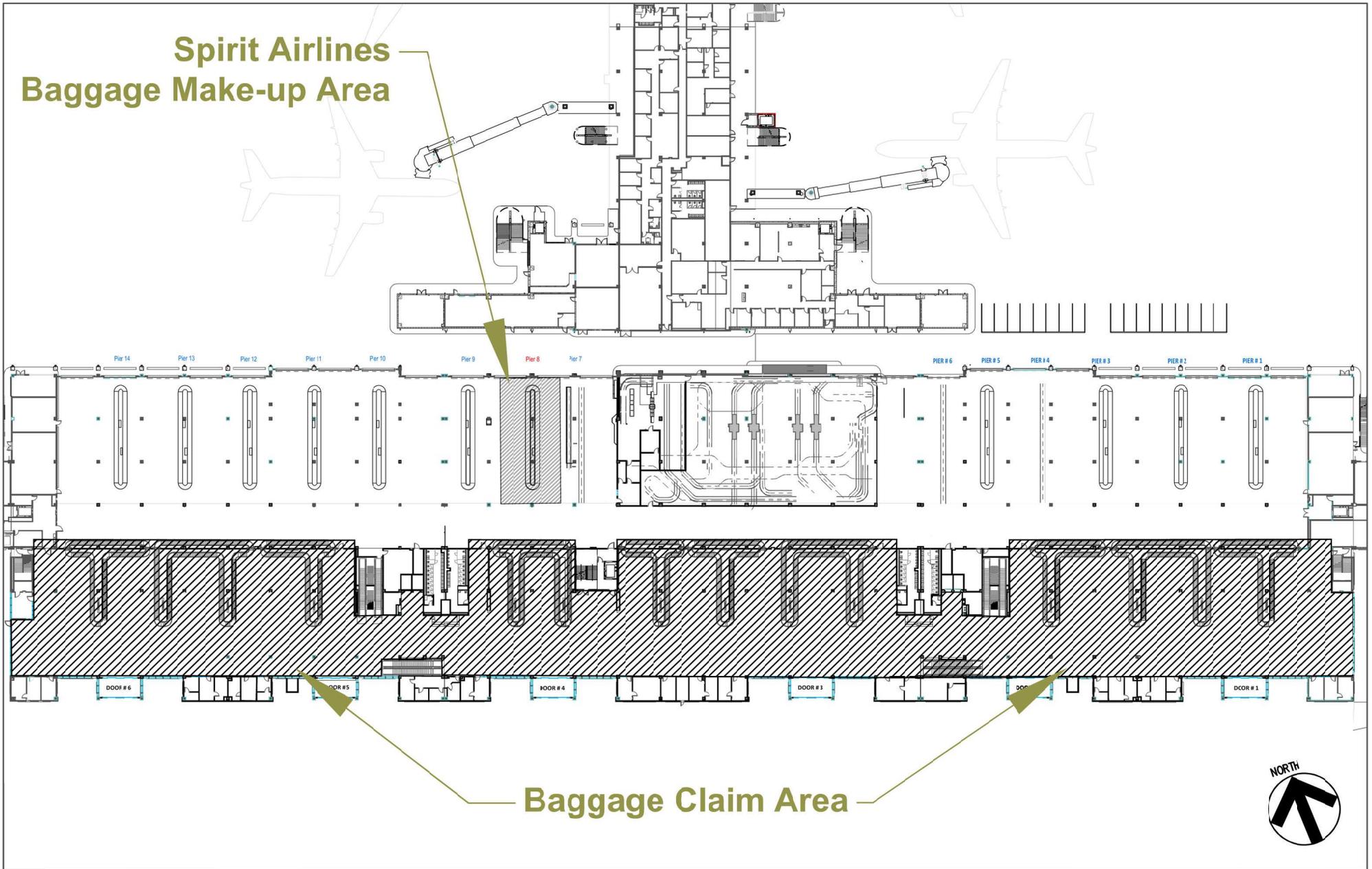
**Revised Exhibit C**

**Baggage Service Office Space**

DATE: 19 - November - 2024

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# Spirit Airlines Baggage Make-up Area



# Baggage Claim Area

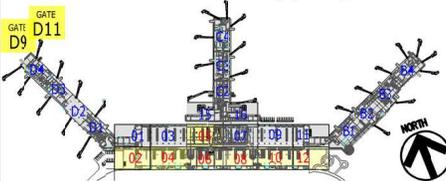


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**Spirit Airlines**

KEY PLAN  
N.T.S.

FLOOR: 01  
ZONE(S): D2, D4  
GATE(S): D9, D11



**LEE COUNTY PORT AUTHORITY**

**Revised Exhibit C**

**Baggage Claim - Lower Level**

DATE: 19 - November - 2024

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