

United Contract 186309-1

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

This amendment is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2024, 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 **UNITED 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 October 1, 2024, the Agreement shall be amended as follows:
  - a) Airline's Ticket Office Space will be increased from 1,531 square feet to 1,564 square feet, as shown on "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) 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.

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

- (a) Airline's Ticket Office Space will decrease from 1,564 square feet to 1,435 square feet, by removing room 2086B, as shown on the attached "Second Revised Exhibit C"; and
- (b) REVISED EXHIBIT B will be deleted from the Agreement and replaced with the attached "SECOND REVISED EXHIBIT B"; and
- (c) "Revised Exhibit C" will be deleted from the Agreement and replaced with the attached "Second Revised Exhibit C"; and
- (d) For the purpose of calculation of rents, fees, and any other amounts payable by Airline under the Agreement, after the "Chase Construction Date", the gates and leased areas set forth in the "SECOND REVISED EXHIBIT B" shall be used.

The "Chase Construction Date" means the date on which, as determined by the Authority, room #2086B (approximately 129 square feet) shall be removed from Airline's Ticket Office Space to allow for the Authority's construction of a new mechanical chase. The "Chase Construction 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.

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

- (a) Airline's Ticket Office Space will be increased from 1,435 square feet to 1,531 square feet, as shown on the attached "Third Revised Exhibit C"; and

- (b) SECOND REVISED EXHIBIT B will be deleted from the Agreement and replaced with the attached "THIRD REVISED EXHIBIT B"; and
- (c) Second Revised Exhibit C will be deleted from the Agreement and replaced with the attached "Third Revised Exhibit C"; and
- (d) For the purpose of calculation of rents, fees, and any other amounts payable by Airline under the Agreement, after the "Reoccupation Date", the gates and leased areas set forth in the "THIRD REVISED EXHIBIT B" shall be used.

The "Reoccupation Date" means the date on which, as reasonably determined by the Authority, Airline shall regain the use of the newly reconfigured room #2086B which will be approximately 96 square feet and in a clean condition and comparable in usefulness to the room prior to Airline vacating it. For purposes of this agreement, the "Reoccupation Date" will be set by the Authority (in its sole reasonable discretion) and conclusively determined by Authority's written notice to Airline designating such date, and Airline's rent shall be adjusted and prorated accordingly.

- 4. 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.

**UNITED AIRLINES, INC.**

(Airline)

DocuSigned by:  
By: Michael Yost  
B12A886E25A04B4..

Print name: Michael Yost

Title: Managing Director, Corporate Real Estate

Date: 12/12/2024

**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**

**UNITED AIRLINES, INC.**

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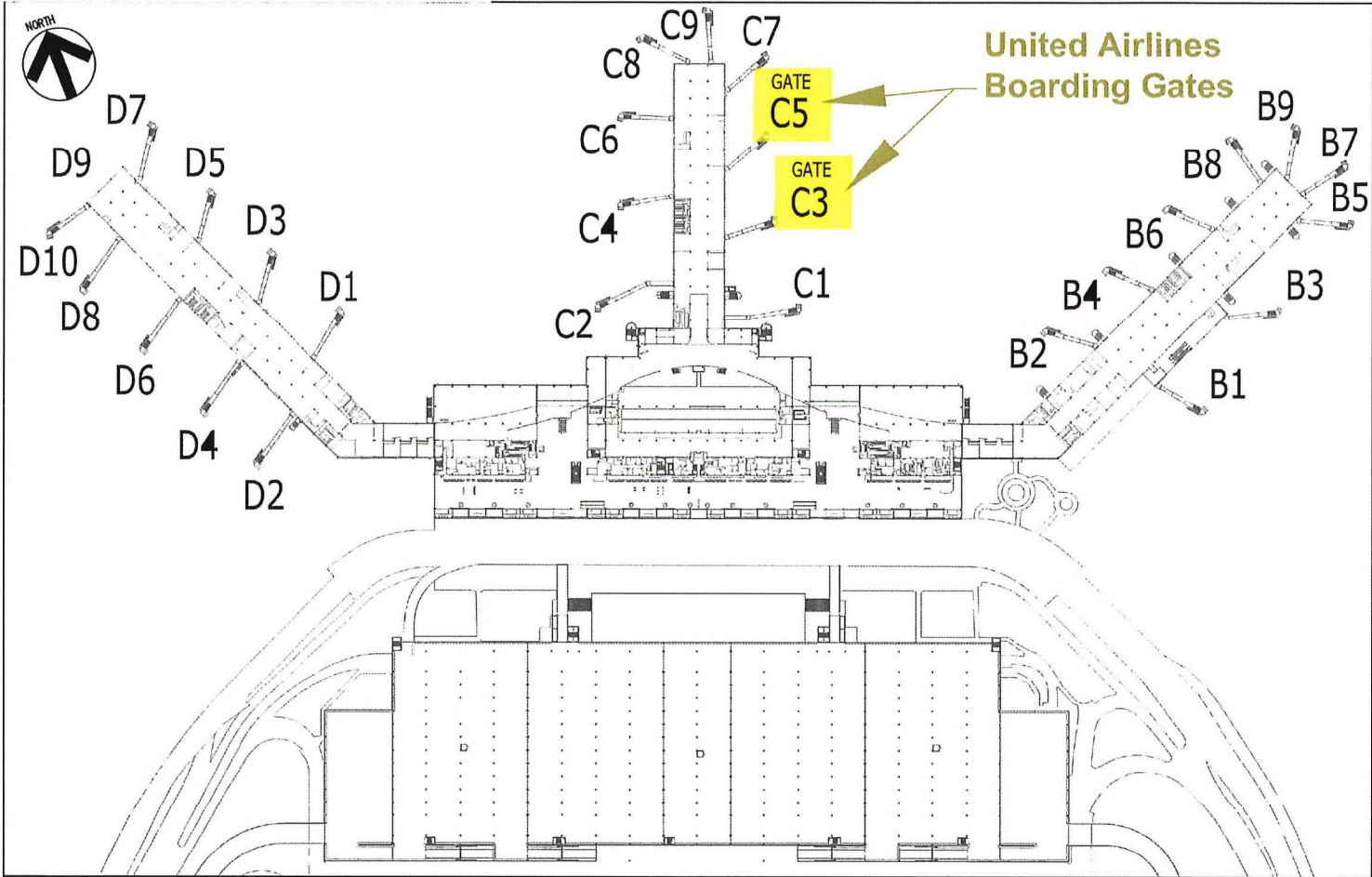
**FOR**


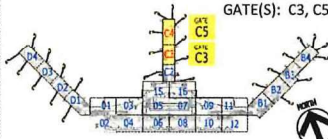
**SOUTHWEST FLORIDA INTERNATIONAL AIRPORT**

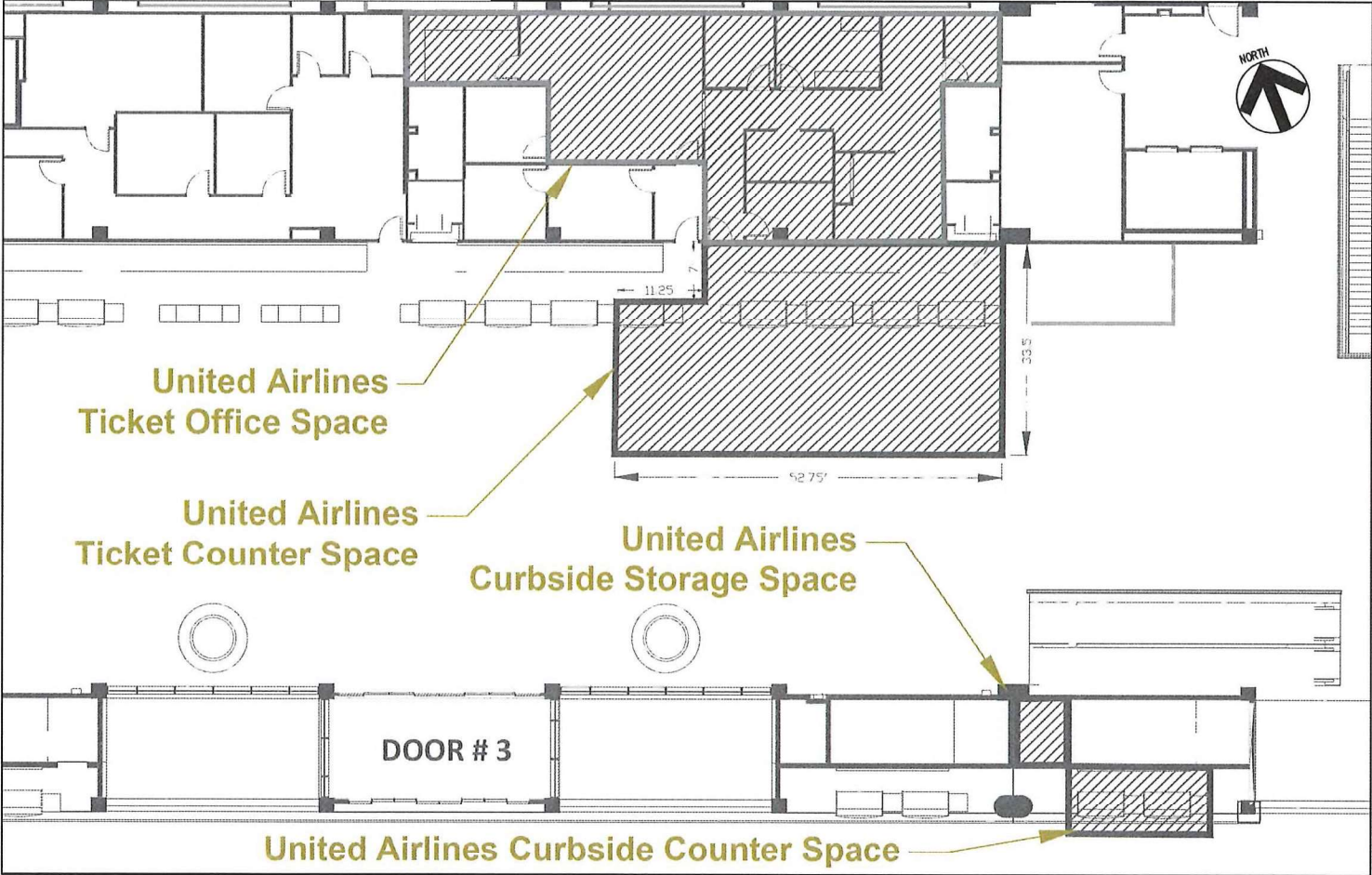
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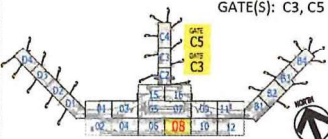
Airline shall have in the Terminal:

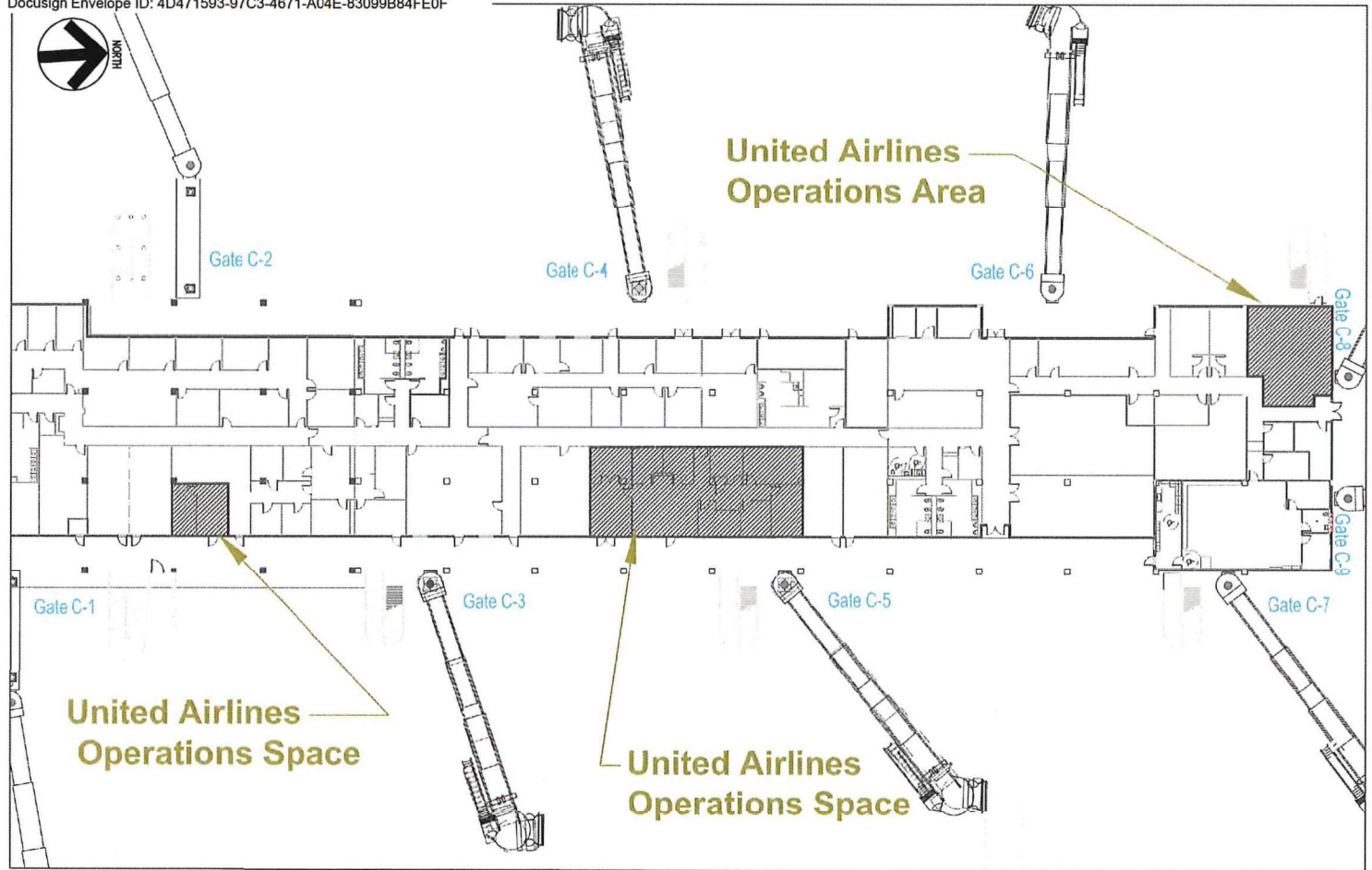
1. the following Preferential Use Premises:
  - (a) Gate Position(s) **C3 and C5** as shown on page 1 of Revised Exhibit C;
  - (b) the 4,095 square foot baggage make-up space (BMU), as shown on page 5 of Revised Exhibit C;
  - (c) 1,688 square feet of ticket counter space, as shown on page 2 of Revised Exhibit C; and
2. the following Exclusive Use Premises as shown on Revised Exhibit C:
  - (a) 1,564 square feet of ticket office space;
  - (b) 189 square feet of curbside check-in space;
  - (c) 313 square feet of baggage office space;
  - (d) 48 square feet of curbside storage space;
  - (e) 3,314 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.



|  |                               |  |   |                             |             |
|--|-------------------------------|--|---|-----------------------------|-------------|
|  <p>LEE COUNTY PORT AUTHORITY<br/>Southwest Florida<br/>International Airport<br/>11000 Terminal Access Road,<br/>Suite 8671<br/>Fort Myers, FL 33913<br/>PH# (239) 590-4100</p> | <p><b>United Airlines</b></p> | <p>KEY PLAN<br/>R1A</p>  <p>FLOOR: 02<br/>ZONE(S): C3, C4<br/>GATE(S): C3, C5</p> | <p><b>LEE COUNTY PORT AUTHORITY</b></p> <p><b>Revised Exhibit C</b></p> <p><b>Boarding Gate(s) Assignment</b></p> <table border="1"><tr><td>DATE: 12 - September - 2024</td><td>Page 1 of 5</td></tr></table> | DATE: 12 - September - 2024 | Page 1 of 5 |
| DATE: 12 - September - 2024  | Page 1 of 5                   |  |   |                             |             |



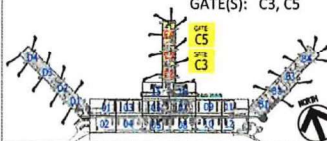
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|  | <p><b>United Airlines</b></p> | <p>KEY PLAN<br/>FLOOR: 02<br/>ZONE(S): 08<br/>GATE(S): C3, C5</p>  | <p><b>LEE COUNTY PORT AUTHORITY</b></p> <p><b>Revised Exhibit C</b></p> <p><b>Ticket Office, Ticket Counter,<br/>Curbside Counter &amp; Curbside Storage</b></p> <p>DATE: 12- September - 2024      Page 2 of 5</p> |
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11000 Terminal Access Road,  
Suite 8671  
Fort Myers, FL 33913  
PH# (239) 590-4100

United Airlines

KEY PLAN  
ATA



LEE COUNTY PORT AUTHORITY

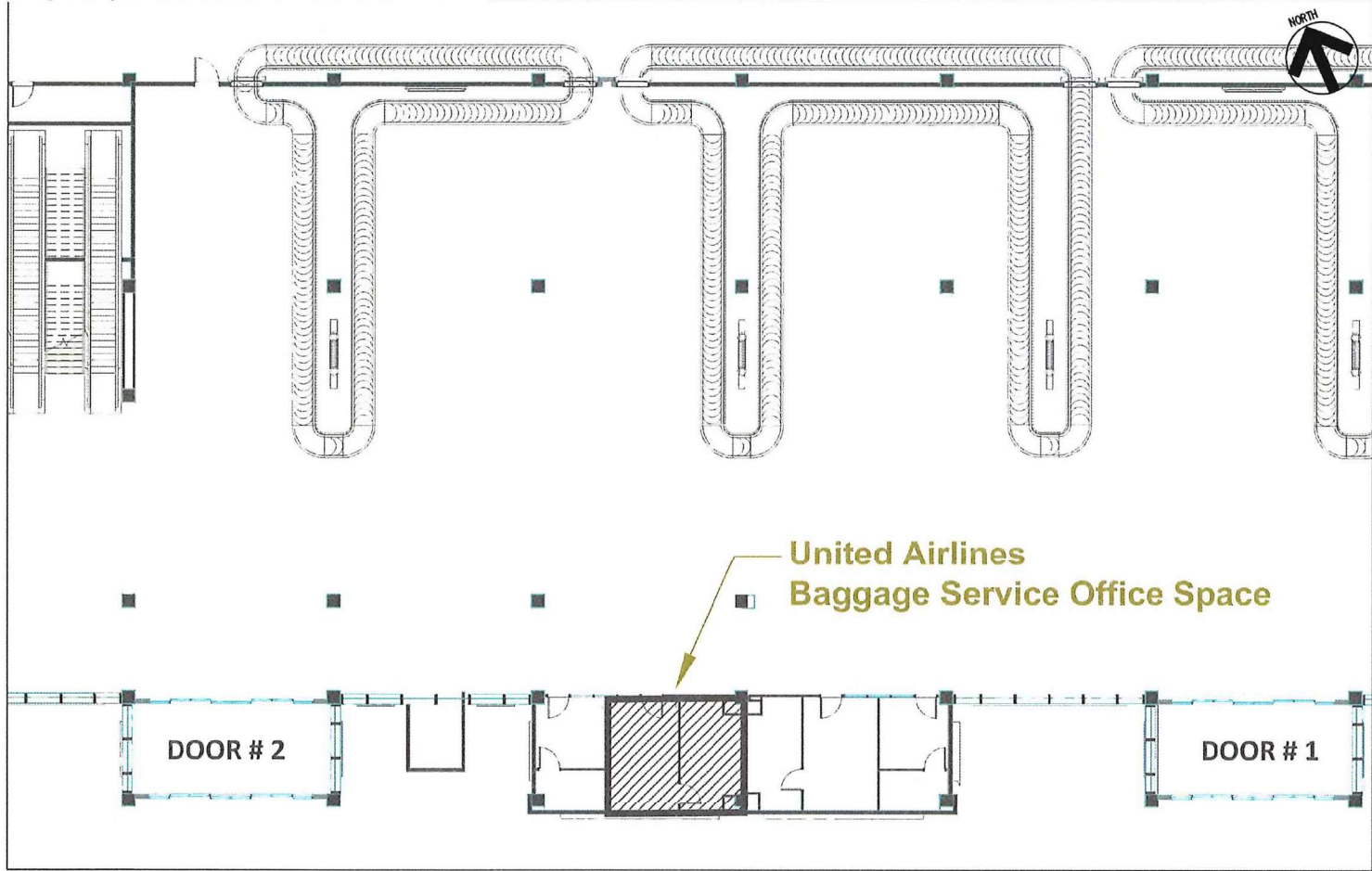
Revised Exhibit C

Operations Space

DATE: 12 - September - 2024

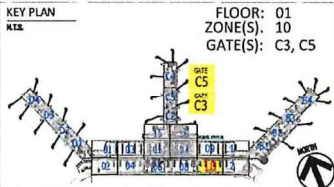
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LEE COUNTY PORT AUTHORITY  
Southwest Florida  
International Airport  
11000 Terminal Access Road,  
Suite 8671  
Fort Myers, FL 33913  
PH# (239) 590-4100

United Airlines



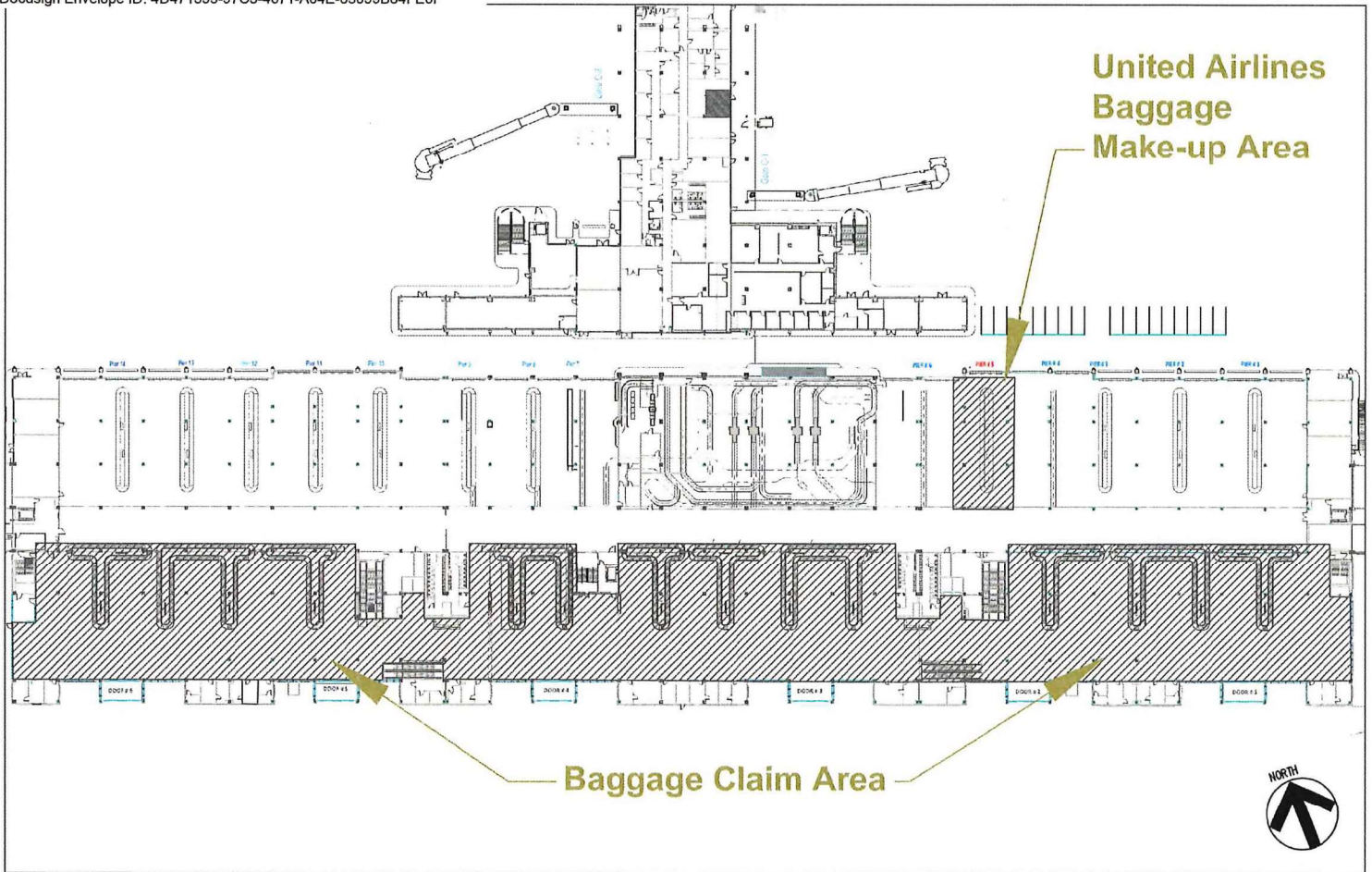
LEE COUNTY PORT AUTHORITY


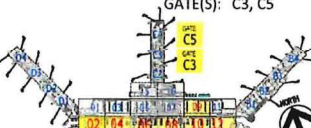
Revised Exhibit C

Baggage Service Offices

DATE: 12 - September - 2024

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|   |                               |   |   |                           |  |                   |  |   |  |                             |             |
|---|-------------------------------|---|---|---------------------------|--|-------------------|--|---|--|-----------------------------|-------------|
|  <p>LEE COUNTY PORT AUTHORITY<br/>Southwest Florida<br/>International Airport<br/>11000 Terminal Access Road,<br/>Suite 8671<br/>Fort Myers, FL 33913<br/>PH# (239) 590-4100</p> | <p><b>United Airlines</b></p> | <p>KEY PLAN<br/>FLOOR: 01<br/>ZONE(S): 09<br/>GATE(S): C3, C5</p>  | <table border="1"><tr><td colspan="2">LEE COUNTY PORT AUTHORITY</td></tr><tr><td colspan="2">Revised Exhibit C</td></tr><tr><td colspan="2">Baggage Make-up<br/>&amp; Baggage Claim Area</td></tr><tr><td>DATE: 12 - September - 2024</td><td>Page 5 of 5</td></tr></table> | LEE COUNTY PORT AUTHORITY |  | Revised Exhibit C |  | Baggage Make-up<br>& Baggage Claim Area |  | DATE: 12 - September - 2024 | Page 5 of 5 |
| LEE COUNTY PORT AUTHORITY   |                               |   |   |                           |  |                   |  |   |  |                             |             |
| Revised Exhibit C   |                               |   |   |                           |  |                   |  |   |  |                             |             |
| Baggage Make-up<br>& Baggage Claim Area   |                               |   |   |                           |  |                   |  |   |  |                             |             |
| DATE: 12 - September - 2024   | Page 5 of 5                   |   |   |                           |  |                   |  |   |  |                             |             |

**SECOND REVISED EXHIBIT B**

**To**

**AIRLINE – AIRPORT USE AND LEASE AGREEMENT**

**With**

**UNITED AIRLINES, INC.**

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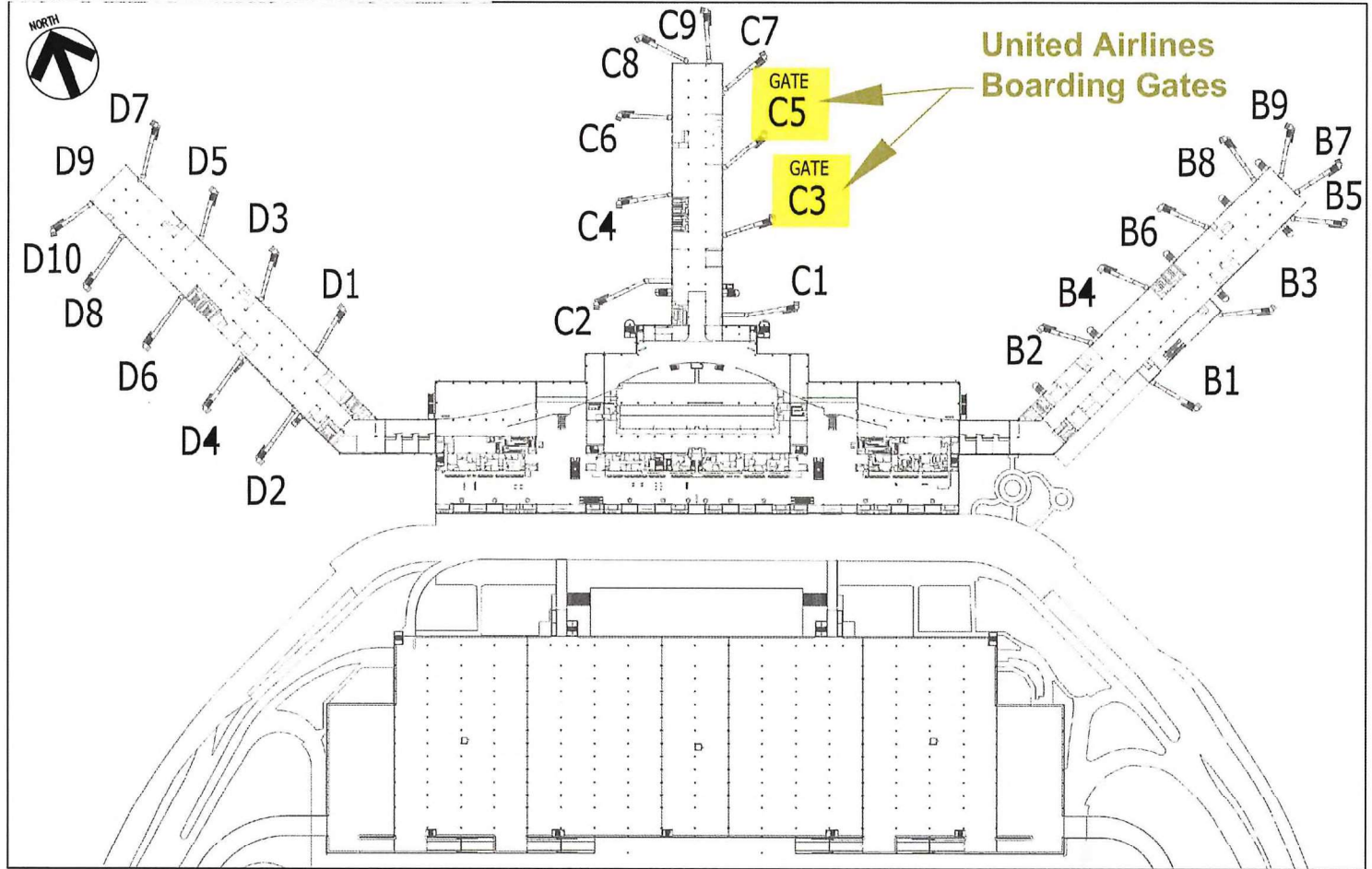
**FOR**

**SOUTHWEST FLORIDA INTERNATIONAL AIRPORT**

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Airline shall have in the Terminal:

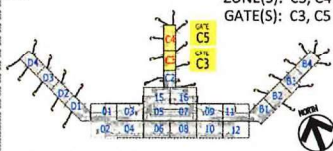
1. the following Preferential Use Premises:
  - (a) Gate Position(s) **C3 and C5** as shown on page 1 of Second Revised Exhibit C;
  - (b) the 4,095 square foot baggage make-up space (BMU), as shown on page 5 of Second Revised Exhibit C;
  - (c) 1,688 square feet of ticket counter space, as shown on page 2 of Second Revised Exhibit C; and
2. the following Exclusive Use Premises as shown on Second Revised Exhibit C:
  - (a) 1,435 square feet of ticket office space;
  - (b) 189 square feet of curbside check-in space;
  - (c) 313 square feet of baggage office space;
  - (d) 48 square feet of curbside storage space;
  - (e) 3,314 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 Second Revised Exhibit C.



LEE COUNTY PORT AUTHORITY  
Southwest Florida  
International Airport  
11000 Terminal Access Road,  
Suite 8671  
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PH# (239) 590-4100

**United Airlines**

KEY PLAN  
N/A



FLOOR: 02  
ZONE(S): C3, C4  
GATE(S): C3, C5

**LEE COUNTY PORT AUTHORITY**

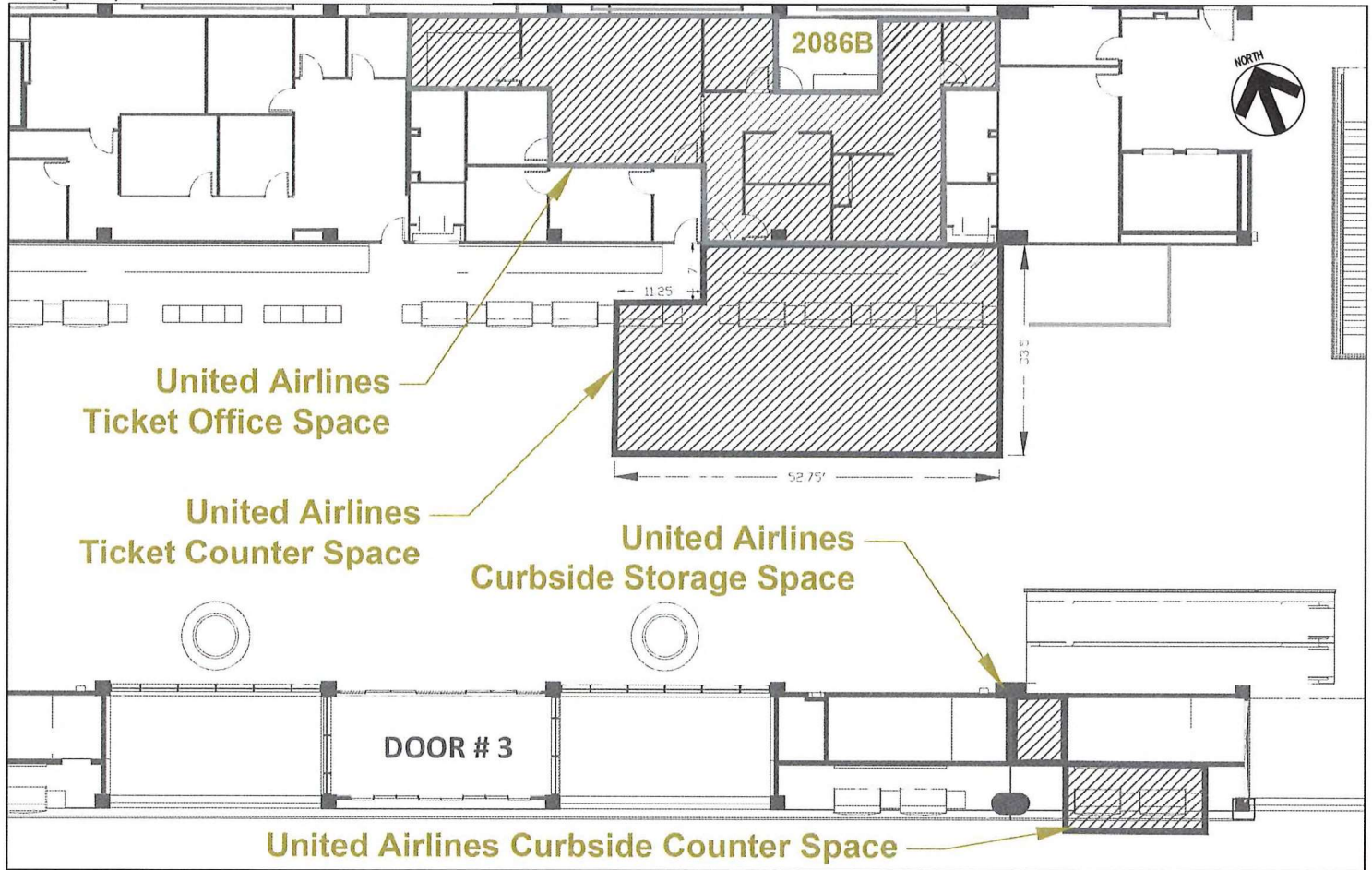
**Second Revised Exhibit C**


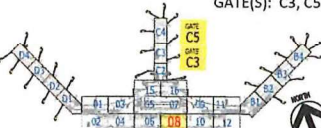
**Boarding Gate(s) Assignment**

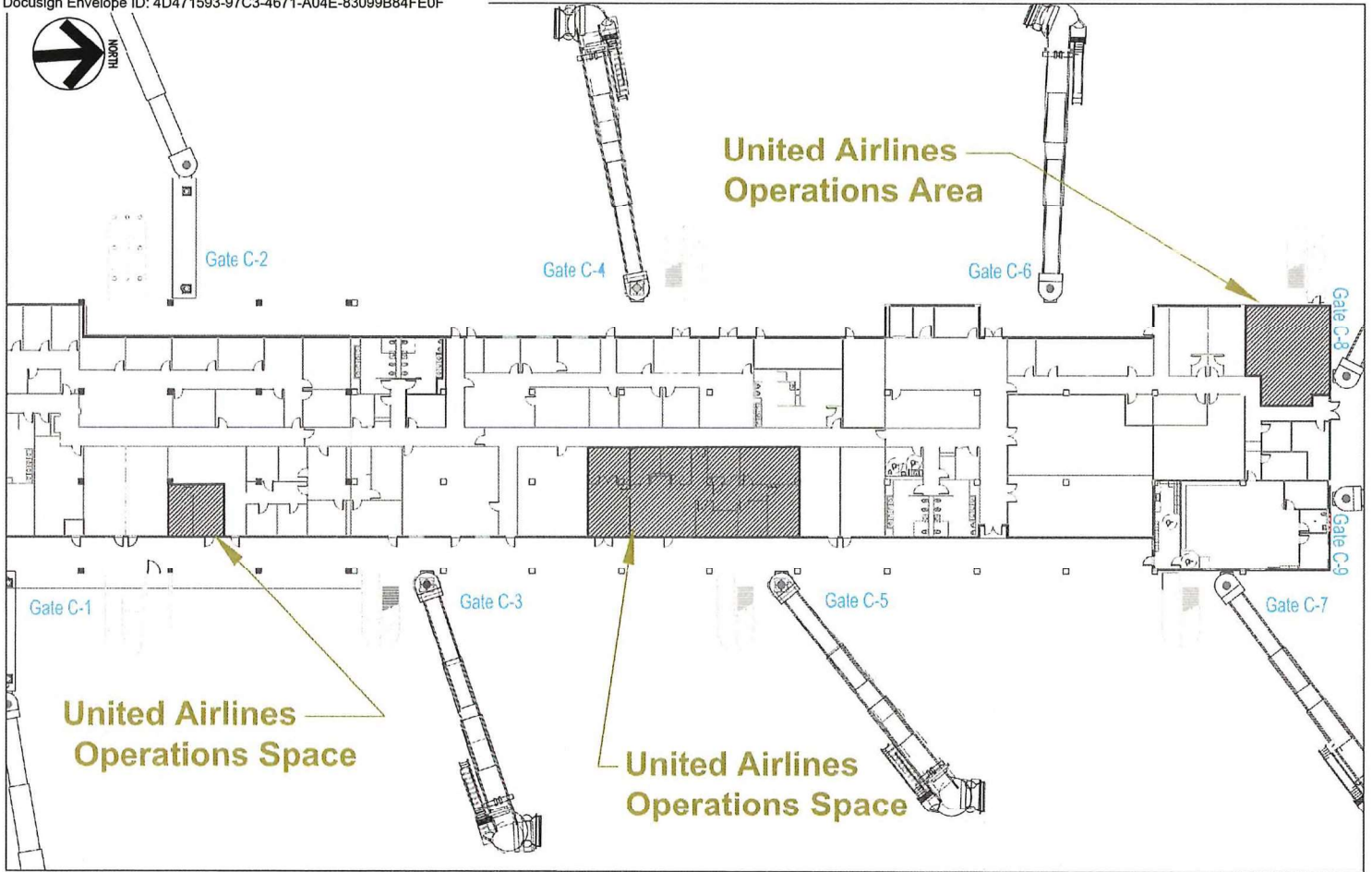
DATE: 12 - September - 2024


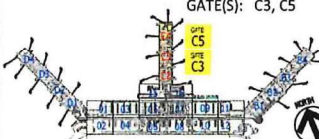
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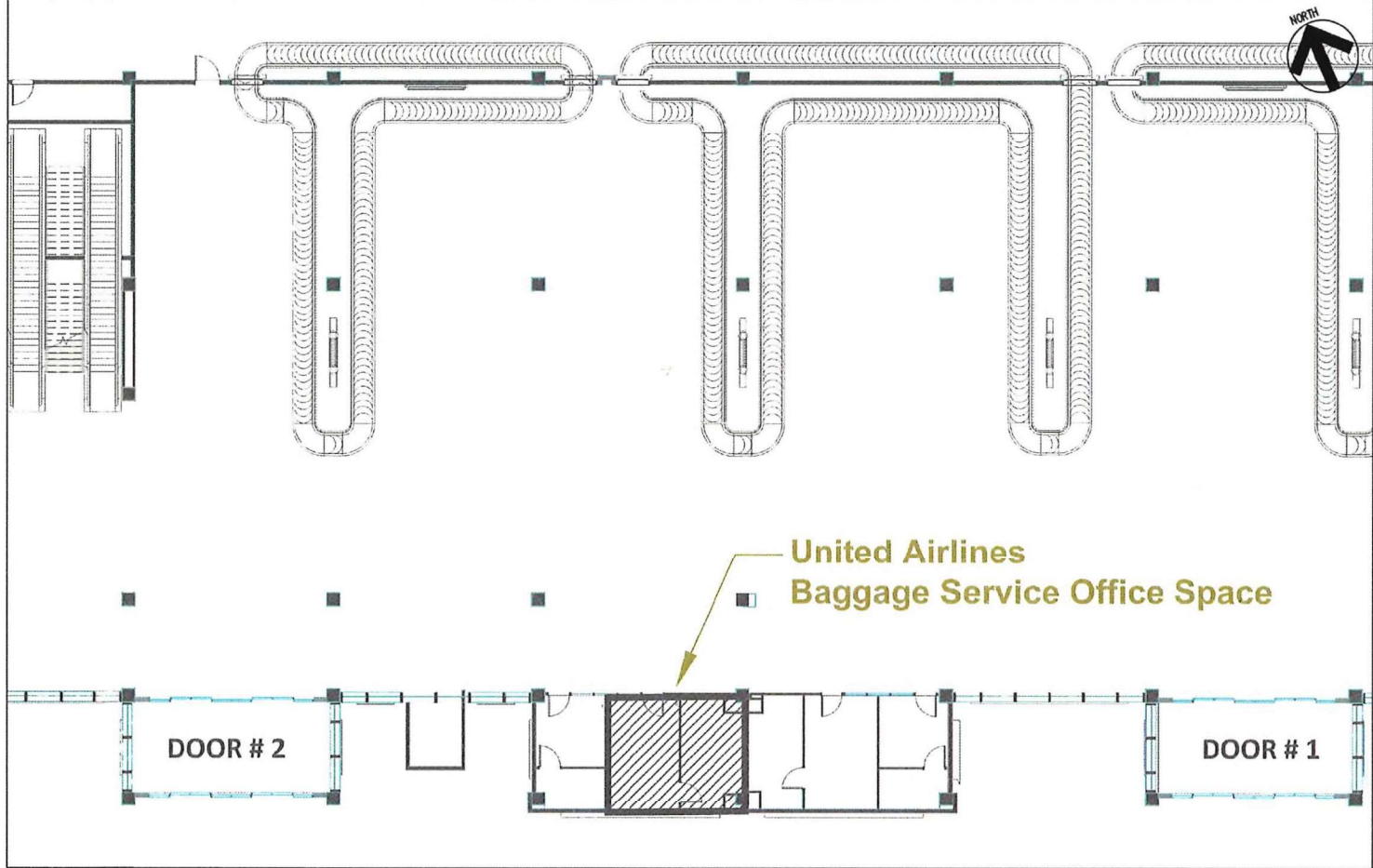




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|  | <p><b>United Airlines</b></p> | <p><b>KEY PLAN</b></p>  <p>FLOOR: 02<br/>ZONE(S): 08<br/>GATE(S): C3, C5</p> | <p><b>LEE COUNTY PORT AUTHORITY</b></p> <p><b>Second Revised Exhibit C</b></p> <p><b>Ticket Office, Ticket Counter,<br/>Curbside Counter &amp; Curbside Storage</b></p> <p>DATE: 12 - September - 2024      Page 2 of 5</p> |
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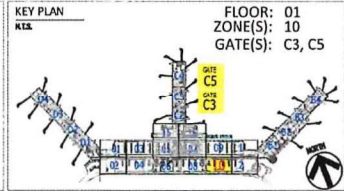


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|  <p>LEE COUNTY PORT AUTHORITY<br/>Southwest Florida<br/>International Airport</p> <p>11000 Terminal Access Road,<br/>Suite 8671<br/>Fort Myers, FL 33913<br/>PH# (239) 590-4100</p> | <p><b>United Airlines</b></p> | <p>KEY PLAN<br/>ATA</p>  <p>FLOOR: 01<br/>ZONE(S): C2, C3, C4<br/>GATE(S): C3, C5</p> | <p><b>LEE COUNTY PORT AUTHORITY</b></p> |                    |
|   |                               |  | <p><b>Second Revised Exhibit C</b></p>  |                    |
|   |                               |  | <p><b>Operations Space</b></p>          |                    |
|   |                               |  | <p>DATE: 12 September - 2024</p>        | <p>Page 3 of 5</p> |



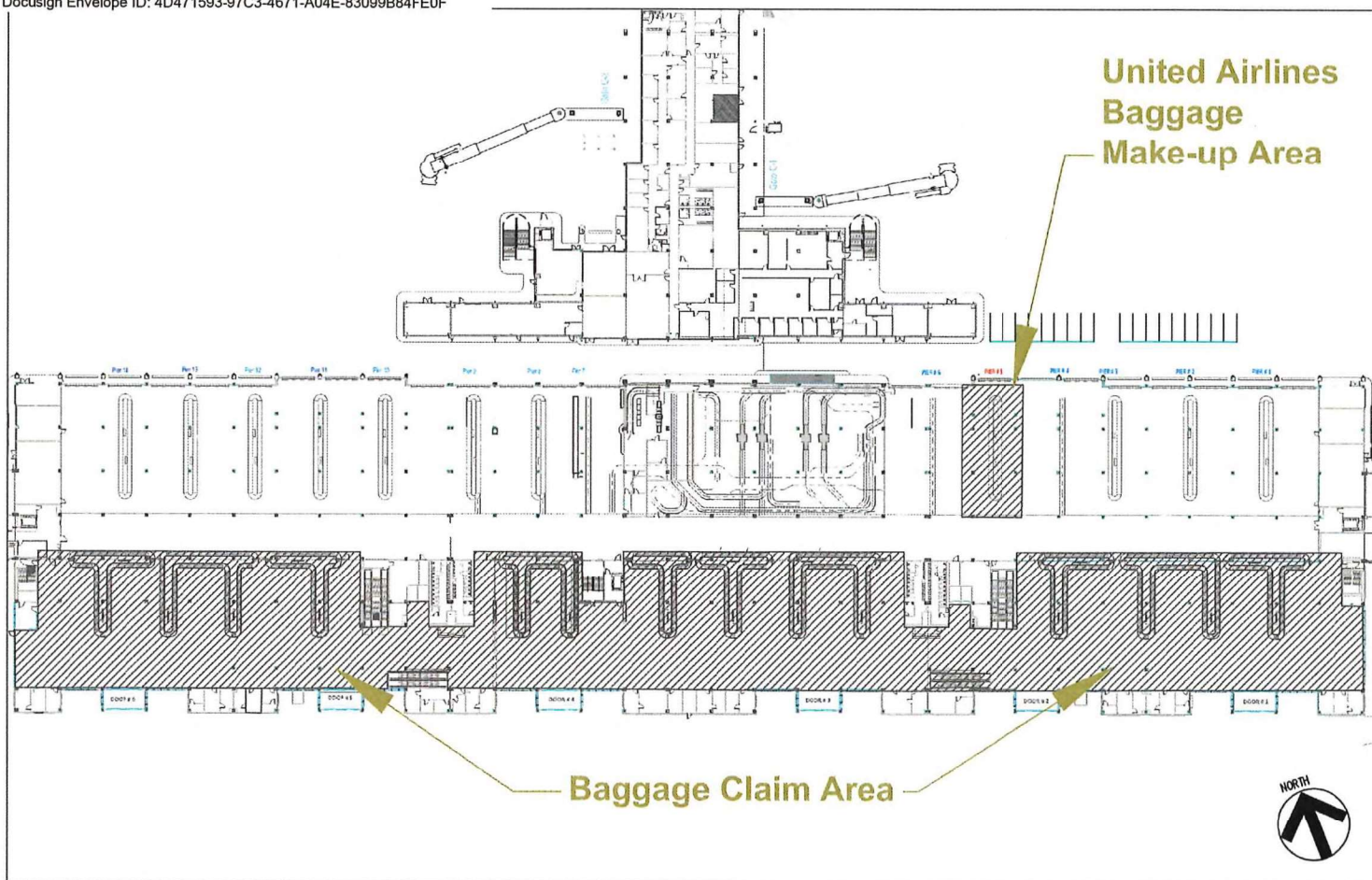
  
LEE COUNTY PORT AUTHORITY  
Southwest Florida  
International Airport  
11000 Terminal Access Road,  
Suite 8571  
Fort Myers, FL 33913  
PH# (239) 590-4100

United Airlines



|                             |             |
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| LEE COUNTY PORT AUTHORITY   |             |
| Second Revised Exhibit C    |             |
| Baggage Service Offices     |             |
| DATE: 12 - September - 2024 | Page 4 of 5 |

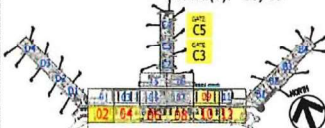




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United Airlines

KEY PLAN  
ATA



LEE COUNTY PORT AUTHORITY

Second Revised Exhibit C

Baggage Make-up  
& Baggage Claim Area

DATE: 12 - September - 2024

Page 5 of 5

**THIRD REVISED EXHIBIT B**

**To**

**AIRLINE – AIRPORT USE AND LEASE AGREEMENT**

**With**

**UNITED AIRLINES, INC.**

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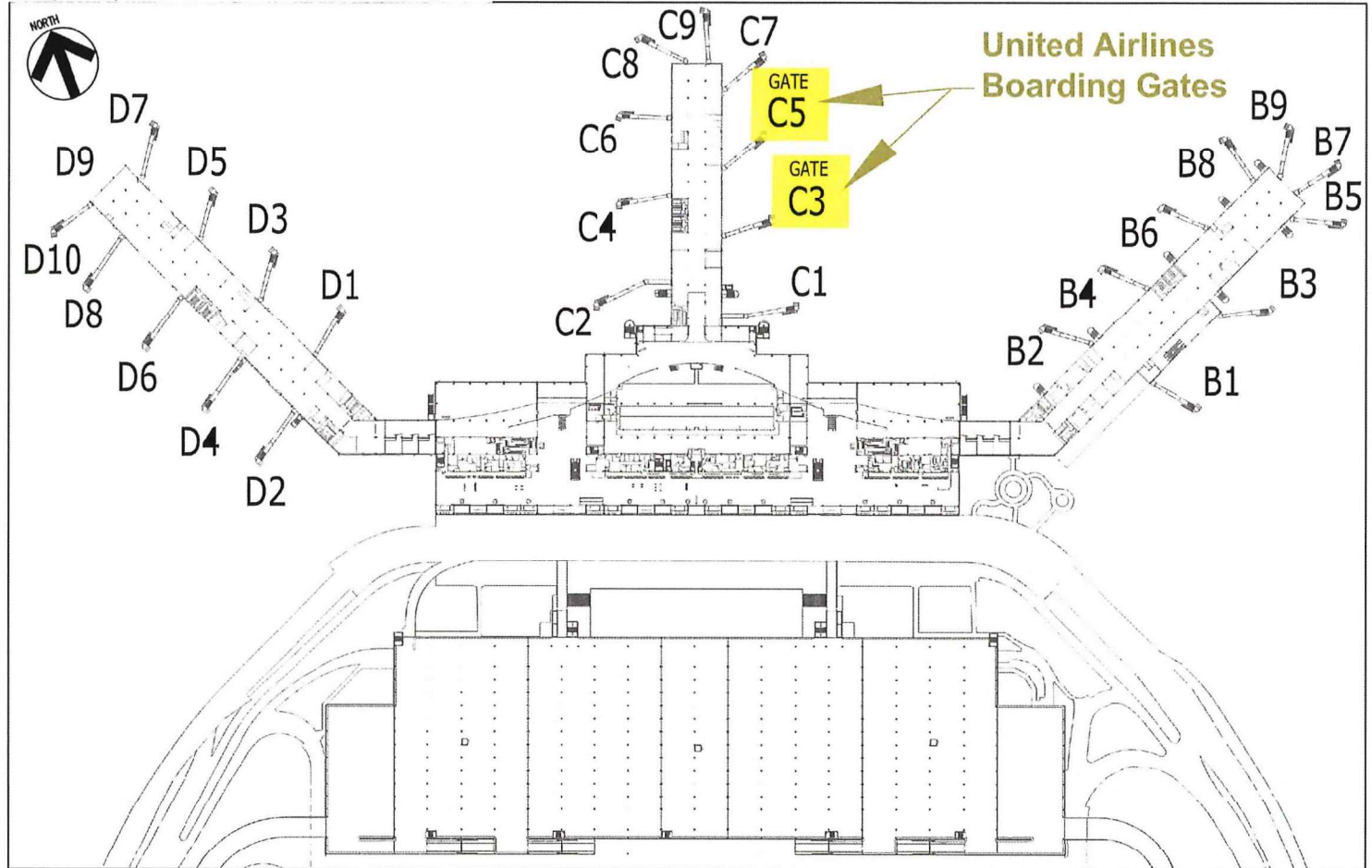
**FOR**

**SOUTHWEST FLORIDA INTERNATIONAL AIRPORT**

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Airline shall have in the Terminal:

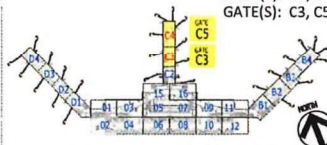
1. the following Preferential Use Premises:
  - (a) Gate Position(s) **C3 and C5** as shown on page 1 of Third Revised Exhibit C;
  - (b) the 4,095 square foot baggage make-up space (BMU), as shown on page 5 of Third Revised Exhibit C;
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  - (c) 313 square feet of baggage office space;
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PH# (239) 590-4100

**United Airlines**

KEY PLAN  
RTK



FLOOR: 02  
ZONE(S): C3, C4  
GATE(S): C3, C5

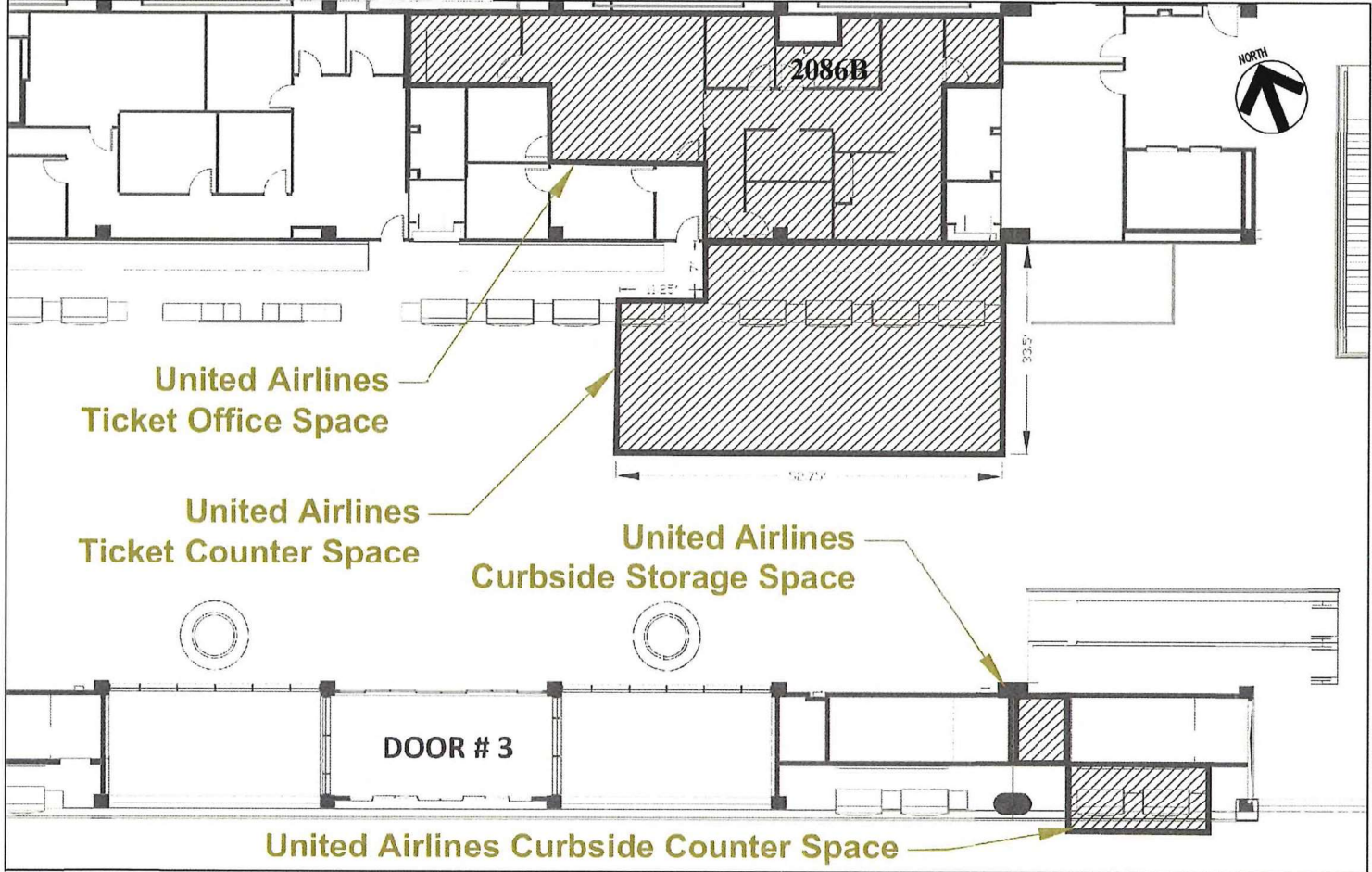
**LEE COUNTY PORT AUTHORITY**

**Third Revised Exhibit C**

**Boarding Gate(s) Assignment**

DATE: 12 - September - 2024

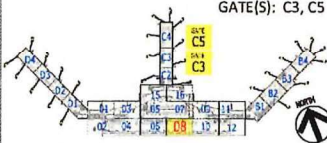
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LEE COUNTY PORT AUTHORITY  
Southwest Florida  
International Airport  
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PH# (239) 590-4100

United Airlines

KEY PLAN  
RTA



FLOOR: 02  
ZONE(S): 08  
GATE(S): C3, C5

LEE COUNTY PORT AUTHORITY

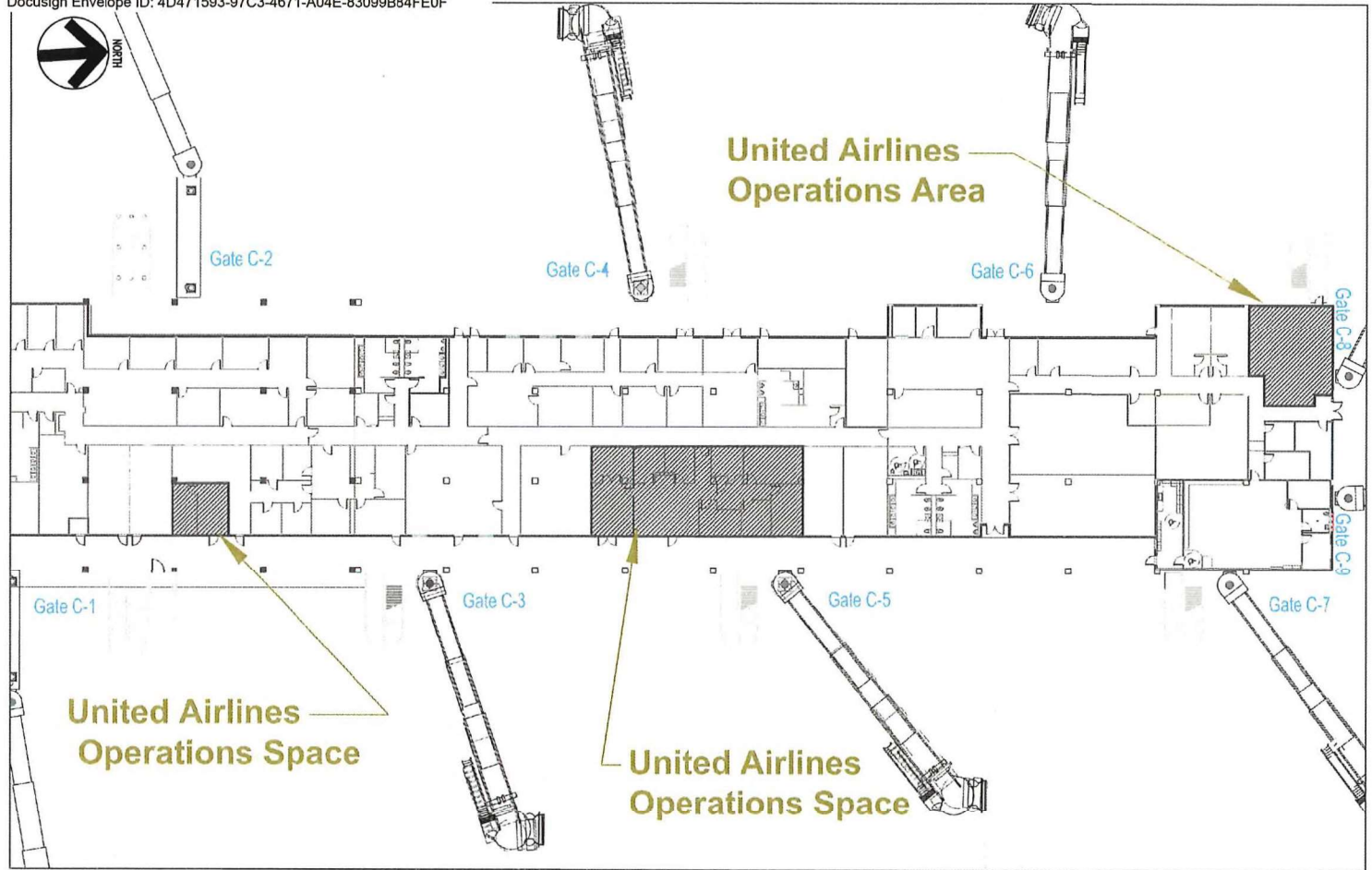
Third Revised Exhibit C

Ticket Office, Ticket Counter,  
Curbside Counter & Curbside Storage

DATE: 12 - September - 2024

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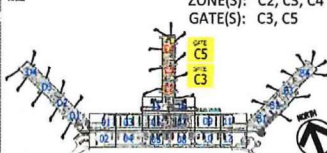




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United Airlines

KEY PLAN  
KTA



LEE COUNTY PORT AUTHORITY

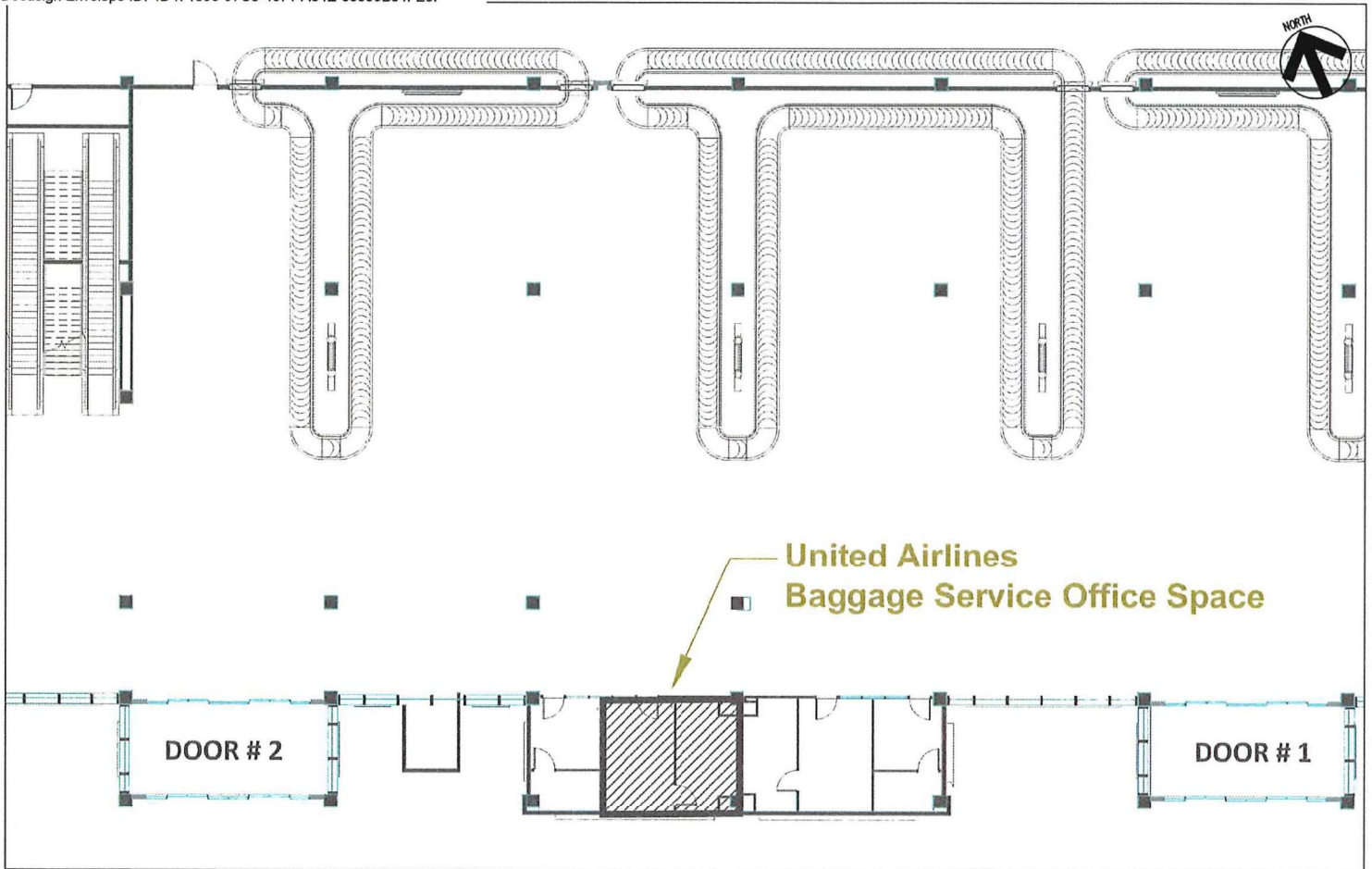
Third Revised Exhibit C

Operations Space

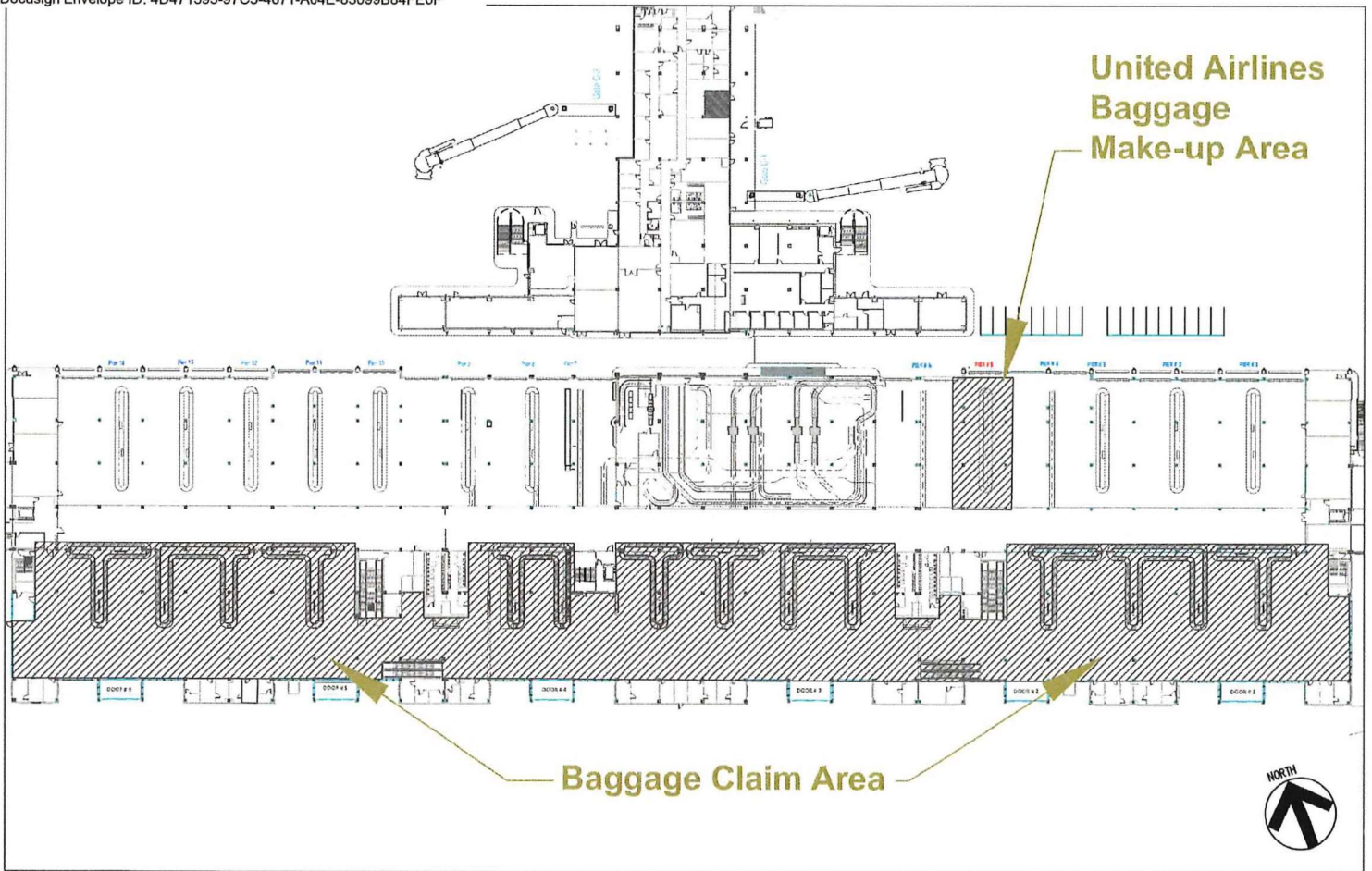
DATE: 12 - September - 2024

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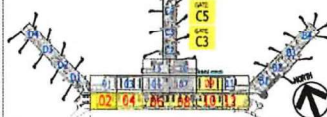
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|--|------------------------|--|--|



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KEY PLAN  
KLA



LEE COUNTY PORT AUTHORITY

Third Revised Exhibit C

Baggage Make-up  
& Baggage Claim Area

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