



MEMORANDUM

TO: Airport Board
FROM: Patrick Dame, C.M., Executive Director
DATE: April 13, 2021
RE: Addendum #1 to Ground Lease Agreement with Coca-Cola Bottling Company
High Country, 3920 Hangar Road

The current ground lease agreement with Coca-Cola Bottling Company High Country expires on April 30, 2021, and has a ten year option. The attached addendum extends the term to April 30, 2031.

STAFF RECOMMENDATION: Staff recommends Board Approval of Addendum #1 to the agreement with Coca-Cola Bottling Company High Country to extend the lease agreement to April 30, 2031.



ADDENDUM #1
PRIVATE HANGAR AREA GROUND LEASE AGREEMENT
COCA-COLA BOTTLING COMPANY HIGH COUNTRY

The Rapid City Regional Airport Board City of Rapid City (Board) and Top Wing, LLC, (Lessee) entered into a Private Hangar Area Ground Lease Agreement (Agreement) for a fifteen year period commencing on May 1, 2006, and ending on April 30, 2021, for the leased premises located at 3920 Hangar Road, Rapid City, SD 57703.

WHEREAS, Top Wing, LLC, assigned the Agreement to Messinger Company, LLC, on October 12, 2012; and

WHEREAS, Messenger Company, LLC, assigned the Agreement to Coca-Cola Bottling Company High Country on October 23, 2012; and

WHEREAS, the Agreement expires on April 30, 2021; and

WHEREAS, the Agreement contains an extension option for one additional ten year period.

NOW THEREFORE, be it agreed by the Parties as follows:

The Parties agree that the Agreement commencing May 1, 2006, remains in full force and effect, except as specifically modified by this Addendum. The Agreement is amended to reflect that the term of the Agreement shall be from May 1, 2006, through April 30, 2031.

IN WITNESS WHEREOF, the Parties execute this Addendum this 13th day of April, 2021.

RAPID CITY REGIONAL AIRPORT BOARD

COCA-COLA BOTTLING COMPANY
HIGH COUNTRY

Darren Haar, Board President
Rapid City Regional Airport

Trevor Messinger

ATTEST: _____
Shawn Gab, Secretary