



## MEMORANDUM

TO: Airport Board  
FROM: Patrick Dame, C.M., Executive Director  
DATE: January 24, 2023  
RE: Assignment and Acceptance of Lease Agreement  
Gen3 Aviation LLC to Charlie Whiskey, LLC

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Shawn Gab has sold his hangar located at 4056 Hansen Hangar Lane to Charlie Whiskey, LLC. The attached Assignment of Lease transfers the lease for the hangar premises and the bare ground across the street from the hangar. The lease expires on December 31, 2028.

**STAFF RECOMMENDATION:** Staff recommends Board approval of the Assignment and Acceptance of Lease Agreement between Gen3 Aviation, LLC and Charlie Whiskey, LLC.

**ASSIGNMENT OF LEASE AGREEMENT**

**FOR VALUABLE CONSIDERATION** received, the undersigned, Shawn Gab, of GEN3 Aviation, LLC, (hereafter "Assignor"), does hereby assign, set over and transfer unto Charlie Whiskey LLC, (hereafter "Assignee"), all of Assignor's right, title and interest in that certain Non-Commercial Lease and Use Agreement dated January 24, 2019, by and between **RAPID CITY REGIONAL AIRPORT/CITY OF RAPID CITY**, of Rapid City, South Dakota, as Lessor, and GEN3 Aviation, LLC, as Lessee, covering the following described property, to-wit:

PRIVATE HANGAR AREA CONSISTING OF 9,277 SQUARE FEET  
LOCATED AT SECTION 17, T1N, R9E, BHM, MORE GENERALLY  
DESCRIBED AS 4056 HANSEN HANGAR LANE, RAPID CITY, SD 57703;  
AND

AREA CONSISTING OF 4,398 SQUARE FEET LOCATED AT SECTION  
17, T1N, R9E, BHM, MORE GENERALLY DESCRIBED AS 4025  
BURDINE HANGAR LANE, RAPID CITY, SD, 57703.

Assignee does hereby accept this assignment and covenants and agrees to perform all of the obligations of Lessee under the terms of said lease. Assignee further agrees to indemnify and hold Assignor harmless from all future liabilities and claims arising out of the Lease Agreement.

Assignor agrees to remain liable to Lessor for the remainder of the term of the Agreement, including paying Lessor any portion of rents, fees, and/or other charges not paid by the Assignees when due and owing.

**DATED** this 24<sup>th</sup> day of January, 2023

**ASSIGNOR:**

**ASSIGNEES:**

\_\_\_\_\_  
Shawn Gab, Gen3 Aviation LLC

\_\_\_\_\_  
Tina Roberts, Charlie Whiskey LLC

**CONSENT TO ASSIGNMENT**

**CONSENT IS HEREBY GRANTED** to the foregoing assignment.

**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**RAPID CITY REGIONAL AIRPORT/CITY OF RAPID CITY, SOUTH DAKOTA**

By \_\_\_\_\_  
Rod Pettigrew, Board President

Attest: \_\_\_\_\_  
Robert Hall, Secretary