

---

**EIGHTH AMENDMENT TO AVIATION GROUND LEASE  
BETWEEN HERNANDO COUNTY AND RAYTHEON COMPANY**

**THIS IS AN AMENDMENT** dated April 12, 2022 to the Aviation Ground Lease dated April 1, 2003 between Hernando County, a political subdivision of the State of Florida, whose address is 15470 Flight Path Drive, Brooksville, FL 34604 (the "**Lessor**") and Raytheon Company, whose address is 870 Winter Street, Waltham, MA 02451 (the "**Lessee**").

**WHEREAS**, the **Lessor** and the **Lessee** entered into the Aviation Ground Lease dated as of April 1, 2003, and as recorded in Official Records Book 1650, Pages 454 through 483, of the Public Records of Hernando County, FL (the "**Ground Lease**") for the lease of certain real property described as:

9,000 SF (mol) of the airport land, described as shown in Exhibits A1, A2 & A3, attached to the **Ground Lease**, as said Exhibits were recorded in the aforesaid Official Records Book at Pages 468 through 470; and,

**WHEREAS**, the **Ground Lease** was extended by the **Renewal of the Aviation Ground Lease effective March 22, 2006 (the "Renewal")** Amendment to the Aviation **Ground Lease** dated April 1, 2007 (the "**First Amendment**"); extending the **Ground Lease** for an additional two (2) years running from April 1, 2007, and ending on March 30, 2009; and, Second Amendment to Aviation Ground Lease dated April 14, 2009 (the "**Second Amendment**") extending the **Ground Lease** for an additional two (2) years running from April 1, 2009 and ending on March 30, 2011; Third Amendment to Aviation Ground Lease dated July 19, 2011, (the "**Third Amendment**") extending the **Ground Lease** for an additional two (2) years running from April 1, 2011 and ending on March 30, 2013; Fourth Amendment to Aviation Ground Lease dated April 23, 2013, (the "**Fourth Amendment**") extending the **Ground Lease** for an additional two (2) years running from April 1, 2013 and ending on March 30, 2015; Fifth Amendment to Aviation Ground Lease dated April 13, 2015 (the "**Fifth Amendment**") extending the **Ground Lease** for an additional two (2) years running from April 1, 2015 and ending on March 30, 2017; Sixth Amendment to Aviation Ground Lease dated March 21, 2017 (the "**Sixth Amendment**") extending the **Ground Lease** for an additional one (1) year running from April 1, 2017 and ending on March 30, 2018; Seventh Amendment to Aviation Ground Lease dated April 1, 2018 (the "**Seventh Amendment**") which automatically extending the **Ground Lease** yearly unless otherwise noticed by either party.

**WHEREAS**, the **Ground Lease** and **Renewal, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment**, and this **Eighth Amendment** are hereinafter referred to collectively as the **Ground Lease**; and,

**WHEREAS**, the **Ground Lease** is currently scheduled to expire on March 30, 2022 and **Lessee** and **Lessor** agree that beginning on April 1, 2022 this Ground Lease, rather than automatically extending for one year will be extended for forty-two (42) months until September 30, 2025 and,

**WHEREAS**, the **Lessee** has duly performed under the **Ground Lease** and is not otherwise in breach of said agreement; and,

WHEREAS, the Lessee has timely advised the Lessor of its intent to renew the Ground Lease.

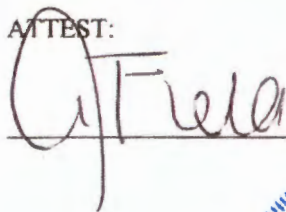
NOW, THEREFORE, in consideration of mutual covenants herein contained, the parties agree as follows:

1. The Lessee and the Lessor agree that the Ground Lease is hereby extended for an additional forty-two (42) months commencing on April 1, 2022 and expires on September 30, 2025 unless otherwise noticed by either party and the automatic renewal provisions contained in the Seventh Amendment are hereby deleted in their entirety.
2. The monthly rent during this term shall be as follows:

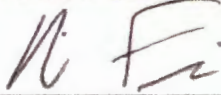
Months 1-12	\$779.35	Months 13-24	\$794.94
Months 25-36	\$810.84	Months 37-42	\$827.05
3. Except as provided above, all other terms, conditions and covenants of the Ground Lease shall remain in full force and effect.
4. All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Ground Lease.
5. This Eighth Amendment shall be recorded in the public records of Hernando County and recorded at Lessee's expense.

IN WITNESS WHEREOF, the parties have executed this Eighth Amendment effective on the date as indicated above.

ATTEST:

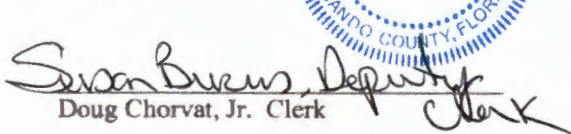
  
\_\_\_\_\_

RAYTHEON COMPANY (LESSEE)

By:   
\_\_\_\_\_


Richard Field  
Senior Director – Real Estate & Portfolio Strategy

ATTEST:

  
Doug Chorvat, Jr. Clerk

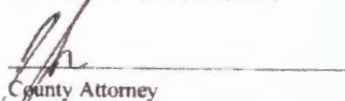


BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA (LESSOR)

By:   
\_\_\_\_\_

Steve Champion, Chairman

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
County Attorney

STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD

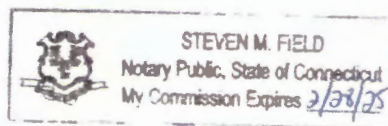
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11<sup>th</sup> day of March, 2022, by Richard Field, Senior Director – Real Estate & Portfolio Strategy, Raytheon Company, who ☒ is personally known to me OR ☐ has produced \_\_\_\_\_, as identification.

St M. Field

Notary Public (Signature of Notary)

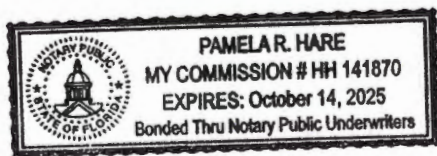
Steven M. Field

Name legibly printed, typewritten or stamped



STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12<sup>th</sup> day of April, 2022, by Steve Champion, as Chairman of the Hernando County Board of County Commissioners, who ☒ is personally known to me OR ☐ has produced \_\_\_\_\_, as identification.



Pamela R. Hare

Notary Public (Signature of Notary)

Name legibly printed, typewritten or stamped