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

THIS IS AN AMENDMENT dated April 1, 2018 to the Aviation Ground Lease dated April 1, 2003 between Hernando County, a political subdivision of the State of Florida, whose address is 20 N. Main Street, Room 293, Brooksville, FL 34601 (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** and **Renewal** was scheduled to expire on March 30, 2007 and the **Lessee** and the **Lessor** agreed to an Amendment to the Aviation **Ground Lease** (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, (the "**Second Amendment**") extending the **Ground Lease** for an additional two (2) years running from April 1, 2009 and ending on March 30, 2011; and, (the "**Third Amendment**") extending the **Ground Lease** for an additional two (2) years running from April 1, 2011 and ending on March 30, 2013; and, (the "**Fourth Amendment**") extending the **Ground Lease** for an additional two (2) years running from April 1, 2013 and ending on March 30, 2015; and, (the "**Fifth Amendment**") extending the **Ground Lease** for an additional two (2) years running from April 1, 2015 and ending on March 30, 2017; and, (the "**Sixth Amendment**") extending the **Ground Lease** for an additional one (1) year running from April 1, 2017 and ending on March 30, 2018.

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

WHEREAS, the **Ground Lease** is scheduled to expire on March 30, 2018 and **Lessee** and **Lessor** agree that beginning on April 1, 2018, and each successive year thereafter, the **Ground Lease** will automatically renew for another year; 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 one (1) year commencing on April 1, 2018, and thereafter, will automatically renew for another one (1) year time period unless otherwise noticed by either party. The parties agree that notwithstanding the date of execution of this Seventh Amendment it shall be retroactive to April 1, 2018.
2. The monthly rent during this current term shall be \$720.00. Upon the automatic renewal of the Ground Lease, rent will increase by 2% unless otherwise negotiated by the parties.
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 Seventh Amendment shall be recorded in the public records of Hernando County; the Lessee shall pay the cost of recording.

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

ATTEST:



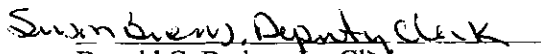
RAYTHEON COMPANY (LESSEE)

By: 
Robert J. Moore, VP - EHSS, Real Estate & Insurance

- BOCC

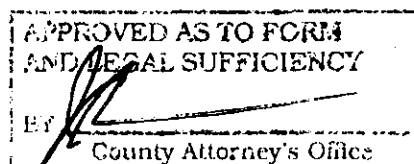
ATTEST:




Donald C. Barbee, Jr. Clerk

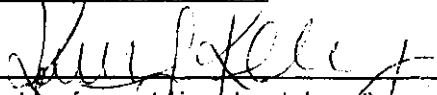
BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA (LESSOR)

By:  11-27-18
Steve Champion, Chairman



COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX

The foregoing instrument was acknowledged before me this 1st day of October, 2018, by Robert J. Moore, Vice President - Business Services of Raytheon Company, who is personally known to me or who has produced MASSACHUSETTS Drivers License as identification.

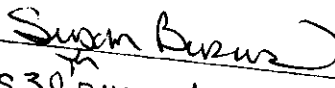

(Signature of person taking acknowledgment)

[SEAL]



KRISTINA J. KELLEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 11, 2024

CERTIFIED TO BE A TRUE COPY
DON BARBEE, JR.
CLERK OF COURTS

BY:  D.C.
THIS 30th DAY OF Nov. 2018

