

**NINTH AMENDMENT TO
AVIATION GROUND LEASE AGREEMENT**

THIS IS A NINTH AMENDMENT TO THE GROUND LEASE AGREEMENT dated as April 1, 2003 between **HERNANDO COUNTY**, a political subdivision of the State of Florida, whose address is 15470 Flight Path Drive, Brooksville, Florida 34604 (the "**Lessor**") and Raytheon Company, whose mailing address is 870 Winter Street, Waltham, MA 02451 (the "**Lessee**").

WHEREAS, the **Lessor** and Raytheon Company entered into that certain Aviation Ground Lease Agreement "**Agreement**" 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 Exhibit A1, A2, & A3, attached to the Gound 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**") automatically extending the **Ground Lease** yearly unless otherwise noticed by either party; Eighth Amendment to Aviation Ground Lease dated April 12, 2022 (the "**Eighth Amendment**") extending the **Ground Lease** for an additional forty-two (42) months running from April 1, 2022 and ending on September 30, 2025.

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

WHEREAS, the **Ground Lease** is currently scheduled to expire on September 30, 2025 and

Lessee and **Lessor** agree that beginning on October 1, 2025 this Ground Lease will be extended for a five (5) year term commencing October 1, 2025 until September 30, 2030 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 five (5) years commencing on October 1, 2025 and expires on September 30, 2030 unless otherwise noticed by either party.

2. The monthly base rent during this term shall be as follows, with the applicable sales tax to be added:

Months 1-12	\$843.60	Months 13-24	\$860.47
Months 25-36	\$877.68	Months 37-48	\$895.23
Months 49-60	\$913.14		

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. The **Ninth Amendment** shall be recorded in the public records of Hernando County and recorded at **Lessee's** expense.

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IN WITNESS WHEREOF, the parties have executed this Ninth Amendment, effective on the date signed by the last party hereto.

ATTEST:
(LESSEE)

Lauren Field
[Print Name]
Lauren Field

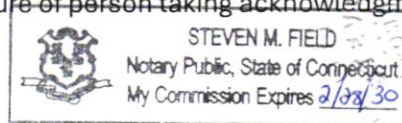
RAYTHEON COMPANY

By: Richard Field 5/21/25
Richard Field Date
Senior Director – Real Estate & Portfolio Strategy

STATE OF Connecticut
COUNTY OF Fairfield

The foregoing instrument was acknowledged before me this 21st day of May, 2025 by Richard Field, Senior Director for Raytheon Company, who is personally known to me or who has produced _____ as identification.

Steven M. Field
(Signature of person taking acknowledgment)



ATTEST:
(LESSOR)

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Douglas A. Chorvat, Jr.
CLERK OF CIRCUIT COURT

By: _____
Brian Hawkins, Chairman Date

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

[Signature]
County Attorney

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this ____ day of _____, 2025 Brian Hawkins, Chairman of Hernando County Board of County Commissioners, who is personally known to me or who has produced _____ as identification.

(Signature of person taking acknowledgment)