

**EXHIBIT H**

**Airport Estoppel**

**LESSOR ESTOPPEL CERTIFICATE**

The undersigned hereby certifies to AERO CENTER PDK WEST, LLC, a Delaware limited liability company, together with its successors and assigns (“Buyer”), and Buyer’s lender [\_\_\_\_\_] (“Lender”), that the undersigned is the fee owner and ground lessor of the Premises under that certain Lease Agreement at DeKalb Peachtree Airport, effective as of September 1, 2025, by and between DEKALB COUNTY, GEORGIA, a political subdivision of the State of Georgia, as lessor (“Lessor”), and THE MAINTENANCE GROUP, LLC, a Delaware limited liability company, as lessee (“Lessee”) (such ground lease being hereinafter referred to as the “Master Lease”). Any capitalized terms used herein and not otherwise defined herein shall have the meanings given to them in the Master Lease. The Lessor further hereby certifies to Buyer as follows, with full knowledge that Buyer is relying upon the truth, accuracy and completeness of such statements:

- 1) The Master Lease with all amendments thereto is presently in full force and effect, and attached hereto as **Exhibit “A”** is a full, true, and complete list of the documents constituting the Master Lease, including, all modifications, supplements, and amendments thereto. The Master Lease contains all of the understandings and agreements between Lessor and Lessee. The property subject to the Master Lease is identified as [Tract C-20 Revised (1961 Sixth Street Chamblee, Georgia 30341), DeKalb County Parcel ID 18 270 01 068, and more particularly described by the legal descriptions on survey plat by Patterson & DeWar Engineers, Incorporated, dated March 1, 2006] [Tract 2 and Tract 11 (1950 Airport Road), and more particularly described by the legal descriptions on survey plat by Hayes James Engineers, Planners & Surveyors, dated October 28, 2016 and last revised July 9, 2018] (alternatively referred to as the “Premises”, the “Leased Premises”, and the “Leased Property”).
- 2) The Lessor has delivered to Lessee the Leased Property demised under the Master Lease, any and all improvements required by the terms of the Master Lease to be made by Lessor prior to the date hereof have been fully completed and any and all other special conditions to be performed by Lessor prior to or at commencement of the term of the Master Lease or as a condition therefor have been performed and satisfied. The commencement date of the term of the Master Lease was September 1, 2025, and the expiration date is August 31, 2045.
- 3) Lessee has paid Lessor a security deposit of \$ 0 (if none, insert “0”), and Lessor holds no other funds for Lessee's account.
- 4) Lessee has accepted the Leased Property in its current condition, is in occupancy thereof and Lessee's obligation to pay rent has commenced in full. The Master Lease provides for, and the Lessee is currently paying, rent as follows:

Monthly installment of base rent (as defined in the Master Lease): Tract C-20 Revised (1961 Sixth Street Chamblee, Georgia 30341), DeKalb County Parcel ID 18 270 01 068, and more particularly described by the legal descriptions on survey plat by Patterson & DeWar Engineers, Incorporated, dated March 1, 2006.

<b>Start Date</b>	<b>End Date</b>	<b>Monthly Base Rent</b>
September 1, 2025	August 31, 2030	\$20,960.75
September 1, 2030	August 31, 2035	TBD per Section 5.B., Master Lease
September 1, 2035	August 31, 2040	TBD per Section 5.B., Master Lease

September 1, 2040	August 31, 2045	TBD per Section 5.B., Master Lease

Monthly installment of base rent (as defined in the Master Lease): Tract 2 and Tract 11 (1950 Airport Road), and more particularly described by the legal descriptions on survey plat by Hayes James Engineers, Planners & Surveyors, dated October 28, 2016 and last revised July 9, 2018.

<b>Start Date</b>	<b>End Date</b>	<b>Monthly Base Rent</b>
September 1, 2025	August 31, 2030	\$11,732.66
September 1, 2030	August 31, 2035	TBD per Section 5.B., Master Lease
September 1, 2035	August 31, 2040	TBD per Section 5.B., Master Lease
September 1, 2040	August 31, 2045	TBD per Section 5.B., Master Lease

No rent under the Master Lease has been paid more than thirty (30) days in advance of its due date.

Monthly payment of oil and lubricants commission fee (as defined in the Master Lease):

<b>Start Date</b>	<b>End Date</b>	<b>Monthly Base Rent</b>
September 1, 2025	August 31, 2030	\$0.16 per quart for oils (engines and hydraulics) and lubricants delivered to the Leased Property
September 1, 2030	August 31, 2035	\$0.17 per quart for oils (engines and hydraulics) and lubricants delivered to the Leased Property
September 1, 2035	August 31, 2040	\$0.18 per quart for oils (engines and hydraulics) and lubricants delivered to the Leased Property
September 1, 2040	August 31, 2045	\$0.19 per quart for oils (engines and hydraulics) and lubricants delivered to the Leased Property

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No oil and lubricants commission fee under the Master Lease has been paid more than thirty (30) days in advance of its due date.

- 5) Unless set forth below, the address for notices to be sent to the Lessor is as set forth in the Master Lease or in a notice attached to this Estoppel Certificate.
- 6) To the best of undersigned's knowledge, Lessee is not in default under the Master Lease, there exists no breach or default, nor state of facts which, with notice, the passage of time, or both, would result in a breach or default on the part of Lessee under the Master Lease, and Lessee, as of this date, has no charge, lien or claim of setoff under the Master Lease or otherwise against rents or other charges due or to become due thereunder.
- 7) Lessee has no expansion rights or rights of first refusal with respect to any additional space on the Leased Property, and no option to extend or terminate the Master Lease, except as the following specific terms (if none, state "None"):

Option for Renewal Term per Section 4.B. of the Master Lease

Right to Terminate per Section 16 and Section 24 of the Master Lease

- 8) Lessee has no option to acquire any interest in any portion of the Leased Property, except as follows (if none, state "None"): "None".
- 9) Lessee is current in the payment of rent and other charges required to be paid by the Lessee to the Lessor.
- 10) The Lessor has not entered into any sublease, assignment or other agreement transferring any of its interests in the Master Lease or the Leased Property, except as follows (if none, state "None"): "None".
- 11) All insurance required of Lessee by the Master Lease has been provided by Lessee and all premiums have been paid in full as of the date hereof.
- 12) There are no actions, whether voluntary or otherwise, pending against the Lessor under the bankruptcy or insolvency laws of the United States or any state thereof.
- 13) This Estoppel Certificate, the covenants, terms and conditions hereof and the rights and obligations created hereby shall be binding upon and inure to the benefit of Lessor, Buyer, Lender, and their respective affiliates, successors and assigns. Lessor, and the person or persons executing this certificate on behalf of Lessor, have the power and authority to execute this certificate.

*[Remainder of page intentionally left blank]*



EFFECTIVE as of the \_\_\_ day of \_\_\_\_\_, 2026.

**LESSOR:**

**DEKALB COUNTY, GEORGIA,**  
a political subdivision of the State of Georgia

By: \_\_\_\_\_(SEAL)

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT A**

**Master Lease**

1. Lease Agreement at DeKalb Peachtree Airport, effective as of September 1, 2025, by and between DEKALB COUNTY, GEORGIA, a political subdivision of the State of Georgia, as lessor, and THE MAINTENANCE GROUP, LLC, a Delaware limited liability company, as lessee, concerning the property generally located at [1961 Sixth Street][1950 Airport Road], Chamblee, GA, as more particularly described therein.