

**STATE OF GEORGIA**

**COUNTY OF DEKALB**

**CONSENT TO SUBLEASE**

**DEKALB COUNTY CONTRACT NO. 500676 (formerly No. 79-1971)**

**THIS CONSENT**, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2024, by **DEKALB COUNTY**, a political subdivision of the State of Georgia, (hereinafter referred to as “Lessor” or “County”), is delivered to Epps Air Service, LLC dba Aero Center Epps Atlanta, LLC, a Georgia limited liability company (hereinafter referred to as “Lessee”) and SkyTech, Inc., a Maryland Corporation (hereinafter referred to as the “Sublessee”).

**WHEREAS**, County and Epps Air Service, Inc., previously entered into a certain Lease Agreement dated March 30, 1979 (together with all amendments thereto), for premises, hereinafter referred to collectively as the “Lease”, located at 1 Aviation Way in DeKalb County, Georgia on DeKalb Peachtree Airport; and

**WHEREAS**, Exhibit A, Lease Area Retracement Survey for Epps Aviation at DeKalb Peachtree Airport dated March 18, 2015, defines the leased premises identified as 1 Aviation Way on DeKalb Peachtree Airport. Exhibit A is attached hereto and incorporated herein as reference; and

**WHEREAS**, the Lease was further amended by a Consent to Leasehold Deed to Secure Debt dated May 16, 2023, whereby Epps Air Service, LLC dba Aero Center Epps Atlanta, LLC, became the Lessee under the Lease Agreement; and

**WHEREAS**, Section 27, Sale, Assignment, Transfer and Subletting, of the Lease Agreement requires Lessee to Request and Receive Lessor’s Consent to sublease the Leased property or any portion thereof.

**WHEREAS, Lessee** desires to sublease a portion of the Lease consisting of approximately 43,900 square feet identified as hangar, office and shop space in Hangars 2 and 3. Said subleased property is more particularly described in Exhibit B, Description of Subleased Property, attached hereto and incorporated herein; and

**WHEREAS** Sublessee desires to accept said Sublease upon the terms and conditions set forth in the Sublease Agreement; and

**WHEREAS** Lessee understands and agrees to provide any amendments to its Sublease with Sublessee so that Lessor may maintain in its files; and

**WHEREAS** Lessee understands and agrees that it remains bound by the Lease Agreement and assures Lessor that its Sublease with Sublessor will not affect or disturb the rights, interest and obligations belonging to Lessor pursuant to the Lease Agreement or any amendments thereto.

**NOW THEREFORE,** for and in consideration of the premises and covenants herein contained, and of the terms and conditions herein set forth, County hereby consents to the sublease by Epps Air Service, LLC dba Aero Center Epps Atlanta, LLC to SkyTech, Inc.

This consent to sublease is intended to satisfy all provisions of the Lease Agreement requiring the County's consent to or approval of the proposed sublease to SkyTech, Inc., including, but not limited to Section 27 of the Lease Agreement.

(Signatures Follow on Next Page)

IN WITNESS WHEREOF, the parties hereto have caused this Consent to Sublease to be executed in four (4) counterparts, each to be considered as an original by their authorized representative, the day and date hereinabove written.

LESSEE: EPPS AIR SERVICE, LLC  
dba AERO CENTER EPPS  
ATLANTA, LLC

DEKALB COUNTY, GEORGIA

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

\_\_\_\_\_ by Dir.(SEAL)  
MICHAEL L. THURMOND  
Chief Executive Officer  
DeKalb County, Georgia

Geoff Heuk  
Name (Typed or Printed)

President/COO  
Title

58 090 3303  
Federal Tax Identification Number

8/12/2024  
Date Signed by Lessee

ATTEST:

ATTEST:

Valerie D. Whitley  
Name (Typed or Printed)  
Administrator  
Title

BARBARA H. SANDERS, CCC, CMC  
Clerk of the Chief Executive Officer and  
Board of Commissioners of  
DeKalb County, Georgia

Signed, sealed and delivered as  
to Lessee in the presence of:

Signed, sealed and delivered as  
to County in the presence of:

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_  
(Seal)

\_\_\_\_\_  
Notary Public  
My Commission Expires:

APPROVED AS TO SUBSTANCE  
\_\_\_\_\_  
Department Director

APPROVED AS TO FORM:

\_\_\_\_\_  
County Attorney Signature  
\_\_\_\_\_  
County Attorney Name (Typed or Printed)

**SUBLESSEE: SKYTECH, INC.**

By: *Justin Lazzeri*  
Signature (SEAL)

Justin Lazzeri  
Name (Typed or Printed)

Chief Executive Officer  
Title

52-1681507  
Federal Tax Identification Number

08 August 2024  
Date Signed by Sublessee

**ATTEST:**

*Lela Frances Sparkman* (Seal)  
Name (Typed or Printed)

Accountant  
Title

Signed, sealed and delivered as  
to Sublessee in the presence of:

*Lela Frances Sparkman* (Seal)  
Notary Public

My Commission Expires:  
August 20, 2025

**LELA FRANCES SPARKMAN  
Notary Public-Maryland  
Carroll County  
My Commission Expires  
August 20, 2025**

**CERTIFICATE OF CORPORATE RESOLUTION**

I, Stefan Bühler, certify the following:

That I am the duly elected and authorized Secretary of SkyTech, Inc., hereinafter referred to as the "corporation"), a corporation organized and incorporated to do business under the laws of the State of Maryland;

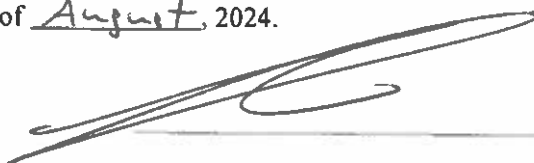
That said corporation has, through lawful resolution of the Board of Directors of the corporation, duly authorized and directed Justin Lazzeri, in his official capacity as Chief Executive Officer of the corporation, to enter into and execute the following described Agreement with DeKalb County, a political subdivision of the State of Georgia:

Consent to Sublease under Contract No. 500676 (formerly No. 79-1971) with Epps Air Service, LLC dba Aero Center Epps Atlanta, LLC, for premises identified in Exhibit B at 1 Aviation Way on DeKalb Peachtree Airport.

That the foregoing Resolution of the Board of Directors has not been rescinded, modified, amended, or otherwise changed in any way since the adoption thereof, and is in full force and effect on the date hereof.

IN WITNESS WHEREOF, I have set my hand and corporate seal;

This the 13<sup>th</sup> day of August, 2024.



(CORPORATE SEAL)

*(Secretary)*  
Dr. Stefan Bühler  
General Counsel and  
Company Secretary

**Exhibit A**  
**(consisting of 2 pages)**

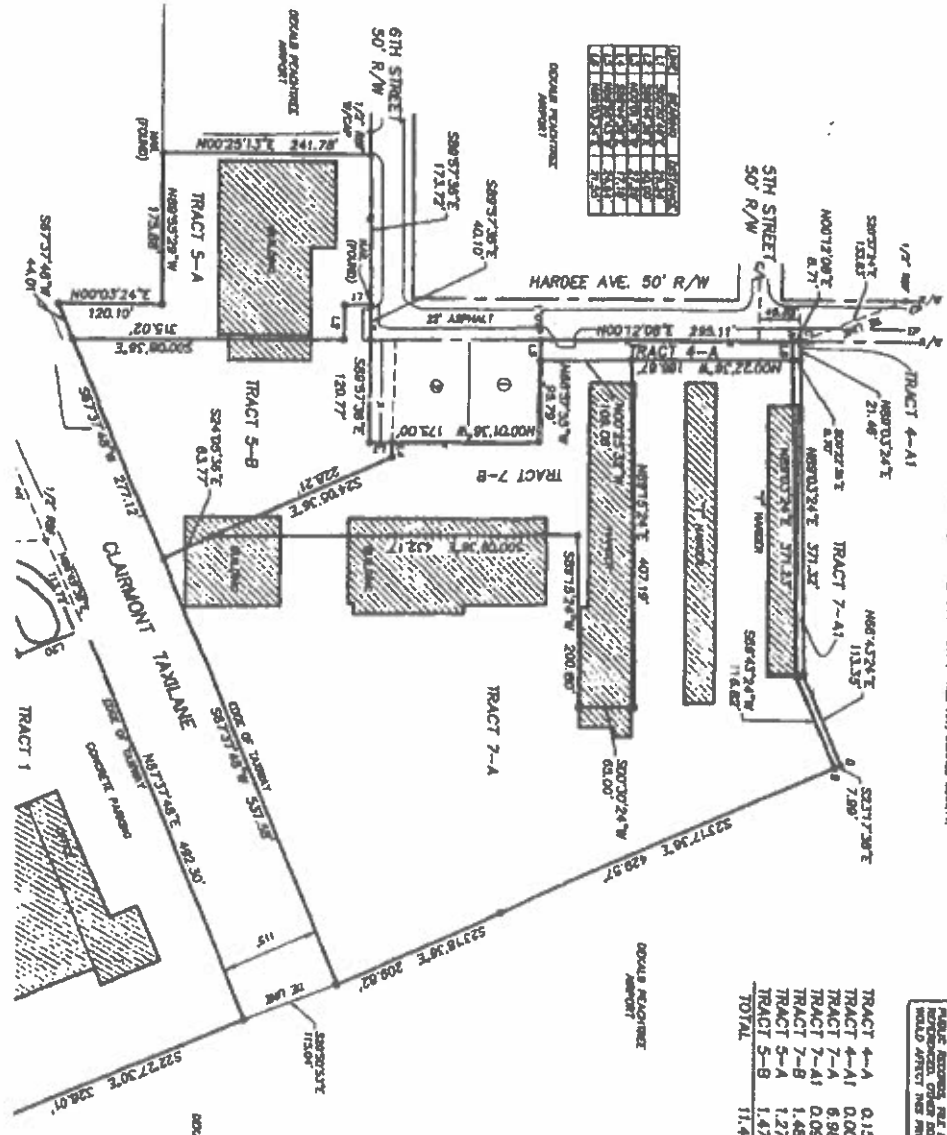
**Lease Area Retracement Survey for  
Epps Aviation at DeKalb Peachtree Airport  
Dated March 18, 2015**





**LEGEND**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	CONCRETE IMPROVEMENT FOOTING	---	ADJUSTED
---	3/4" REBAR PER SET	---	STANDARD SURVEY LINE
---	REBAR PER FOOT	---	STANDARD SURVEY LINE
---	OPEN TOE PER FOOT	---	STANDARD SURVEY LINE
---	LAND LOT LINE	---	STANDARD SURVEY LINE
---	PROPERTY LINE	---	STANDARD SURVEY LINE
---	LAND LOT CORNER	---	STANDARD SURVEY LINE
---	NEW OR EXISTING	---	STANDARD SURVEY LINE
---	CONCRETE	---	STANDARD SURVEY LINE
---	REINFORCED CONCRETE	---	STANDARD SURVEY LINE
---	STEEL	---	STANDARD SURVEY LINE
---	WOOD	---	STANDARD SURVEY LINE
---	LAND LOT	---	STANDARD SURVEY LINE



**NOTE:**  
 1) LINE A - B SHOWN PER PLAT OF SURVEY PREPARED BY PATTERSON & DEWAR ENGINEERS, INC. DATED MARCH 11, 2015 AND LAST REVISED BY DECEMBER 1, 2016. PART OF SURVEY BY DECEMBER 1, 2016.  
 2) THE A - B CALCULATED FROM PROVISIONAL CA OF SURVEY PREPARED BY PATTERSON & DEWAR ENGINEERS, INC. ON DECEMBER 1, 2016.  
 3) THE A - B CALCULATED FROM PROVISIONAL CA OF SURVEY PREPARED BY PATTERSON & DEWAR ENGINEERS, INC. ON DECEMBER 1, 2016.  
 4) THE A - B CALCULATED FROM PROVISIONAL CA OF SURVEY PREPARED BY PATTERSON & DEWAR ENGINEERS, INC. ON DECEMBER 1, 2016.  
 5) THE A - B CALCULATED FROM PROVISIONAL CA OF SURVEY PREPARED BY PATTERSON & DEWAR ENGINEERS, INC. ON DECEMBER 1, 2016.  
 6) THE A - B CALCULATED FROM PROVISIONAL CA OF SURVEY PREPARED BY PATTERSON & DEWAR ENGINEERS, INC. ON DECEMBER 1, 2016.  
 7) THE A - B CALCULATED FROM PROVISIONAL CA OF SURVEY PREPARED BY PATTERSON & DEWAR ENGINEERS, INC. ON DECEMBER 1, 2016.  
 8) THE A - B CALCULATED FROM PROVISIONAL CA OF SURVEY PREPARED BY PATTERSON & DEWAR ENGINEERS, INC. ON DECEMBER 1, 2016.  
 9) THE A - B CALCULATED FROM PROVISIONAL CA OF SURVEY PREPARED BY PATTERSON & DEWAR ENGINEERS, INC. ON DECEMBER 1, 2016.  
 10) THE A - B CALCULATED FROM PROVISIONAL CA OF SURVEY PREPARED BY PATTERSON & DEWAR ENGINEERS, INC. ON DECEMBER 1, 2016.

**TRACT INFORMATION:**

TRACT	ACRES	SQ. FT.
TRACT 4-A	0.136	6,795
TRACT 4-A1	0.004	174
TRACT 7-A	6.986	304,310
TRACT 7-A1	0.085	4,139
TRACT 7-B	1.489	64,861
TRACT 5-A	1.270	55,321
TRACT 5-B	1.471	64,077
<b>TOTAL</b>	<b>11.471</b>	<b>499,878</b>

**SURVEY INFORMATION:**

A SUFFICIENT AMOUNT OF THE INFORMATION USED FOR THE SURVEY WAS OBTAINED FROM THE RECORDS OF THE DEKALB COUNTY ENGINEERING DEPARTMENT. THE RECORDS OF THE DEKALB COUNTY ENGINEERING DEPARTMENT WERE REVIEWED AND FOUND TO BE COMPLETE AND ACCURATE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND FOUND THAT THE INFORMATION OBTAINED FROM THE RECORDS IS SUFFICIENT FOR THE SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND FOUND THAT THE INFORMATION OBTAINED FROM THE RECORDS IS SUFFICIENT FOR THE SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND FOUND THAT THE INFORMATION OBTAINED FROM THE RECORDS IS SUFFICIENT FOR THE SURVEY.



THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING IN GEORGIA AS SET FORTH IN CHAPTER 180-1 OF THE RULES OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND FOUND THAT THE INFORMATION OBTAINED FROM THE RECORDS IS SUFFICIENT FOR THE SURVEY.

1 of 2  
 12/1/2016

**PATTERSON & DEWAR ENGINEERS, INC.**  
 830 CENTER WAY  
 MARIETTA, GA 30067  
 PHONE 770-453-1410  
 GA PD07000303 SA LS07000478  
 ENGINEERING - LAND SURVEYING

PLAT DATE:	MARCH 11, 2015
FIELD DATE:	MARCH 1, 2016
DRAWN BY:	TEK
SCALE:	1" = 100'

LOUSE AREA RETROCOMMIT SURVEY FOR  
**EPPS AVIATION**  
**AT DEKALB PEACHTREE AIRPORT**  
 LAND LOTS 270 & 279, 18TH DISTRICT, DEKALB COUNTY GA

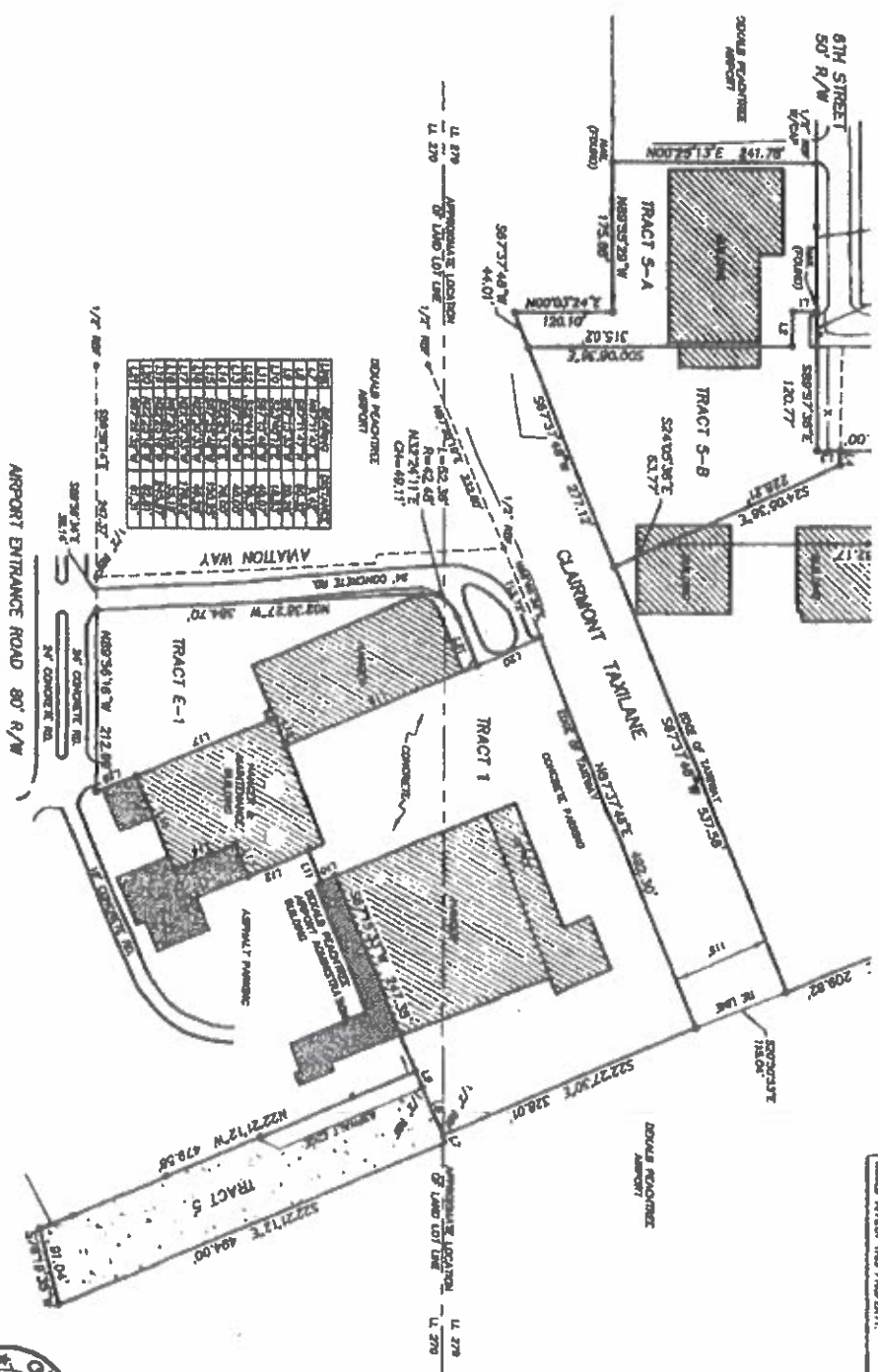
No.	DATE	REVISION

COPY



**LEGEND**

CONCRETE PAVEMENT FOUND	1/2" W/4"	1/4" W/8"	1/2" W/4"
CONCRETE SIDEWALK FOUND	1/2" W/4"	1/4" W/8"	1/2" W/4"
CONCRETE CURB FOUND	1/2" W/4"	1/4" W/8"	1/2" W/4"
CONCRETE DRIVE FOUND	1/2" W/4"	1/4" W/8"	1/2" W/4"
CONCRETE DRIVE FOUND	1/2" W/4"	1/4" W/8"	1/2" W/4"
CONCRETE DRIVE FOUND	1/2" W/4"	1/4" W/8"	1/2" W/4"
CONCRETE DRIVE FOUND	1/2" W/4"	1/4" W/8"	1/2" W/4"
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CONCRETE DRIVE FOUND	1/2" W/4"	1/4" W/8"	1/2" W/4"
CONCRETE DRIVE FOUND	1/2" W/4"	1/4" W/8"	1/2" W/4"
CONCRETE DRIVE FOUND	1/2" W/4"	1/4" W/8"	1/2" W/4"
CONCRETE DRIVE FOUND	1/2" W/4"	1/4" W/8"	1/2" W/4"
CONCRETE DRIVE FOUND	1/2" W/4"	1/4" W/8"	1/2" W/4"



TRACT 1	4.316 ACRES	188,008 SQ. FT.
TRACT 5	1,006 ACRES	43,821 SQ. FT.
TRACT E-1	1,471 ACRES	64,077 SQ. FT.
<b>TOTAL</b>	<b>6,793 ACRES</b>	<b>285,803 SQ. FT.</b>

**SURVEY INFORMATION:**

A SUBSTANTIAL AMOUNT OF THE INFORMATION USED FOR THIS SURVEY WAS OBTAINED FROM A GPS SURVEY CONDUCTED IN 2006. THE SURVEY WAS CONDUCTED USING A LEICA GPS SURVEY NETWORK. SOME MODERN AND LARGER RESEMBLANCE WERE OBTAINED USING A LEICA 12 SURVEY TOTAL STATION.

THIS SURVEY IS AN OPINION OF THE SURVEYOR'S SKILLS AND DOES NOT CONSTITUTE A TITLE OR LEGAL OPINION BY THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PREPARATION OF THIS SURVEY AND THE FIELD RECORDS. THE DATA ON OTHER SITES AS OBTAINED FROM OTHER DOCUMENTS OR CONDITIONS MAY NOT BE USED FOR THIS SURVEY.



THE SURVEYOR HAS REVIEWED THE COMPLETION OF THIS SURVEY AND HAS FOUND THAT IT IS IN ACCORDANCE WITH THE GEORGIA SURVEYING AND MAPPING ACT (O.C.G.A. § 47-2-47).

**PLAT DATE:** MARCH 15, 2016  
**FIELD DATE:** MARCH 1, 2016  
**DRAWN BY:** TCK  
**SCALE:** 1" = 100'

**PATTERSON & DEWAR ENGINEERS, INC.**  
 600 CENTER WAY  
 MONROE, GA 30071  
 PHONE 770-683-1610  
 GA 140700003 GA 157000478  
 ENGINEERING & LAND SURVEYING

**EPPS AVIATION AT DEKALB PEACHTREE AIRPORT**  
 LAND LOTS 270 & 279, 18TH DISTRICT, DEKALB COUNTY GA

No.	DATE	REVISION

**4711 Epps Lease**

COPY



**Exhibit B**  
**Description of Subleased Property**

<b>Building Name</b>	<b>Description of Building (Type/Use)</b>	<b>Approximate Square Feet</b>
<b>Hangar 3</b>	<b>Hangar</b>	<b>20,000</b>
<b>Hangar 2 and 3</b>	<b>Shop</b>	<b>18,400</b>
<b>Hangar 2 and 3</b>	<b>Office</b>	<b>5,500</b>

