

Exhibit C - Base Rent

Tenant: Ronald S. Whipple SV1224

Total Square Footage: 2,050.00

Ground Lease - Hangar #B

Year of Lease	Lease Date	Initial Rate	Monthly Rent Payment	Total Rent Amount Per Year	Adjustment Factor
1st Year	23/24	\$ 0.326	\$ 55.69	\$ 668.30	4.414%
2nd Year	24/25	\$ 0.340	\$ 58.08	\$ 697.00	4.414%
3rd Year	25/26	\$ 0.355	\$ 60.65	\$ 727.75	4.414%
4th Year	26/27	TBD	TBD	TBD	TBD
5th Year	27/28	TBD	TBD	TBD	TBD

In Process