

# Snohomish County Airport

## HANGAR RENTAL AGREEMENT

<b>HANGAR NUMBER:</b>	<b>AIRCRAFT N #:</b>						
<b>EFFECTIVE DATE:</b>	<b>AIRCRAFT MAKE/MODEL/YEAR:</b>						
<b>MONTHLY RENTAL RATE:</b> BASE: \$ TAX: \$ TOTAL: \$	<b>AIRCRAFT COLOR:</b>						
<b>AIRCRAFT DESCRIPTION:</b>	<table style="width: 100%; border: none;"> <tr> <td style="text-align: center; width: 33%;">(Circle One)</td> <td style="text-align: center; width: 33%;">Single Engine</td> <td style="text-align: center; width: 33%;">Multi Engine</td> </tr> <tr> <td style="text-align: center;">(Circle One)</td> <td style="text-align: center;">Airplane</td> <td style="text-align: center;">Helicopter</td> </tr> </table>	(Circle One)	Single Engine	Multi Engine	(Circle One)	Airplane	Helicopter
(Circle One)	Single Engine	Multi Engine					
(Circle One)	Airplane	Helicopter					

**Lessee Name:** \_\_\_\_\_

**PHONE NUMBERS**

**Billing Address:** \_\_\_\_\_

**Home:** \_\_\_\_\_

\_\_\_\_\_

**Work:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Emergency Contact::** \_\_\_\_\_

**Emergency:** \_\_\_\_\_

(The Lessee agrees to provide the Airport with current address and telephone information.)

Snohomish County Airport ("Airport") hereby leases to the undersigned ("Lessee") a hangar for the above described aircraft on the following terms and conditions. This lease is intended for the private (versus commercial) storage of an aircraft. It is not intended to be used for aircraft maintenance, storage of hazardous materials or storage of non-aviation materials.

**1. REGISTRATION -**

Lessee shall provide the Airport with a copy of the FAA Certificate of Aircraft Registration for the aircraft to be stored under this Agreement. If the registration is not in the name of the Lessee, a copy of a valid lease or other documentation showing a possessory interest in the aircraft shall be provided.

Flying Club Ownership: Flying clubs must provide copies of the flying club bylaws, current insurance document, and current membership roster to be submitted annually to the Airport office.

Corporate Ownership: In addition to the FAA Certificate of Aircraft Registration, Lessee must provide a copy of the current insurance document and a letter to the Airport Director explaining Lessee's affiliation with the corporation.

**2. AIRPORT RULES & ACCESS -**

A. Lessee shall abide by the Rules and Regulations and Minimum Standards of Snohomish County Airport, Snohomish County Code, Revised Code of Washington (RCW), Federal Statutes, Federal Aviation Regulations, the Uniform Fire Code, the Uniform Building Code, and environmental laws regarding the handling, discharge, release and dumping of hazardous substances.

B. Hazardous activities such as, but not limited to: smoking, welding, use of spark producing devices (i.e. grinders), painting, doping, open fuel lines, or the application of hazardous substances are expressly prohibited.

- C. Lessee shall keep the aircraft storage space clean and free of grease, oil, paper and other debris. All flammables must be stored in a metal container with a tight fitting lid with sump capability at minimum or any other approved containment device. As different from flammables, combustible liquids such as lube oil may be stored. (See Airport Rules and Regulations.) No additional Label is necessary if company label already indicates flammable liquid or type liquid contained. Flammable storage (other than inside the aircraft fuel storage tank) is limited to a maximum of 10 gallons in each Hangar unit. The premises covered by this Agreement shall not be used for the storage of explosive substances or items.
- D. Aircraft shall be removed from a Hangar for any activity involving fueling or defueling.
- E. The Airport and its designated agents may enter Hangars at any time for inspection. Only locks provided by the Airport may be used on Hangar doors.
- F. Lessee agrees to obtain a gate access card by completing the Paine Field Tenant Ground Vehicle Training (GVT) Program. Current Hangar Lessees are exempt from the Tenant Ground Vehicle Training Program. Gate cards are non-transferable. Partners and/or family members may obtain their own gate cards by completing an application and GVT training in person at the Airport Office.

**3. RENT-**

- A. The rent shall be due on the first day of each month. Lessee further agrees to pay upon demand any excise or other tax on the leasehold interest. Lessee also agrees to pay a security deposit to the Airport equal to one months rent.
- B. The non-payment of rent may be grounds for termination of this Agreement. Lessee may also be subject to a late fee for delinquent rental payment. Delinquent lessee accounts will be sent to a collection agency in accordance with county collection/termination policies after 90 days.
- C. The rent stated above is subject to periodic adjustment by the Airport, upon ninety (90) days advance notice.

**4. STRUCTURAL MODIFICATION -**

- A. No structural or electrical modifications, painting or alterations will be made to the storage space without the prior written approval of the Airport Director.
- B. Lessee shall not attach any hoisting, winching or holding mechanism to any part of the storage space, or pass any such mechanism over the beams or braces thereof. Floor-mounted electrical retrieval winches, which meet Snohomish County Fire Code requirements, may be installed in Hangars with the prior written approval of the Airport Director.

**5. ELECTRICAL APPLIANCES -**

- A. Limited electrical appliances are allowed in a Hangar including portable fans, televisions, refrigerators, radios, dehumidifiers, engine heaters, powered tow bars, battery trickle chargers, and small air compressors. Prohibited appliances include, but are not limited to, air conditioners, electric heaters, hot plates, heat lamps, and stoves. Any appliance not having an explosion-proof motor which generates a glow, flame, or spark must be elevated at least eighteen (18) inches above the floor. No appliances, except refrigerators, dehumidifiers, battery trickle chargers and engine heaters, may remain connected to any electrical receptacle when the hangar is not occupied. UFC 8506.1
- B. Lessee shall not overload electrical circuits. Most hangar electrical circuits are designed for 10 amps.

**6. MOTOR VEHICLES -**

- A. Vehicles shall be driven on the aircraft operations area only by a licensed driver at a speed not to exceed the speed limit of fifteen (15) miles per hour. Lessee shall maintain currency of registration as well as limits of liability and property damage insurance, as mandated by the State of Washington, on its vehicle. Lessee will exercise all controls and restraints necessary as to its employees, agents, and invitees so as to comply with this Agreement.

- B. Vehicles must be located so as not to block aircraft access route between any hangars, as per Airport Rules and Regulations. Vehicles will be parked in accordance with the airport parking plan, signage and pavement markings.
7. **ENGINE OPERATION** - No aircraft engine shall be operated inside a hangar or in a negligent manner so that the propeller or exhaust blast may cause injury to persons or damage to property.
8. **PROPERTY DAMAGE/PERSONAL INJURY** - Aircraft and other personal property are stored at Lessee's sole risk. Any insurance protecting Lessee's personal property against fire, theft or damage must be provided by the Lessee. Lessee agrees to save the Airport harmless from any and all liability by reason of the storage or maintenance of said aircraft upon the Snohomish County Airport, or from injury or damage caused to any persons or property by reason of the operations of said aircraft.
9. **AIRCRAFT MAINTENANCE**-  
No maintenance repair work will be done in this S-5 Aircraft Storage Hangar that requires open flame, use of spark producing devices (i.e. grinders), welding or the use of flammable liquids. Opening fuel cells and fuel lines is not permitted in a storage hangar.
10. **NO COMMERCIAL ACTIVITY**: No commercial or revenue-producing activities shall be conducted or permitted from any aircraft storage space without written approval of the Airport Director.
11. **NO ASSIGNMENT**- The aircraft storage space designated above is rented on a month-to-month basis for Lessee's aircraft storage only. Such space may not be sublet, assigned or otherwise transferred without the prior written approval of the Airport Director. Only the aircraft identified in this Agreement may be stored in this hangar.
12. **TERMINATION** -  
A. This Agreement shall be deemed a "month to month" tenancy and may be terminated by either party upon giving thirty (30) days notice to the other in writing, prior to the end of any such rental period.  
B. This Agreement may be terminated by the Airport upon ten (10) days written notice for any violation of the terms or conditions of this agreement.
13. **NOTICE** - Any notice provided herein shall be given to the Airport Director in writing or mailed by registered mail addressed to the Airport Director, Snohomish County Airport, 3220 100th St SW Everett Washington 98204. Any notice directed to the Lessee hereunder, may be mailed to the Lessee at his last known address or copy thereof may be posted upon the entryway door of the above mentioned hangar.
14. **NOTICE OF LIEN** - The Airport shall have a possessory lien, from the date rent is unpaid and due, in all personal property stored within the aircraft storage space. Property stored in the storage space may be sold pursuant to RCW 60.60 to satisfy the lien if Lessee is in default. In order to provide notice of sale to enforce the Airport's possessory lien, Lessee shall disclose any lienholder or secured parties who have an interest in property that will be stored in the storage space.

I have received a copy of the Snohomish County Airport Rules and Regulations.

**Agreed and Acknowledged:**

**Approved:**

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Lessee

Date

Airport Director

Date

**Attachment A to Hangar Rental Agreement For Execution By  
Partners in Aircraft**

I agree to be bound by the terms and conditions of the Hangar Rental Agreement effective \_\_\_\_\_ (day/month/year) for Hangar #:C\_\_\_\_\_

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

**Partner #1:** \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Signature: \_\_\_\_\_

**Partner #2:** \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Signature \_\_\_\_\_

**Partner #3:** \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Signature: \_\_\_\_\_

**Partner #4:** \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Signature: \_\_\_\_\_