

Dane County Contract Cover Sheet

Dept./Division	Airport/Administration
Vendor Name	Sun Country Airlines
Vendor MUNIS #	28835
Brief Contract Title/Description	Amendment adds 208 square feet of terminal exclusive use space to existing lease.
Contract Term	Full execution through June 2, 2022
Total Contract Amount	\$ 5936.64 per year added by amendment

Contract # <small>Admin will assign</small>	1357B
Addendum	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Type of Contract	
<input type="checkbox"/>	Dane County Contract
<input type="checkbox"/>	Grant
<input type="checkbox"/>	County Lessee
<input checked="" type="checkbox"/>	County Lessor
<input type="checkbox"/>	Intergovernmental
<input type="checkbox"/>	Purchase of Property
<input type="checkbox"/>	Property Sale
<input type="checkbox"/>	Other

Purchasing Authority	<input type="checkbox"/> \$10,000 or under – Best Judgment (1 quote required)	
	<input type="checkbox"/> Between \$10,000 – \$36,000 (\$0 – \$25,000 Public Works) (3 quotes required)	
	<input type="checkbox"/> Over \$36,000 (\$25,000 Public Works) (Formal RFB/RFP required)	RFB/RFP #
	<input type="checkbox"/> Bid Waiver – \$36,000 or under (\$25,000 or under Public Works)	
	<input type="checkbox"/> Bid Waiver – Over \$36,000 (N/A to Public Works)	
	<input checked="" type="checkbox"/> N/A – Grants, Leases, Intergovernmental, Property Purchase/Sale, Other	

MUNIS Req.	Org Code	Obj Code	Amount	\$
Req #	Org Code	Obj Code	Amount	\$
Year	Org Code	Obj Code	Amount	\$

Resolution	A resolution is required if the contract exceeds \$100,000 (\$40,000 Public Works). A copy of the Resolution must be attached to the contract cover sheet.			
	<input type="checkbox"/> Contract does not exceed \$100,000 (\$40,000 Public Works) – a resolution is not required.			
	<input type="checkbox"/> Contract exceeds \$100,000 (\$40,000 Public Works) – resolution required.	Res #	544	
	<input checked="" type="checkbox"/> A copy of the Resolution is attached to the contract cover sheet.	Year	2019	

Contract Review/Approvals				
Initials	Dept.	Date In	Date Out	Comments
MG	Received by DOA	3/11/20		
al	Controller		3/12/20	
al	Purchasing		3/12/20	
al	Corporation Counsel	3/10/2020	3/10/2020	
al	Risk Management	3/10/2020	3/10/2020	
	County Executive			

Dane County Dept. Contact Info		Vendor Contact Info	
Name	Rodney Knight	Name	Charles Breer, Senior Dir. Airport Affairs & Facilities
Phone #	(608) 246-3388	Phone #	
Email	knight@msnairport.com	Email	
Address	4000 International Lane Madison, WI 53704	Address	2005 Cargo Rd. Minneapolis, MN 55450

Certification: The attached contract is a:	
<input type="checkbox"/>	Dane County Contract <u>without</u> any modifications.
<input checked="" type="checkbox"/>	Dane County Contract <u>with</u> modifications. The modifications have been reviewed by: Airport Legal Counsel, Rodney Knight
<input type="checkbox"/>	Non-standard contract.

Contract Cover Sheet Signature

Department Approval of Contract		
Dept. Head / Authorized Designee	Signature	Date
	<i>Kimberly Jones</i>	3/2/2020
	Printed Name	
	Kimberly Jones, Airport Director	

Contracts Exceeding \$100,000

Major Contracts Review – DCO Sect. 25.11(3)

Director of Administration	Signature	Date
	Comments	
Corporation Counsel	Signature	Date
	Comments	

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2019 RES-544

**APPROVAL OF SECOND AMENDMENT OF OPERATING AGREEMENT
AND TERMINAL BUILDING LEASE OF SUN COUNTRY AIRLINES**

Dane County Regional Airport
Lease No. DCRA 2018-04

Sun Country, Inc. (f/k/a MN Airlines, LLC) d/b/a Sun Country Airlines (“Sun Country”) and Dane County have agreed to amend for a second time the Scheduled Airline Operating Agreement and Terminal Building Lease of Sun Country Airlines (the “Operating Agreement”) under which Sun Country conducts operations at the Dane County Regional Airport. The second amendment of the Operating Agreement adds to Sun County’s leasehold 208 square feet of exclusive use space in the Terminal Building Inbound Baggage Tunnel for storage and as an area to locate a freezer for use in Sun Country’s operations. Other than the addition of the foregoing exclusive use space, all terms of the Operating Agreement shall remain unchanged.

NOW, THEREFORE, BE IT RESOLVED that the Dane County Executive and the Dane County Clerk are hereby authorized to execute on behalf of Dane County the Second Amendment of Operating Agreement and Terminal Building Lease of Sun Country Airlines, as set forth above.

SECOND AMENDMENT OF OPERATING AGREEMENT AND TERMINAL BUILDING LEASE OF SUN COUNTRY AIRLINES

**DANE COUNTY REGIONAL AIRPORT
LEASE NO. DCRA 2018-04**

THIS SECOND AMENDMENT of Operating Agreement and Terminal Building Lease of Sun Country Airlines (the "Second Amendment") is entered into by and between Sun Country, Inc. (f/k/a MN Airlines, LLC), a corporation organized under the laws of the State of Minnesota and d/b/a Sun Country Airlines ("Airline"), and Dane County ("County"), a Wisconsin quasi-municipal corporation, and shall be effective as of the date by which it is fully executed by both parties.

WITNESSETH:

WHEREAS Airline and County are parties to a Scheduled Airline Operating Agreement and Terminal Building Lease identified as Dane County Lease No. DCRA 2018-04 (the "Agreement") that, pursuant to prior amendment, expires on December 31, 2020; and

WHEREAS Airline and County desire to amend the Agreement to allocate space in the Terminal Building Inbound Baggage Tunnel as exclusive use space for storage purposes and exclusive use space to be occupied by Airline as the location of a freezer for use in Airline's operations.

NOW, THEREFORE, Airline and County agree as follows.

The Agreement, as amended, shall remain in full force and effect unchanged in any manner by this Second Amendment except for those changes expressly set forth herein.

1. Section 4.01 A of the Lease is deleted in its entirety and replaced with the following three paragraphs:

A. Signatory Airlines shall lease exclusive use and common use space on the first floor level of the Terminal Building, including exclusive ATO space, bag laydown space, storage space, BSO space, shared exclusive use space, and common use space, as depicted in Exhibit B-1d attached to the Second Amendment to Operating Agreement and Terminal Building Lease of Sun Country Airlines and, subject to the provisions of Section 4.02 herein, shall lease common use space and boarding gate areas, on the second floor level of the Terminal Building, as depicted in Exhibit C-1 attached to the Second Amendment to Operating Agreement and Terminal Building Lease of Sun Country Airlines. Each airline electing to lease space in the area designated on the foregoing Exhibit B-1d as shared exclusive space shall lease one of the three offices available in the shared exclusive space. The hallways, open areas and ticket counters in the shared exclusive space shall be shared among all airlines leasing the space, and rent for the shared space shall be split equally among the airlines leasing the space. Airlines electing to lease the shared exclusive space will be required to execute an addendum setting forth the rights and responsibilities of each such airline regarding use of signage and counter positions in the shared exclusive space.

The square footage of the areas occupied by Airline are set forth in Exhibit B-2d attached to the Second Amendment to Operating Agreement and Terminal Building

Lease of Sun Country Airlines. Where applicable, actual dimensions of the Leased Premises are taken from the center line of walls for interior space and from the inside face of exterior walls. The dimensions listed in the foregoing Exhibit B-2d shall be the basis for determining the amount of rent payable under Articles 5 and 6 of this Agreement.

The Freezer Location Exclusive Use Space leased by Airline in the Terminal Building Inbound Baggage Tunnel, as shown on Exhibit E attached to the Second Amendment to Operating Agreement and Terminal Building Lease of Sun Country Airlines, shall be used for the installation, as approved by County, of a freezer for the storage of ice used in Airline's operations at the Airport. In the event Airline ceases to use the freezer for the foregoing purpose, the freezer shall be promptly removed by Airline.

2. County shall provide, at a location accessible to the Freezer Location Exclusive Use Space leased by Airline in the Terminal Building Inbound Baggage Tunnel, a standard 120 volt electric outlet and provide, at County's expense, electric power for the freezer installed thereon.

3. The exclusive use space leased by Airline in the Terminal Building Inbound Baggage Tunnel, as identified in this Second Amendment, shall be deemed occupied as of January 15, 2020. Rent due for the use of such exclusive use space shall be paid as set forth in Section 5.07 of the Agreement, provided rent payable for occupancy prior to the effective date of this Second Amendment shall be paid in lump sum when rent is first due after the effective date hereof.

IN WITNESS OF THE FOREGOING, and with the intent to be bound thereby, the parties have executed this Second Amendment on the dates set forth below.

FOR DANE COUNTY:

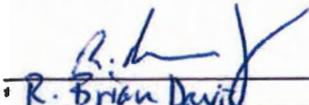
Joe Parisi
Dane County Executive

Date: _____

Scott McDonell
Dane County Clerk

Date: _____

FOR SUN COUNTRY, INC. d/b/a SUN COUNTRY AIRLINES:



R. Brian David

VP Ground Operations

Date: 2/18/2020

*Print Name and Title of Signing Officer



- ATO-1 DELTA
- ATO-2 DELTA
- ATO-3 UNITED
- ATO-4 FRONTIER
- ATO-5 AMERICAN
- ATO-6 AMERICAN
- ATO-7
- ATO-8
- ATO-9
- ATO-10 SHARED EXCLUSIVE SPACE

- BSO-A DELTA
- BSO-B G2 SECURE STAFF LLC
- BSO-C UNITED EXPRESS

-  COMMON USE SPACE
-  SUN COUNTRY EXCLUSIVE USE SPACE
-  SHARED EXCLUSIVE USE SPACE

- OFFICE A - VACANT
- OFFICE B - VACANT
- OFFICE C - SUN COUNTRY

STORAGE AND FREEZER LOCATION
- SUN COUNTRY

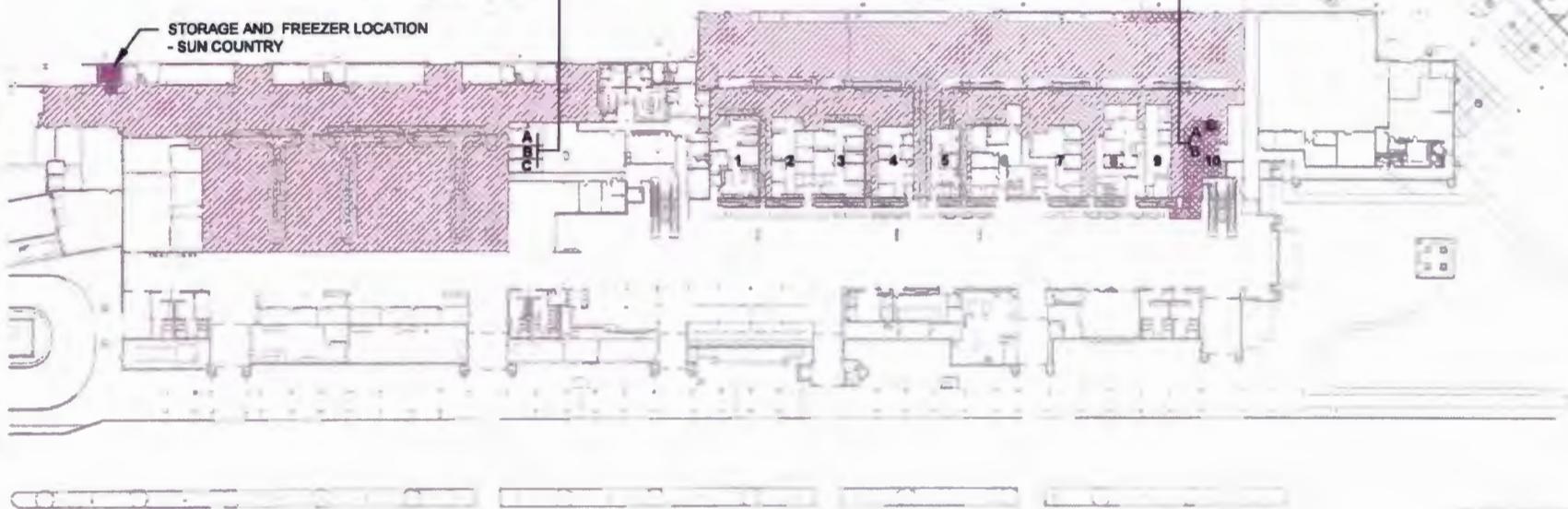


EXHIBIT B-1d

Exhibit B-2d

AIRLINE TERMINAL BUILDING SPACE
Dane County Regional Airport

Exhibit B-2d

		ATO	Curb-side	Bag Laydown	Storage	BSO	Departure	Bag Claim	Total
Exclusive Use Space									
#	Airline								
1	Delta	2,325		419	351	257			3,352
2	Delta	1,707		352					2,059
3	United	2,122		346	49	191			2,708
4	Frontier	1,508		352					1,860
5	vacant	1,149		366					1,515
6	American	2,078		225					2,303
7	vacant	1,448		300	599				2,347
8	vacant	772		225	595				1,592
9	vacant	1,408		380					1,788
10A	vacant	446		75					521
10B	vacant	459		75					534
10C	Sun Country	360		75	208				643
		15,782	0	3,190	1,802	448	0	0	21,222
Common Use Space									
			49	14,736			69,934	26,191	110,910
Total		15,782	49	17,926	1,802	448	69,934	26,191	132,132

updated 1/6/2020

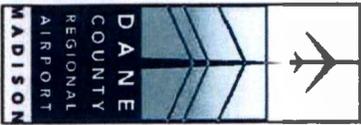
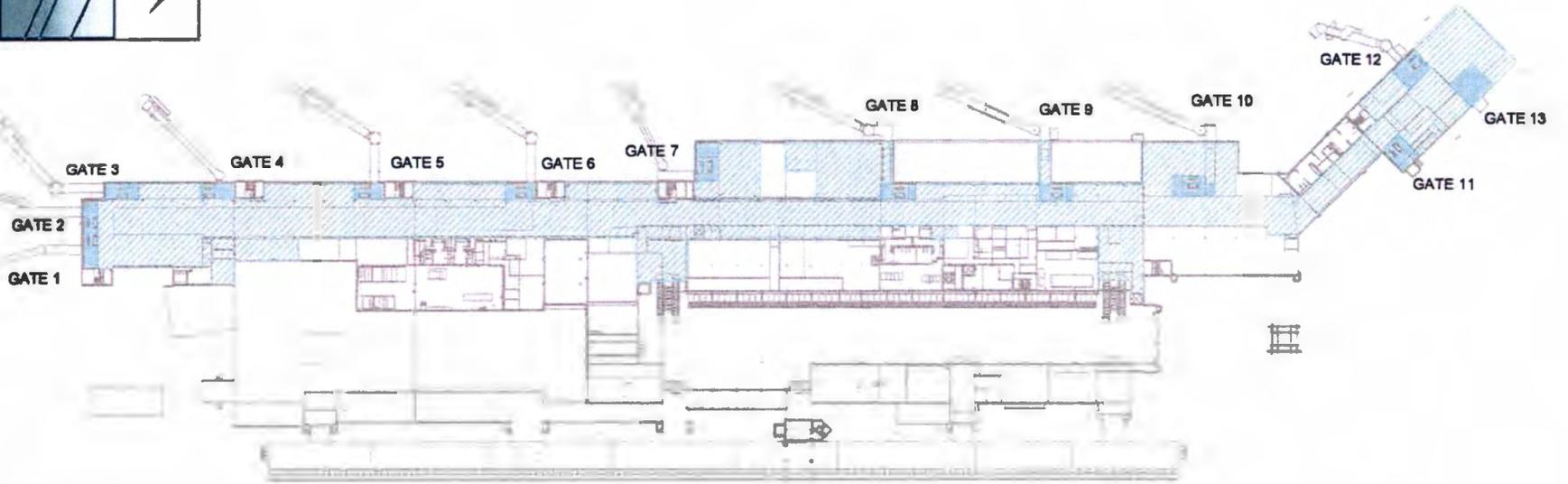


EXHIBIT C-1

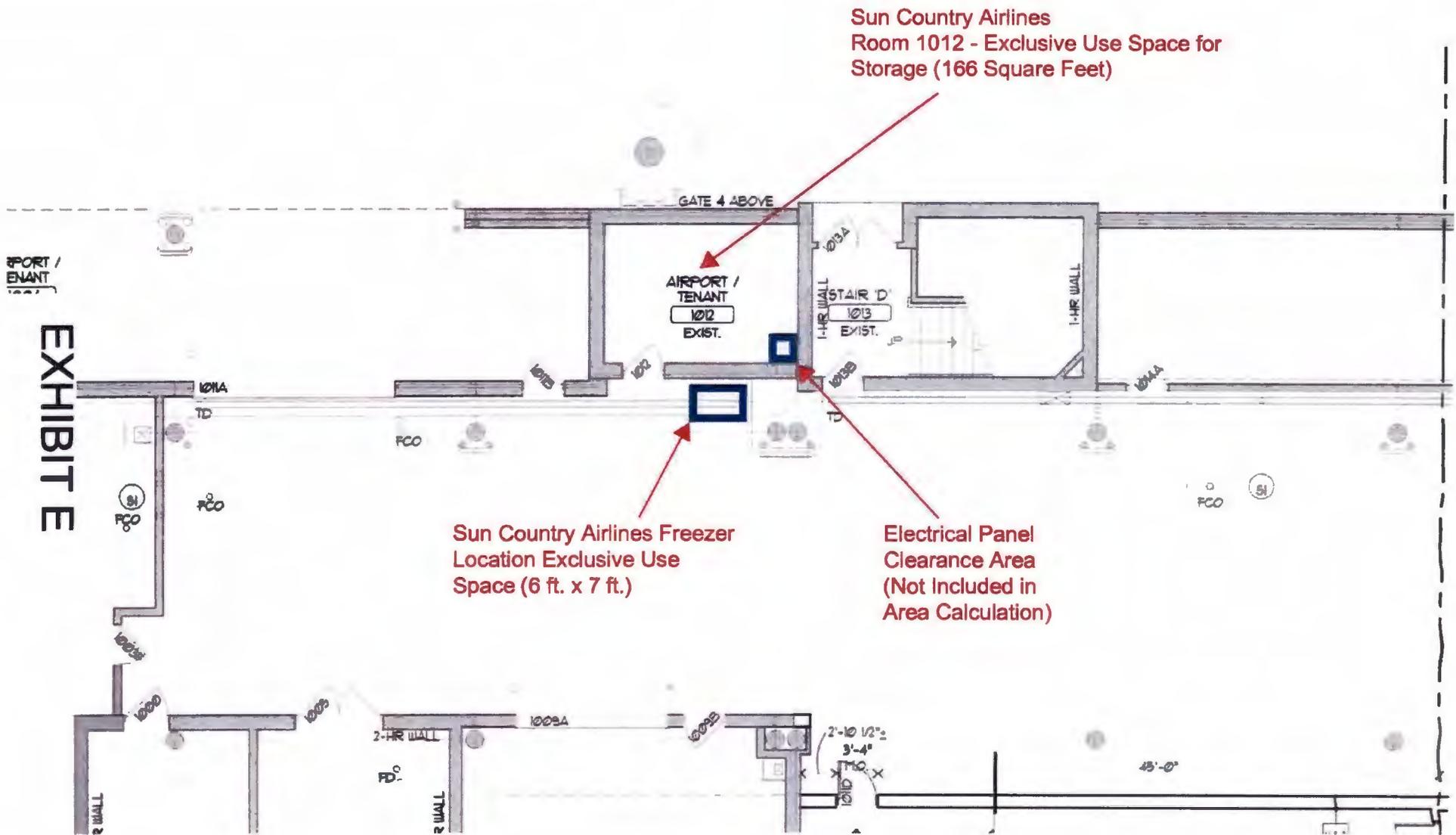


 COMMON USE SPACE
 BOARDING GATE AREA

- GATE 1 DANE COUNTY
- GATE 2 SUN COUNTRY
- GATE 3 FRONTIER
- GATE 4 UNITED
- GATE 5 UNITED
- GATE 6 UNITED
- GATE 7 DELTA
- GATE 8 DELTA
- GATE 9 DELTA
- GATE 10 DELTA
- GATE 11 AMERICAN
- GATE 12 AMERICAN
- GATE 13 AMERICAN

PORT /
TENANT

EXHIBIT E



Sun Country Airlines
Room 1012 - Exclusive Use Space for
Storage (166 Square Feet)

Sun Country Airlines Freezer
Location Exclusive Use
Space (6 ft. x 7 ft.)

Electrical Panel
Clearance Area
(Not Included in
Area Calculation)