

REQUEST FOR QUALIFICATIONS

The City of Joplin/Joplin Regional Airport (COJ/JLN) is seeking qualified tenants wishing to occupy renovated space within the first-floor General Aviation Terminal facility located at 5501 North Dennis Weaver Dr. at the Joplin Regional Airport, Joplin, MO. The best qualified applicants will have the right to negotiate a lease agreement with the COJ/JLN for lease space within the facility. Tenants will have access to the services and facilities offered by the COJ/JLN and are subject to the ordinances and regulations governing the same.

Description of Original General Aviation Terminal Facility Space:

There are (3) easily defined areas within the facility. These areas are depicted on the attached existing floor plan of the facility;

1. Common Area which will include the main entrance/foyer, restrooms and center lobby. This space is not available for lease. Approximately 1700 sq. ft.
2. North General Use Area which is the north wing off the main lobby. Approximately 2600 sq. ft.
3. South General Use Area which is the south wing off the main lobby. Approximately 2600 sq. ft.

North and South general usable space is considered "As Is".

Utility Costs (water, gas, electric & sewer) for the space will be the responsibility of the COJ/JLN.

Janitorial, trash service, and communication costs will be the responsibility of the Lessee.

Shared General Parking area available for 300 vehicles.

The COJ/JLN has conducted an operational cost analysis for the property to produce a baseline monthly lease cost for the facility space. The minimum lease proposal must be at least \$.40/sq. ft. per month to cover these costs. The facility space will be available to occupy June 30, 2017.

TENNANT INFORAMTION AND QUOTATION

The COJ/JLN will select the most qualified applicants based on the best use of the facility for the overall benefit of the City of Joplin/Joplin Regional Airport. Please provide the following information for that analysis.

Qualifications will be accepted no later than 5:00 PM CDT Friday, June 12, 2017 at the Public Works Department located on the 4th floor of Joplin City Hall, 602 South Main Street, Joplin, MO 64801. Packets should be marked "GA Terminal Space Qualifications Attention Steve Stockam".

The facility can be toured by appointment through the Airport Managers office. Call (417)623-0262 ext. 5 or email MHunter@joplinmo.org for appointment.

The successful entity will be notified no later than 5:00PM CDT June 30, 2017.

Full Name and Address Leasing Organization:

Alpha Air Center, LLC 9400 State Hwy 171, Carl Junction, MO 64834 AND

5509 N. Dennis Weaver Drive, Joplin/webb City, MO 64870

Intended facility use (add additional pages if needed):

See attached.

Types of activities anticipated:

See attached.

Area requesting:

All of North and South general spaces.

Proposed lease period:

Proposed to track with Alpha Air Center, LLC's current lease. Will consider other options.

Number of Employees housed on site:

Currently, there are 12. With the proposed additional space, there will be 43, including medical personnel and additional pilot instructors.

Lease proposal (Please be detailed):

First year: \$2,080 per month. Increased rent in succeeding years could be tied to traffic increase at

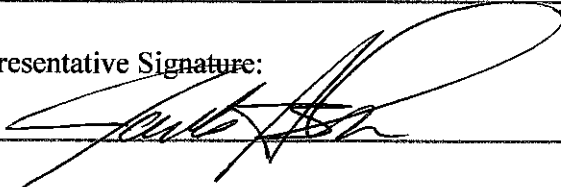
Alpha Air Center, LLC facility as measured by Tenant and disclosed to Landlord. Such confidential

information will be provided to Landlord under terms of non-disclosure agreement as part of Lease.

Tenant Representative Name and Date:

Jacob Asbell, President June 12, 2017

Representative Signature:



Phone Number and E-mail address:

417-649-1269; jasbell@jeffasbell.com
