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# Exhibit F.
# Chennault Airport #8 Site
# Memorandum of Agreement

SWLA ECONOMIC DEVELOPMENT
ALLIANCE

# CERTIFIED SITE MEMORANDUM OF AGREEMENT

This Memorandum of Agreement ("MOA") is entered into by and between:

1. Southwest Louisiana Economic Development Alliance ("The SWLA Alliance"),
2. PROPERTY OWNER (identified on the signature block below),

in connection with a joint project to pursue the Certification by Louisiana Economic Development ("LED") of the subject property ("SUBJECT PROPERTY").

SUBJECT PROPERTY consists of approximately 34 acres, more or less, being located in the Parish of Calcasieu, State of Louisiana, referred to herein as the Chennault Site #8, and depicted for illustrative purposes on Exhibit "A" attached hereto.

The SWLA Alliance and LED have identified that a strong portfolio of development-ready sites is a critical component of the region's and State's overall economic development resource inventory. The SWLA Alliance has created a partnership program with property owners to pursue and secure certification of development-ready sites through the LED Certified Site Program ("Program"), in order to identify, secure, and market development-ready sites.

Participation in this program is voluntary, and PROPERTY OWNER acknowledges that The SWLA Alliance and LED intend to pursue Certification of the SUBJECT PROPERTY through LED's Program, with a goal of marketing the SUBJECT PROPERTY to prospective lessees ("Lessees") who may be interested in leasing and developing the site(s), thus resulting in economic development activity (jobs, capital investments, creation of tax revenues, etc.) that will benefit the region.

PROPERTY OWNER retains the right to market the SUBJECT PROPERTY, at a price-per-acre specified by PROPERTY OWNER, to other potential lessees not represented by The SWLA Alliance or LED.

PROPERTY OWNER represents that it is interested in leasing the SUBJECT PROPERTY to Prospective Lessees represented by The SWLA Alliance and LED who may be interested in developing the site, and that PROPERTY OWNER hereby agrees that lease price for the SUBJECT PROPERTY will be listed as follows:

$ 0.15 per square foot per year Green Space inside the Airport operations fence is $1,500 - $2000 per acre -WPMM

This MOA and lease price shall be in effect for a period of one year following the date of certification or one year following execution of this MOA by the PROPERTY OWNER, whichever is sooner.

PROPERTY OWNER further agrees to enter into good-faith negotiations with Prospective Lessees based on this listed price, with further terms to be stipulated in a LEASE AGREEMENT, documented and agreed to between the Prospective Lessee and PROPERTY OWNER.

PROPERTY OWNER represents, and The SWLA Alliance and LED acknowledge, that the SUBJECT PROPERTY is not intended for sale, lease or development as residential use. The Program is intended only for uses compatible with economic development goals, namely industrial, office, warehouse/distribution, manufacturing, or other similar uses that promote economic development activities (i.e., specifically not residential use).

Throughout the time period provided for herein, The SWLA Alliance, LED, and their representatives shall have the right to enter the SUBJECT PROPERTY to conduct due diligence ("Due Diligence"). Said Due Diligence shall be conducted at such times and such places and in such manner as to not unduly disrupt or interfere with PROPERTY OWNER'S business or

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operations. PROPERTY OWNER shall be notified in advance of any such entry and The SWLA Alliance and LED's entries and/or operations shall not cause damage, of any nature or kind, to the SUBJECT PROPERTY. Due Diligence shall include, without limitation by enumeration, engineering studies to determine infrastructure cost estimates (utilities, roads, water/wastewater, etc.); environmental studies; site surveys and assessments; acquisition of aerial photos, quadrant maps, zoning maps; geotechnical analysis; threatened and endangered species studies; and archeological investigations.

Proposals for eligible Due Diligence, including scope of work and cost estimates, are subject to preapproval by LED and The SWLA Alliance. LED and The SWLA Alliance's conducting of Due Diligence on the SUBJECT PROPERTY shall be conditioned on LED's preapproval of the Due Diligence proposal. Copies of service agreements, invoices, evidence of payment, and final work product will be available to PROPERTY OWNER, The SWLA Alliance, and LED, at the completion of the project.

All parties to this MOA acknowledge that, prior to any work being undertaken, The SWLA Alliance, LED, and its representatives shall review the SUBJECT PROPERTY for eligibility with the Program. The SWLA Alliance and LED must approve the SUBJECT PROPERTY prior to any work being undertaken. The SWLA Alliance and LED will provide PROPERTY OWNER with a NOTICE TO PROCEED prior to any eligible work being undertaken.

In the event that PROPERTY OWNER does not entertain lease offers and does not actively pursue negotiations in good faith for one year from the date of certification or one year following execution of this Memorandum of Agreement by the PROPERTY OWNER, whichever is sooner, The SWLA Alliance shall be entitled to recover from PROPERTY OWNER all contributions made by The SWLA Alliance towards site certification of the SUBJECT PROPERTY pursuant to the Program.

The SWLA Alliance and LED expressly waive any guaranties or warranties that the SUBJECT PROPERTY will be leased pursuant to this MOA or the Due Diligence, and PROPERTY OWNER expressly acknowledges the intent of the Program is to market the SUBJECT PROPERTY for Prospective Lessees, but no guaranties or warranties exists for the lease of the SUBJECT PROPERTY.

Agreed and accepted, this 1st day of August 2025.

Signed on behalf of:

For Chennault International Airport Authority

W. Kevin Melton
Executive Director
Chennault International Airport

Print Name (Kevin Melton, Executive Dir.)

For SWLA Economic Development Alliance

Scott Walker

Print Name (Scott Walker, President/CEO)

SWLA ECONOMIC DEVELOPMENT
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## EXHIBIT "A"

# Chennault Site #8

Lake Charles, LA 34 Acres



**Note:**

The property outline and acreage figure provided above are estimates only and subject to change upon confirmation by an ALTA survey, and/or other unknown matters that may be revealed by due-diligence studies to be performed upon the site.

**Initials:**

SWLA Economic Development Alliance:

Chennault Representative:

**CHENNAULT INTERNATIONAL AIRPORT AUTHORITY**
**Schedule of Fees, Rates & Charges**
**Airport Board of Commissioners Approval August 21, 2025**
**Rates Effective September 1, 2025**

| | |
|---|---|
| **Building Rent** | |
| Hangars | Market Rate per square foot/ month |
| Office Space | Market Rate per square foot/month |
| Warehouse | Market Rate per square foot/month |
| **Non-Aviation (Outside of AOA)** | |
| Unimproved Green Space | $1,100 per acre/month |
| Improved Green Space (Rock) | $1,500 per acre/month |
| Concrete Pavement | $2,000 per acre/month |
| **Aviation (AOA)** | |
| Unimproved Land | $2,000 per acre/month |
| Concrete Pavement | $3,000 per acre/month |
| **T-Hangar Rates** | $360.00 & $385.00 |
| **Landing Fee**<br>Only for specific aircraft operations and when established by letter of agreement.<br>**Does not** apply to normal transient operations | $2.50/1000 pounds |
| **Aircraft Wash** | $120.00 per wash |
| **Aircraft Storage/Parking** | |
| Daily | $ 120.00 |
| Monthly | $1,500.00 |
| **Badging and Administrative Fees (Personal and Vehicle Hang Tag)** | |
| Replacement | $50.00 |
| **ARFF (as available / includes administrative charges)** | |
| Vehicle (per vehicle) | $175.00 per hour |
| ARFF Truck Engine Run Time | $175.00 per hour |
| Personnel (per person) | $ 75.00 per hour |
| **Security (as available / includes administrative charges)** | |
| Vehicle | $90.00 per day (24 hour) |
| Personnel | $50.00 per person |

**Customs Fees**
RSP = Reimbursable Services Program

| Type of Clearance | Tenant | Non-Tenant |
|---|---|---|
| Not under the RSP (as determined by CBP) | No Charge | $1,000 admin fee (not including FBO charges) |
| Under the RSP | Actual clearance cost* plus 10% admin fee. | Actual clearance cost* plus $1,000 admin fee (not including FBO charges) |

* Per CBP, the estimated clearance cost is approximately $1,000 per aircraft. That number can fluctuate based on circumstances.

**Fixed Base Operator Fees** (Call Million Air General Manager at 337-436-4877)
Examples:
FBO Ramp Parking
Ground Handling/Cleaning
Ancillary Services such as Equipment/Towing/Catering

**Facility and Maintenance (as available / includes administrative charges)**

**Equipment (operated by Chennault personnel only)**

| | |
|---|---|
| Forklift (small) | $100.00 per hour |
| Forklift (large) | $150.00 per hour |
| Telehandler | $275.00 per hour |
| Ground Power Unit | $125.00 per hour |
| TUG (Aircraft) | $125.00 per hour |
| Bushhog | $150.00 per hour |
| Small Equipment (mower) | $ 90.00 per hour |

**CIAA Technicians *****

| | |
|---|---|
| HVAC | $65.00 per hour |
| Electrician | $65.00 per hour |
| Compressor | $65.00 per hour |
| Mechanic | $65.00 per hour |
| Plumber | $65.00 per hour |
| Safety Inspection | $65.00 per hour |
| Carpenter | $65.00 per hour |
| Mower/Bushhog | $65.00 per hour |
| Equipment Operator *** | $65.00 per hour |

**CIAA Preferred Contractors will be invoiced at their rates.**

*** **Afterhours callout will be at 1.5 time hourly rate. Holiday callout will be at 2.0 times hourly rate. 4-hour minimum will be charged on all afterhours and holiday callouts.**