Youngstown-Warren Regional Airport
1453 Youngstown-Kingsville Rd NE,
Vienna, OH 44473
Phone: 330-856-1537 Fax: 330-609-5371

N E W T-HANGARS A SUCCESS…

ONLY 3 NEWLY CONSTRUCTED T-HANGAR UNITS AVAILABLE!
Call the Airport today at 330- 856-1537

The Youngstown-Warren Regional Airport is completing Phase 2 of its East Site Development Project including T-Hangar B **(Exhibit A)**, the second of three 14-Unit T-Hangars the Airport is constructing. T-Hangar B will be ready for occupancy this FALL and there remains only three 42' T-Hangars available for lease. Amenities include**:**

- Electric bi-fold doors - 12' high
- Personnel swings doors
- Concrete floor
- Adequate overhead lighting
- Electric outlets and Natural Gas feeds in each unit (individually metered)
- Insulated units
- Separate, single restroom facility

Units are being constructed to an occupancy standard, which allows for maintenance of Lessee's aircraft in the T-Hangar within limits of the T-Hangar-Lease Agreement. The rental rate for the first 5 years is detailed in the Attached **Layout and Rate Schedule** (**Exhibit B**).

To secure a new unit, a prospective tenant must complete a **Lease Option Agreement** (**Exhibit C**) and pay a $100 non-refundable deposit. All lessees will be provided the opportunity to choose their preferred T-Hangar unit based on the Date of their Lease Agreement and Receipt of Deposit.

The Youngstown-Warren Regional Airport features:

- Part 139 airport with a 9,003 foot long Main 14 – 32 Runway, a 5,003-foot long crosswind 5 – 23 Runway with ILS, NDB, ASR, and VOR Instrument Approaches
- A 24-hour / 7 day per week FAA Air Traffic Control Tower. National Weather Service Office.
- The Airport operates a 2-shift Maintenance and Operations Division providing snow and ice removal service on a 24 hour / 7 day per week basis.
- The Airport has on-airport Aircraft Crash Rescue and Fire Fighting Services. Security is provided by the Vienna Township Police Department.
- A full service FBO, Winner Aviation (offering 24-hour fuel and ground handling service, aircraft airframe, engine and avionics maintenance, Part 135 Charter Operation and Aircraft Sales).
- FBO provides ground handling services to tenants in the T-Hangar Complex.
- Mikeee's Restaurant – located in the terminal.
- The Pittsburgh Institute of Aeronautics and the Western Reserve Flight Training Center.
- Avis/Budget and Enterprise Rental Car Centers.

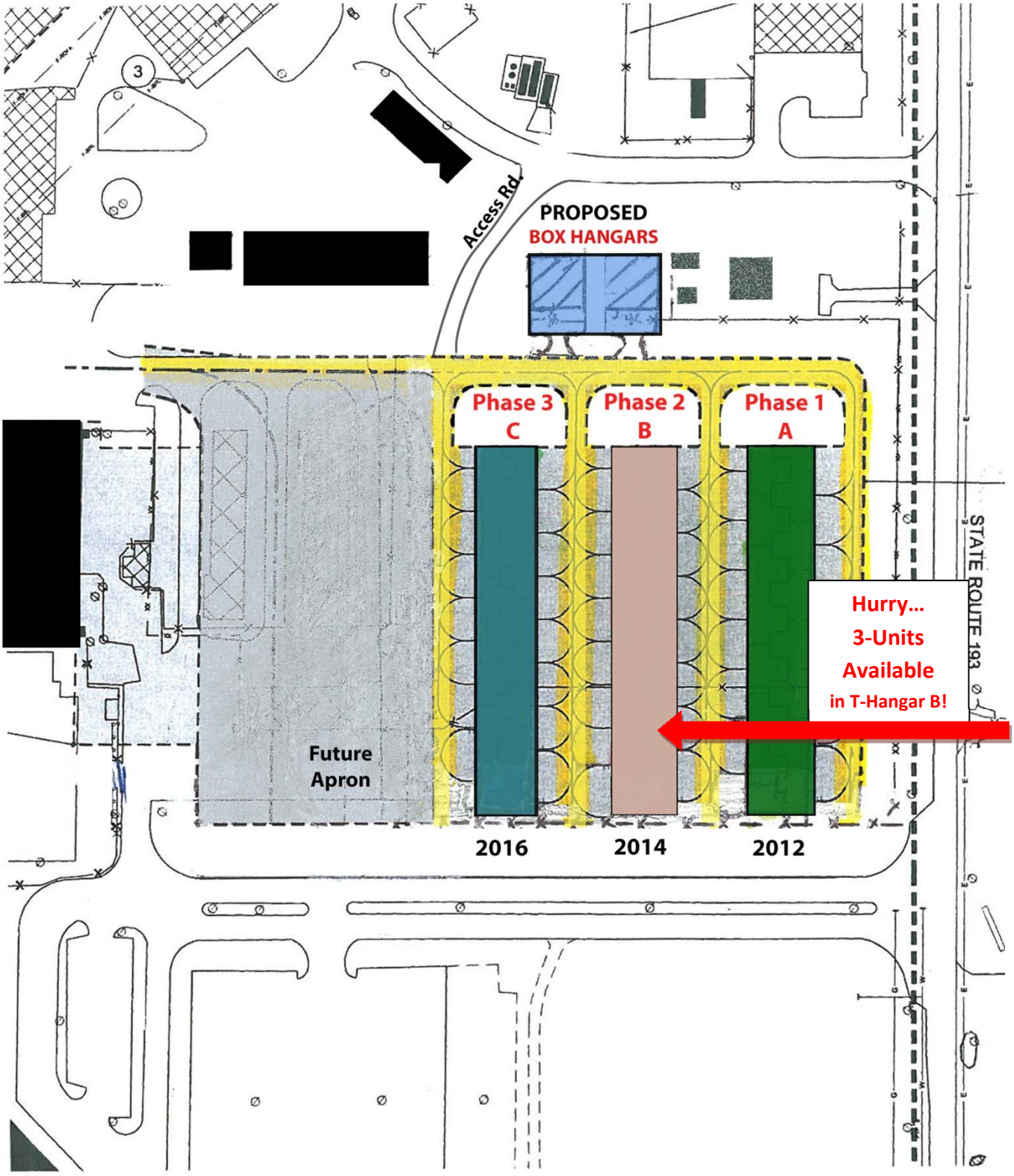
Please complete the Lease Option Agreement, accompanied with the $100.00 deposit, and mail to:
YNG Airport Administration; 1453 Youngstown-Kingsville Rd NE, Vienna, OH 44473

For additional information, contact the Airport Administrative Assistant, Lauren Iaderosa at 330-856-1537.

Forms and Additional Information available online at YNGairport.com

EXHIBIT A

East Side Taxilane T-Hangar Complex



Phase 1, T-Hangar A was constructed in late 2012 and is fully occupied.

Phase 2, T-Hangar B is scheduled for completion in late October with occupancy planned *November 5th

(*Weather Permitting, Construction Phase B)

Forms and Additional Information available online at YNGairport.com

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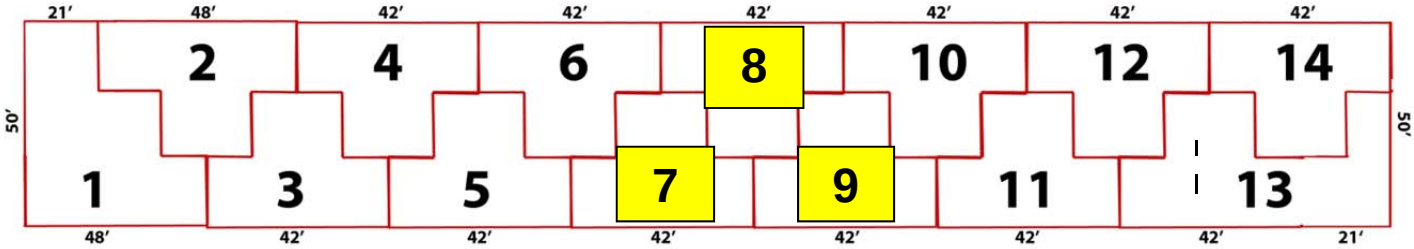
EXHIBIT B

Layout and Rate Schedule: 2013 - 2015

Units 7, 8, and 9 remain available in T-HANGAR B

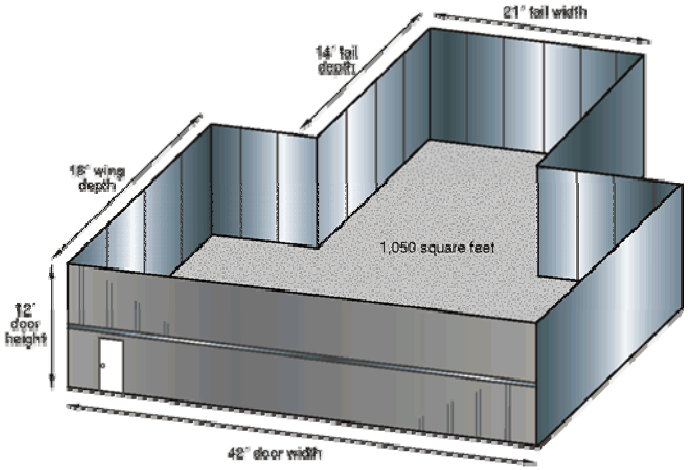
Occupancy planned for November 5th (weather permitting completion of construction)



Shape	Hangar Width	Doors	Monthly Rent	Required Deposit
Full-Nested T	42'	42' x 12' clear	$255.00	$100

The Full-Nested "T" produces a wider and shorter building, optimizing ground space and resulting in larger office areas.

Heating will be provided by the tenant. Insulation will be available at a To-Be-Determined cost. Note: The 14 tenants of the 1st T-Hangar went together and installed insulation during the construction process at approximately $2,000 per standard unit. The Airport provided natural gas from on-ground wells and the tenants installed their own heat units. Electrical usage is billed separately.



***PROPOSED BOX HANGARS; Based on popular demand, Box Hangars may be built as follows:**

TENANT BUILT – Land Use at $0.35 per SQ. FT.

Shape	Hangar Width	Doors
*BOX	48' X 40"	47' 8" x 14' clear

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EXHIBIT C
LEASE OPTION AGREEMENT
YNG AIRPORT, EAST TAXILANE T-HANGAR
(NON-REFUNDABLE RENT DEPOSIT)

YNG Airport, owned and operated by the Western Reserve Port Authority, (hereinafter "AUTHORITY") grants to: _____(hereinafter "TENANT") for and in consideration of a non-refundable deposit in the amount of One Hundred Dollars ($100.00), to lease a T-Hangar to be built on the East Taxilane of the YNG Airport (hereinafter the "T-Hangar"), on real property shown in Exhibit A.

On the following Terms and Conditions:

1. **T-Hangar.** The T-Hangar shall be of the following size (circle one) Standard, Large, Extra Large, Oversize, shall be 12' door height, and configured as shown in the Layout and Rate Schedule.
2. **T-Hangar Rental Agreement.** TENANT acknowledges that the lease shall be on the terms and conditions set forth in the T-Hangar Rental Agreement for YNG Airport.
3. **Rent.** The monthly rent for the Hangar shall be _____ ($_____).
4. **Non-Refundable Deposit.** TENANT hereby deposits the sum of $100.00 payable to the Western Reserve Port Authority. The Deposit shall be credited toward the first month's rent for the T-Hangar. The Deposit shall be non-refundable, provided however, that in the event the T-Hangar is not available for occupancy on or before November 5, 2014, TENANT may terminate this Option and obtain a refund of the Deposit without interest, or if the size of T-Hangar requested above is not built by AUTHORITY, the Deposit shall be refunded to TENANT without interest.
5. **Restriction on Lease and Assignment to Others.** TENANT may not assign this Option or the right to exercise this Option to any other person or entity without the written consent of the AUTHORITY.
6. **Notices.** Any notice given hereunder must be in writing. The time of service shall be the date of actual delivery to the office address served or the time of deposit in the mail, postage paid, directed to the last known address of the party to be served. **Notice shall be directed to the Office of the Executive Director of Aviation, YNG Airport, 1453 Youngstown-Kingsville Rd NE, Vienna, OH 44473 and to the TENANT at**

   _____

   Phone _____ **E-mail** _____
7. **Governing Law/Consent to Jurisdiction.** This Option shall be construed in accordance with and governed by the laws of the State of Ohio. The parties agree that the exclusive jurisdiction and venue of any action arising under this Option shall be in Trumbull County, Ohio.

_____	_____	_____
Applicant's Signature	Applicant's Printed Name	Date

WRPA _____ DATE: _____

Airport Use Only	
Received by: _____	Date and Time: _____
Fee Paid: _____	Receipt #: _____