

OLD
BUSINESS

This instrument prepared by: Estep & Estep/bec
Attorneys-At-Law
P. O. Box 770
Tazewell, TN 37879

LEASE FOR HELICOPTER LANDING PAD

This lease agreement is entered into on the 29th day of December, 2025, by and between AARON ROBERTSON, hereinafter referred to as "Lessor" and CLAIBORNE COUNTY, TENNESSEE, hereinafter referred as "Lessee", at Claiborne County, Tennessee.

WITNESSTH:

1. Lessor leases to Lessee and Lessee leases from Lessor, a space on the real property of the Landlord, being large enough for a concrete Helicopter Landing Pad and driveway to US Highway 63 for ingress and egress. The parties understand and agree the size will be approximately fifty (50) feet by fifty (50) feet and an adjoining area for driveway and adequate space for ambulance.
2. Term. The parties agree this lease shall be for a period of thirty (30) years to commence on January 1, 2026 and end December 31, 2056, and a new tenancy from month to month thereafter shall be created between Landlord and Tenant which shall be subject to all the terms and conditions of this lease but shall terminable on thirty (30) days written notice, served by Lessor or Lessee on the other party.
3. Rent. Lessee agrees to pay without demand to Lessor as rent for the leased premises the sum of One (\$1.00) Dollar per year in advance, through Aaron Robertson.
4. Quiet Enjoyment. Lessor covenants that upon paying the rent and performing the covenants herein contained Lessee shall peacefully and quietly have, hold and enjoy the Leased Premises for the agreed term.
5. Use of Leased Premises. The Leased Premises shall be used and occupied by Lessee exclusively as a helicopter landing pad.
6. Assignment and Subletting. Without the prior written consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the Leased Premises, and part thereof.
7. Alterations and Improvements. Lessee shall make no alterations, additions or improvements, except the constructing of a concrete helicopter landing pad and roadway for access without the prior written consent of Lessor.
8. Maintenance and Repair. Lessee shall at its sole expense, keep and maintain the Leased Premises and appurtenances, in as good condition and repair during the term of this Lease and any renewals thereof or holdover period, as the condition and repair of the Leased Premises at the commencement of the Lease, ordinary wear and tear and unavoidable casualty excepted.
9. Insurance. The Lessee shall be responsible for and maintain liability insurance for its use of the property as a helicopter landing pad or site.
10. Improvements and Repairs. The Lessor and Lessee shall have the right to construct an adequate fence to prohibit and limit the access to the property by livestock or animals, and subject to the requirements of the Federal Aviation Administration and/or any agencies

responsible for regulating and controlling emergency management services by helicopter or aircraft.

11. Condition of Leased Premises. The property will be maintained and returned to Lessor at the end of the lease as presently constructed and any additions shall remain with the property and become the property of Lessor.

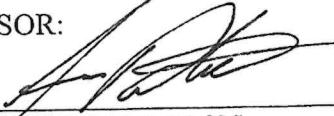
12. Binding Effect. The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto and all covenants are to be construed as conditions of this lease.

13. Liability. Each of the parties will be responsible for their own negligence and liability, as a result of own and separate activities upon the property.

14. Notice. Any notice required shall be provided to Aaron Robertson,
PO Box 200, Harragat, TN 37752 and Claiborne County, Tennessee, c/o
Claiborne County Mayor, P.O. Box. 318, Tazewell, TN 37879.

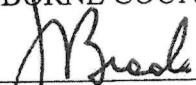
IN WITNESS WHEREOF, the parties have executed this Lease on the day and date first above written.

LESSOR:


AARON ROBERTSON

LESSEE:

CLAIBORNE COUNTY, TENNESSEE

By: 

JOE BROOKS, MAYOR

OATH:

STATE OF TENNESSEE:
COUNTY OF CLAIBORNE:

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainer, AARON ROBERTSON, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 29th day of Dec.,
2025.

My commission expires: 8-31-26



STATE OF TENNESSEE:
COUNTY OF CLAIBORNE:

Before me, the undersigned authority, personally appeared, JOE BROOKS, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Mayor of the Claiborne County, Tennessee, the within named bargainor, and that he as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Claiborne County, Tennessee by himself as Mayor.

WITNESS my hand and official seal on this the 29th day of Dec., 2025.

Karen Hurst, C. Clark
Notary Public

My Commission Expires: 8-31-26

