

2020 Commercial Rates and Charges Survey

Montana Aeronautics Division

PO BOX 200507 Helena, MT 59620

406-444-2506

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EMPLOYMENT / ANNUAL REVENUES

<u>AIRPORT</u>	<u>EMPLOYEES ON AIRPORT PAYROLL</u>	<u>TOTAL EMPLOYMENT</u>	<u>TAX REVENUE</u>	<u>TIEDOWN/HANGARS</u>	<u>FUEL FLOWAGE</u>	<u>LANDING FEES</u>	<u>BUILDING RENT</u>	<u>AUTO PARKING RENTAL CAR</u>	<u>CONCESSIONS-GIFT RESTAURANT, BAR VENDING MACHINES</u>	<u>LAND-IMPROVED, INDUSTRIAL PARK, AG LEASING</u>	<u>ADVERTISING</u>
BIL	52 Full Time 5 Seasonal	900 est.		\$335,169.00	\$130,885.00	\$928,379.00	Terminal \$2,481,945 Industrial \$241,885	Park \$1,858,712 Rental \$1,617,239 Fuel \$292,395	\$296,988.00	\$737,373.00	\$43,470.00
BZN	45 (Airport Authority) 2 Seasonal	800 est.		\$354,635.00	\$249,099.00	\$967,036.00	\$1,328,962.00	\$5,751,174.00	\$1,418,513.00	\$299,003.00	\$149,893.00
BTM*	8 Full Time	100 full time 5 part time		N/A	\$48,000.00	\$78,000.00	\$261,000.00	Free Parking Rental \$101,00.00		\$24,500.00	\$9,000.00
GPI	31 Full Time 1 Part Time 30 Seasonal	450 est.		Tiedowns at FBO Hangars \$7,200	\$92,256.00	\$512,772.51	Terminal \$1,009,278 Other \$363,943.00	Park \$1,664,959 Rental \$2,079,782	\$208,275.00	AG \$18,061.00 Other \$127,033.00	\$181,749.00
GTF	11 Permanent 10 Seasonal	1300 est. includes military		\$51,000.00	\$25,000.00	\$579,000.00	Terminal \$602,396.00 Other \$115,785.00	Park \$662,000 Rental \$669,698.00	\$87,547.00	\$307,000.00	\$44,500.00
HLN	20 Full Time 2 Seasonal	2,000		\$50,000.00 T-hangars	\$85,000.00	\$207,000.00	Terminal \$623,000.00 Other \$1,845,000.00	Park \$540,000.00 Rental \$596,000.00	\$47,000.00	\$2,138,000.00	\$31,000.00
MSO*	36 Full Time 28 Part Time	N/A	\$0.00	\$0.00	\$92,379.00	\$1,283,711.00	\$1,172,765.00	Parking \$2,280,052 Rental \$2,293,763	\$506,348.00	\$353,022.00	\$186,703.00
SDY*	3 Full Time 1 Part Time	N/A	County \$269,000 City \$19,000.00	\$41,000.00 \$0.00 Tie downs	\$12,600.00	\$39,000.00	\$21,600.00	\$3,000.00	\$2,200.00	\$8,000.00	\$0.00
WYS	1 Full Time & 3 Seasonal	25 at Terminal	\$8,878.00	\$0.00	\$23,518.00	\$27,625.00	\$97,659.00	\$182,271.00	\$5,532.00	\$108,286.00	\$6,142.00
GGW*	3 Full Time 1 Part time	36	\$26,000.00	\$59,270.00	\$470,500.00 (Airport owns FBO)	\$0.00	\$91,020.00	\$0.00	\$175.00	\$30,848.00	\$0
GDV*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HVR*	2 Contract 3 Airline Trinity Tech 4-6	N/A	\$56,527.00	N/A	\$1,400.00	N/A	\$28,800.00	N/A	N/A	\$7,813.00	N/A
OLF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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PARKING LOTS

AIRPORT	OPERATED BY	LOT CAPACITY	LEASE TERM	CONCESSION FEES		RATES	EQUIPMENT OWNED BY	OPERATING HOURS	EMPLOYEE SPACES	PARKING RATES	ANNUAL REVENUE
BIL	SP Plus	1225	Expires 12-31-2024	\$0.00 - \$2,200,000.00	80.5%	Short Term: First 1/2hr \$2.00 Each Add 1/2 hr \$1.50 Max for 24hrs \$15.00	Airport	24 hr/day 7 days / week		N/A	\$1,858,712.00
				OVER \$2,200,000.00	80.5%	Long Term: First hr \$2.50 Each Add 1/2 hr \$1.50 Max for 24 hrs \$9.00					
				\$2,100,000 M.A.G.		Express Lot: First 1/2hr \$2.00 Each Add 1/2 hr \$1.50 Max for 24hrs \$11.00					
BZN	Reef	2163 N/A	7 year exp 8/31/22	0-\$500.00	63.5%	Short Term: First hour free \$3.00 each extra 30 min Max \$12.00 per day, \$84.00 per week	Airport	24 hr/day 7 days / week	271	\$200/ year commuting employees	\$2,841,771.00 from Reef
				\$500,001-\$1,000,000	92.5%	Long Term: First hour free \$2.00 each extra 30 min Max \$9.00 per day \$54.00 per week					
				over 1,000,001	92.5%	Premium Covered Parking: Credit Card Only Half hour \$3.00/Full day \$18.00					
BTM*	Airport	300	N/A	N/A		Free	Airport	24 hr/day	20	N/A	\$0.00
GPI	Republic	990	6/30/2027	Annual Gross less \$341,000		\$9.00 / day \$54.00 / week	Airport	24 hr/day	50	N/A	\$1,664,959.00
GTF	Reef	N/A	Expires 9-30-21	yr 1-2 \$375,000 MAG		0-15 min free Short term \$1.00/half hr Long term \$2.00 1st hr (min. charge) \$1.00 each hour after \$7.00/24 Hr. \$35.00 weekly max	Airport Authority.	24 hr/day	100	\$15 / month Non-air Air-crew \$5 / month Terminal Employee	\$662,000.00
				yr 3-5 \$400,000 MAG							
				50% - \$150,000							
				70% - \$150,000 - \$200,000							
				80% - \$200,000 - \$300,000							
				84% - \$300,000 - \$1,200,000							
				91% > \$1,200,000							
HLN	Airport	1,053 Long Term 96 Short Term	N/A	100% Airport		\$4 / day Short term - free for 2 hours	Airport	24 hr/day	90	\$0	\$475,000.00

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AIRPORT	OPERATED BY	LOT CAPACITY	LEASE TERM	CONCESSION FEES	RATES	EQUIPMENT OWNED BY	OPERATING HOURS	EMPLOYEE SPACES	PARKING RATES	ANNUAL REVENUE
MSO*	Republic	Short term 166	11-1-2014 to 6-30-2024	50% up to \$200,000	Short Term Lot 0 - 15 min free 16 min - 30 min \$1.00 31 - 60 min \$2.00 24 hours \$11.00	Airport	24 hr/day	167	\$300 / year for flight crew \$150 / 6 months \$90 / 3 months	\$2,280,052.00
		Long term 573		80% \$200,000 to \$500,000						
		Credit Card 490		85% \$200,000 to \$1,200,000 92.5% over \$1,200,000						
					Long Term Lot 0-15 min free 16 min - 60 min \$2.00 24 hours \$9.00 Weekly - \$54.00					
					Credit Card Lot 0 - 15 min free 16 min - 60 min \$2.00 24 hours \$8.00 Weekly - \$48.00					
SDY*	Airport Authority	100	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WYS	N/A	150	N/A	N/A	N/A	Airport	N/A	25	N/A	N/A
GGW*	Airport	45	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
GDV*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HVR*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
OLF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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RENTAL CAR FEES AND CHARGES

AIRPORT	Rental Car Agency				RENTAL CAR ADDITIONAL CHARGES	OFF-AIRPORT CAR CHARGES
BIL	<u>Hertz</u>	<u>Enterprise</u>	<u>Alamo/National</u>	<u>Thrifty/Dollar</u>	Counter Space \$38.53 Ready Car Stalls \$36.54 / month/ea	N/A
	10% of gross M.A.G. \$385,000	10% of gross M.A.G. \$159,502	10% of gross M.A.G. \$335,000	10% of gross M.A.G. \$122,000		
		<u>Avis / Budget</u>			sq/ft prorated between car rentals Car wash ground \$.30	
BZN	<u>Hertz</u>	<u>Enterprise</u>	<u>Alamo/National</u>	<u>Budget</u>	Land rent for car wash bldgs - \$0.35 PSFPA Customer Facility Charge \$5.00 per rental day Water and Sewer Counter Space \$24.00 PSFPA Ready/Return Stalls \$100 /stall/year	10% of gross (airport generated business)
	10% of gross M.A.G. \$180,000	10% of gross M.A.G. \$180,000	10% of gross M.A.G. \$180,000	10% of gross M.A.G. \$180,000		
		N/A		<u>Thrifty/Dollar</u> 10% of gross M.A.G. \$180,000		
BTM*	<u>Hertz</u>	<u>Avis/Enterprise</u>		<u>Budget/Thrifty</u>	Car Wash fee of \$4.00/ Car Rented	5% of gross
	10% of gross	10% of gross	Not on airport	10% of gross		
GPI	<u>Hertz</u>	<u>Avis/Enterprise</u>	<u>Alamo/National</u>	<u>Thrifty/Dollar</u>	Ready & return spaces \$4.00 / each / month	10% of gross (Airport Generated Business)
	10% of gross	10% of gross	10% of gross	10% of gross		
GTF	<u>Hertz</u>	<u>Avis/Enterprise</u>	<u>Alamo/National</u>		Counter Rental \$674 / mo Average Ready stall rental \$12 / mo / per Return stall rental \$10 / mo / per Service building \$800 / mo	7.5% of gross
	10% of gross M.A.G. of \$160,000	10% of gross AVIS M.A.G. of \$160,000 N/A	10% of gross M.A.G. of \$160,000	N/A		
HLN	<u>Hertz</u>	<u>Budget/Avis</u>	<u>Alamo/National</u>		\$1.75/day / contract for misc. improvements Counter Rental \$725/month	5% of gross
	Annual 10% of gross	Annual 10% of gross	Annual 10% of gross	N/A		
MSO*	<u>Hertz/Thrifty</u>	<u>Avis/Budget</u>	<u>Alamo/National</u>	<u>Enterprise</u>	Car Wash Facilities \$1500.00 / month Ready stalls \$20.00 / month/ stall (314 stalls) or \$3,140 per month parking in pay lot no limit \$4.00 per day contract fee separate from gross receipts	6% of gross on airport generated business
	\$1.30/ft/ month or \$752.7/m First year Guarantee \$310,000 Second year Guarantee \$325,000 Third year Guarantee \$340,000 Fourth year Guarantee \$350,000 Fifth year Guarantee \$360,000	\$1.30sq/ft/month or \$342.20/m increase 3%/yr First year Guarantee \$280,000 Second year Guarantee \$290,000 Third year Guarantee \$330,000 Fourth year Guarantee \$340,000 Fifth year Guarantee \$350,000	\$1.30sq/ft/month or \$634.40/m increase 3%/yr First year Guarantee \$331,084 Second year Guarantee \$336,050 Third year Guarantee \$341,091 Fourth year Guarantee \$346,207 Fifth year Guarantee \$351,400	\$1.30/ft or \$630.50/m increase 3%/yr First year Guarantee \$331,083 Second year Guarantee \$336,0491 Third year Guarantee \$341,090 Fourth year Guarantee \$346,206 Fifth year Guarantee \$351,399		
SDY*	N/A	N/A	N/A	N/A	N/A	N/A

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AIRPORT	Rental Car Agency				RENTAL CAR ADDITIONAL CHARGES	OFF-AIRPORT CAR CHARGES
WYS	N/A	<u>Avis</u> \$3.00 / sq ft / mo+10% of gross sales, 75% of M.A.G. of previous year	N/A	<u>Budget</u> \$3.00 / sq ft / mo+10% of gross sales, 75% of M.A.G. of previous year	N/A	<u>Big Sky Car Rental</u> N/A
GGW*	N/A	N/A	N/A	N/A	N/A	N/A
GDV*	N/A	N/A	N/A	N/A	N/A	N/A
HVR*	N/A	N/A	N/A	N/A	N/A	N/A
OLF	N/A	N/A	N/A	N/A	N/A	N/A

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LANDING FEES

AIRPORT	SCHEDULED CARRIERS	NON-CONTRACT OR SUPPLEMENTAL CARRIERS	AIR TAXI OF OTHER G/A REVENUE FLIGHTS	NON-REVENUE GENERAL AVIATION	MINIMUM AWEIGHT FOR CHARGES
BIL	\$1.05 / 1000 lbs.	\$1.05 / 1000 lbs	None	None	12,500 lbs
BZN	\$1.00 / 1000 lbs.	\$1.50 / 1000 lbs 25.00 minimum	None unless over 12,500 lbs or scheduled such as freight haulers	No charge unless over 12,500 lbs	Scheduled or 12,500 lbs
BTM*	\$1.31 / 1000 lbs	\$1.54 / 1000 (Non-signatory)	\$1.54 / 1000 lbs min over 11,000 lbs \$15 minimum under 11,000 lbs - \$4.50 minimum	\$1.54 / 1000 lbs over 11,000 lbs (\$15 min) No charge under 11,000 lbs	10,500 lbs
GPI	\$1.42 / 1000 lbs (signatory)	\$1.56 / 1000 lbs (non-signatory)	No Charge	No Charge	Scheduled or 12,500 lbs
GTF	\$.99 / 1000 lbs	\$1.49 / 1000 lbs	None unless over 12,500 lbs and does not pay fuel flowage.	\$.06 fuel flowage fees	12,500 lbs
HLN	\$1.00 / 1000 lbs	\$1.50 / 1000 lbs	\$1.50 / 1000 lbs over 10,500 lbs	No charge	10,500 lbs
MSO*	\$1.91 / 1000 lbs	\$2.48 / 1000 if a/c is over 12,500 lbs	Same	No charge unless over 12,500 lbs	12,500 lbs
SDY*	Ramp fee \$300.00 / mo, flat rate	\$2.00 / 1000 lbs if a/c is over 6,000 lbs	\$2.00 / 1000 lbs if a/c is over 6,000 lbs	\$2.00 / 1000 lbs if a/c is over 6,000 lbs	6,000 lbs
WYS	\$1.45 / 1000 lbs	\$2.00 / 1000 lbs (piston powered exempt)	\$2.00 / 1000 lbs (piston powered exempt)	\$2.00 / 1000 lbs (piston powered exempt)	\$2.00 / 1000 lbs (piston powered exempt)
GGW*	N/A	N/A	N/A	N/A	N/A
GDV*	N/A	N/A	N/A	N/A	N/A
HVR*	N/A	N/A	N/A	N/A	N/A
OLF	N/A	N/A	N/A	N/A	N/A

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MISCELLANEOUS SERVICES

AIRPORT	SERVICE	RATE OR FEE
BIL	Wi-Fi	Free
	Luggage Carts	Free
BZN	Wi-Fi	Free
	Luggage Carts	\$2.00 / Cart
BTM*	None	N/A
GPI	Wi-Fi	N/A
	Luggage Carts	\$1.00 / Cart
GTF	Wi-Fi	Free
HLN	Wi-Fi	Free
	Luggage Carts	Free

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MSO*	Wi-Fi	Free
	Travel Agent	\$598.09 month
	Real Estate	\$476.31 month
	Car Condos	\$1205.00 month
	Museum	\$316.51 month
SDY*	Wi-Fi	Free
WYS	Wi-Fi	Free
GGW*	Wi-Fi	Free
GDV*	N/A	N/A
HVR*	Wi-Fi	Free
OLF	N/A	N/A

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HANGARS / TIEDOWNS

AIRPORT	AIRPORT OWNED	RENTAL	LARGE HANGAR CHARGE	T-HANGAR CHARGE	FBO BUILDING CHARGE	TIEDOWN FEES	ANNUAL REVENUE FROM TIEDOWNS AND HANGARS
BIL	8 units	N/A	\$3.00 to \$5.94 sq/ft/year	Ground Rent \$.24 to .29	Ground Rent \$.22 to \$.28 sq ft/year	All tie downs handled by FBO's	\$335,169.00
BZN	5 units	N/A	\$.12 sq/ft/year Commercial \$.10 sq/ft/year - Non Commercial	\$ 200 / month	\$48,140 / year - 10,560 sq ft/year	\$ 20 / month Based Aircraft up to 12,500 lbs \$10.00 per day 12,501-30,000 \$25.00 per day 30,001-59,999 \$50.00 per day 60,000-99,999 \$75.00 per day 100,000 & over \$100 per day	\$280,437.00
BTM*	None	N/A	N/A	N/A	Ground Rent - \$.16 sq ft/year	Tie down fees handled by FBO	\$0.00
GPI	4 units	\$150.00 / month	N/A	N/A	Ground Rent	All tiedowns handled by FBO	\$7,200.00
GTF	No	To FBO & AVMAX N/A	\$.14 sq/ft improved \$.12 sq/ft unimproved	N/A	hangars vary with leases	FBO handles	Hangar rentals \$51,000.00
HLN	Yes - 43 units	\$115 / month \$90 / month (open hangars)	\$.15 sq/ft.	\$99.00 - \$200 / month	Under Buildings - \$.1455 sq ft/year Ground/Ramps - \$.07 sq ft/year	No charge	T-hangars \$50,000.00
MSO*	1 occupied by USFS	\$233,670 / year					
SDY*	1 unit	\$2,040 / year	N/A - FBO's	0	\$.27 sq ft/year	0	\$3,240.00
WYS	None	Commercial - \$.18 sq/ft/year GA - N/A	N/A	N/A	Improved Ground - \$.14 sq ft/year Unimproved Ground - \$.07 sq ft/year	\$0	\$5,948.00
GGW*	20 T-Hangars 3 Large hangars	N/A	\$.15 sq ft x 1.5 / year	\$1,000 - \$1,400 per year	None - Airport owns FBO Terminal office space \$3.50/sq ft	N/A	\$60,000
GDV*	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HVR*	6 Units	N/A	\$55/month	\$85-\$120/month	\$.10 sq ft/year	N/A	N/A
OLF	N/A	\$200 / month 80X80 heated	\$30/day, \$100/month 80X100 open hangar Ground lease \$.10/sq ft / year	N/A	Terminal - Cape Air / TSA \$1,200 / month \$20/night		N/A

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FUEL CONCESSION

AIRPORT	<u>SERVICES PERFORMED BY:</u>	<u>FUEL FLOWAGE FEE (CENTS) ON SALE TO:</u>		
	NAMES OF OPERATORS:	SCHEDULED CARRIERS	US GOVERNMENT	REGULAR RETAIL
BIL	Edward's Jet Center	None	\$.08 / gallon	\$.08 / gallon
BZN	Yellowstone Jetcenter (Signature Flight Support) Arlins Aircraft	None	0	\$.08 / gallon
BTM*	Butte Aviation	None	\$.10 / gallon	\$.10 / gallon
GPI	Glacier Jet Center	\$.005 / gallon	\$.06 / gallon	\$.06 / gallon
GTF	Front Range Aviation Holman Aviation	None	\$.06 on those not based here if they purchase fuel from FBO's	\$.06 per gallon or landing fee
HLN	Exec Air Full and Self Service	None	\$.075 / gallon	\$.075 / gallon
MSO*	Northstar Air Express Minuteman Aviation	None	\$.05 / gallon non-signature \$.00 / gallon signature	\$.05 / gallon
SDY*	Richland Aviation Sidney Air Service	Richland Aviation \$.08 / gallon Jet A	\$.07 / gallon 100LL \$.09 / gallon Jet A	\$.06 / gallon 100LL \$.08 / gallon Jet A
WYS	Yellowstone Aviation	\$.06 / gallon	\$.09 / gallon	\$.09 / gallon
GGW*	Wokal Field-Valley County Airport	N/A	N/A	N/A
GDV*	N/A	N/A	N/A	N/A
HVR*	MRKT Aviation Fuel LLC	\$0.05	\$0.05	\$0.05
OLF	N/A	N/A	N/A	N/A

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US GOVERNMENT AVIATION

AIRPORT	US GOVERNMENT UNITS BASED ON AIRPORT	NUMBER AND TYPE OF AIRCRAFT	USE CHARGE PAID BY US GOVERNMENT
BIL	USDA	1 Helicopter	N/A
BZN	N/A	N/A	N/A
BTM*	N/A	N/A	N/A
GPI	N/A		
GTF	Montana Air National Guard DHS	6 C-130's 1 Helicopter 2 Citations 1 C206	\$1 per annum and provide all ARFF
HLN	Army National Guard USFS DNRC FWP/USDA DOT	1 Twin; 22 helicopters Seasonal Tankers and helicopters 5 Helicopters, 2 Fixed wing 2 Helicopters, 1 Fixed wing 4 Fixed wing	\$106,000.00 / yr - Airport Joint Use Fee Depends on fire season
MSO*	USFS	Seasonal Tankers	Landing Fees

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US GOVERNMENT AVIATION

AIRPORT	US GOVERNMENT UNITS BASED ON AIRPORT	NUMBER AND TYPE OF AIRCRAFT	USE CHARGE PAID BY US GOVERNMENT
		2 Sherpas 1 Kingair 2 C206	
SDY*	N/A	N/A	N/A
WYS	USFS	Various	N/A
GGW*	N/A	N/A	N/A
GDV*	N/A	N/A	N/A
HVR*	N/A	N/A	N/A
OLF	N/A	N/A	N/A

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LIMOUSINE OR SHUTTLE SERVICE

AIRPORT	OPERATED BY	LEASE PERIOD	CHARGES
BIL	N/A	N/A	
BZN	Karst Stage / 4x4 Stage	5 years (exp 10-31-22)	MAG \$50,000 Vehicles with 16 seats or more - \$1.50 / passenger Vehicles with 7-15 seats - \$4.00 / passenger Vehicles with 1-6 seats - \$2.00 / trip
BTM*	Hotel / Motel - Shuttle	N/A	\$45 / month built into signage
GPI	Various Operators	Operations Agreement 1 year	\$2.00 / trip
GTF	Hotel / Motel - Shuttle	N/A	N/A
HLN	Luxury Shuttle	2 year N/A	\$25 / month
MSO*	Hotel / Motel - Shuttle	N/A	\$400 / year \$100 / quarter
SDY*	N/A	N/A N/A	N/A
WYS	Hotel / Motel - Shuttle	N/A	N/A
GGW*	N/A	N/A	N/A
GDV*	N/A	N/A	N/A
HVR*	Hotel / Motel - Shuttle	N/A	N/A
OLF	N/A	N/A	N/A

TAXI, RIDE SHARE, BUS SERVICE

OPERATED BY	LEASE PERIOD	CHARGES
N/A	N/A	N/A
Greater Valley Taxi Uber Lyft Classic Limo Montana Yellow Cab	N/A	N/A
City Taxi	N/A	0
Various	Operations Agreement 1 year	\$2.00 / trip
Blackout Cab Uber Lyft	N/A N/A N/A	N/A N/A N/A
Helena Town Car Uber Lyft	5 years 5 years 5 years	\$25 / month \$25 / month \$25 / month
Green Taxi Airport Shuttle Yellow Cab	Month to month	\$1.00 per trip fee. Applies to taxis, limos, and ride shares
N/A	N/A	N/A
Yellowstone Road Runner	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A

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BUILDING RENTALS

AIRPORT	COUNTER SPACE \$/SQ. FT.	OFFICE SPACE \$/SQ. FT.	OTHER AREAS \$/SQ. FT.	RENTAL (FED. GOV.) OR RENT FREE SPACE \$/SQ. FT.	AIR FREIGHT BLDG OWNED BY	AIR FREIGHT BLDG RENTAL \$/SQ. FT.	A. UTILITIES/SERVICES PROVIDED IN RENTAL FEE? Y/N B. HOUSE KEEPING PERFORMED BY ?
BIL	38.53 sq/ft/year	38.53 sq/ft/year	Finished Space \$38.53 Baggage Makeup Hold rooms Lower Level	Office Rental-Terminal(incl. utilities & Janitorial) TSA - \$47.98 sq ft/year	Airport	N/A	A. Yes B. Airport - Terminal space only
BZN	\$24.00 sq/ft/year	\$24.00 sq/ft/year	\$12.97 sq ft unfinished	FAA \$13.31 sq ft/year Terminal - TSA \$21.61	Clifford Family Intervivos Trust	N/A	A. Yes B. Airport
BTM*	\$32.96 sq/ft/year	\$32.96 sq/ft/year	Sterile Holding \$32.96 Bag Return \$24.00 Bag Makeup \$24.00 Garage \$11.00 TSA \$17.00	\$8.10 / sq ft FAA & F&E 100 sq ft free to customs	N/A	N/A	A. Yes B. Airport
GPI	\$34.09 / sq. ft. / yr Sig \$40.08 / sq. ft./yr non - Sig	N/A	N/A	N/A	N/A	N/A	A. Yes B. Airport- Terminal Only
GTF	\$17.33 sq/ft/year	\$27.11 sq/ft/year	\$15.96	TSA - \$3,553/month + Utilities	Airport	N/A	A. Yes B. Airport
HLN	\$15.00 sq/ft/year	\$15.00 sq/ft/year	\$12.00 sq ft/year	Miscellaneous \$15-\$20.00/sq.ft.	N/A	N/A	A. Yes B. Airport
MSO*	\$32.34 Signatory/yr. \$370 /turn non-signatory	Rent - \$1.83 / sq/ft/month Travel Agency sq/ft/month (office/public)	Real Estate \$2.23 sq/ft/month	TSA \$4.1362 sq ft/month FAA AFS \$5219.51/month	N/A	N/A	A. Yes - utilities B. Minimum of house keeping
SDY*	\$12.00 sq/ft/year		Storage space \$3.60 / sq/ft/month	\$800 / month	N/A	N/A	A. Yes B. Airport
WYS	\$3.00 sq/ft/month	\$3.00 sq/ft/month	Winter Storage \$1.00 sq/ft/month	TSA \$8,632 / year	N/A	N/A	A. Yes B. Airport
GGW*	\$6.41 sq/ft/month	\$5.63 sq ft/month	N/A	TSA Office \$3.33 sq ft/month	N/A	N/A	A. Yes B. Airport-Terminal, shared spaces only
GDV*	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HVR*	N/A	N/A	N/A	N/A	N/A	N/A	N/A
OLF	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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RESTAURANT/FOOD SERVICE

AIRPORT	OPERATED BY	LEASE PERIOD & OPTIONS	FEES & RATES
BIL	Air Host Inc.	Expires 5/31/2021	12% of gross revenues MAG \$225,000
BZN	Copper Horse	7yr lease exp 5/31/22	17.5% on food 20% on alcohol MAG \$550,000
BTM*	The Ore Cart	N/A	1% of gross
GPI	Leyrna Bistro	N/A	10% of gross M.A.G. \$89,000
GTF	Oakwells	Expires 2/28/2039	10% \$0 - \$1 Million 12% \$1 Million - \$1.4 Million 14% \$1.4 Million & up
HLN	Smokejumper Station	10 year lease	<u>Years 1-3</u> 5% \$1 - \$400,000 7.5% \$400,001 - \$700,000 8% In excess of \$700,001 <u>Years 4-10</u> 10% of gross * Plus 1% of gross each year for utilites
MSO*	Liquid Planet (Coffee Concession) Jedediah's (Food Service)	Expires 6/30/2023 Expires 6/30/2021	M.A.G. \$45,000 11% of gross M.A.G. \$67,460 11% of gross
SDY*	N/A	N/A	N/A
WYS	Smoke Jumper Café	2 year lease	12% of gross
GGW*	N/A	N/A	N/A
GDV*	N/A	N/A	N/A
HVR*	N/A	N/A	N/A
OLF	N/A	N/A	N/A

GIFT SHOP

OPERATED BY	LEASE PERIOD & OPTIONS	FEES & RATES
Air Host Inc.	Expires 5/31/2021 MAG \$120,000	First \$675,000 19.75% Over \$675,000 25 %
Montana Gift Corral	Expires 5/31/22	Included with restaurant revenue
N/A		
Montana Art & Gift	N/A	10% of gross
Oakwells	Expires 2/28/2039	10% \$0 - \$1 Million 12% \$1 Million - \$1.4 Million 14% \$1.4 Million & up
Concession	10 year lease	Included with restaurant revenue
High Country Gifts	9/1/2012 thru 8/31/2022	17% of gross MAG - \$127,500
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A

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COCKTAIL LOUNGE OR BAR

VENDING MACHINE

AIRPORT	OPERATED BY	LEASE PERIOD & OPTIONS	FEES & RATES	OPERATED BY	LEASE PERIOD & OPTIONS	FEES & RATES
BIL	Air Host Inc.	Expires 5/31/2021	Included in Restaurant Gross Revenue	Operated by gift shop and restaurant	N/A	Included in concession & gross revenue
BZN	Copper Horse	Expires 5/31/22	17.5 % on food 20% on alcohol MAG included in restaurant	Operated by gift shop and restaurant	N/A	Included in concession & gross revenue
BTM*	The Leopard Café		0% \$0.00 - \$200,000 5% over \$200,000	New Lessee	3 years	10 to 20% of gross
GPI	Part of Leyrna Bistro	N/A	N/A	Various	N/A	10% of gross
GTF	Oakwells	Expires 2/28/2039	11% \$0 - \$300,000 13% \$300,000 - \$400,000 14% \$400,000 +	Oakwells	Expires 2/28/2039	10% of all sales plus \$41.00 / month
HLN	Part of Restaurant	N/A	N/A	Restaurant	N/A	N/A
MSO*	Jedediah's	Jedediah's	10% up to \$800,00 11% \$800,000 - \$1,200,000 12% in excess of \$1,200,000	Valley Vending Coke Pepsi	Annual	40% of gross
SDY*	N/A	N/A		Airport	N/A	Income \$605.00
WYS	Smoke Jumper Café	2 yr lease	12% of gross	Lehrkinds	N/A	10% of gross
GGW*	N/A	N/A	N/A	Blue Rock Coke	N/A N/A	10% of gross 10% of gross
GDV*	N/A	N/A	N/A	N/A	N/A	N/A
HVR*	N/A		N/A	N/A	N/A	N/A
OLF	N/A	N/A	N/A	N/A	N/A	N/A

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LAND MANAGEMENT

AIRPORT	IMPROVED AIRPORT LAND	UNIMPROVED AIRPORT LAND	INDUSTRIAL PARK	NUMBER OF ACRES	CROPS GROWN	FINANCIAL ARRANGEMENTS WITH LESSEE
BIL	\$.29 sq ft/year	\$.23 sq ft/year	\$.30 sq ft/year	2300	N/A	N/A
BZN	\$.30 sq ft in terminal area \$.12 pr sq ft - Commercial General Aviation \$.10 sq ft/year in Non-Commercial GA	N/A	N/A	910	Hay	Varies
BTM*	\$.18 sq ft/year	\$.11 sq/ft/year	Per negotiation	15	Hay	\$500 / year
GPI	\$.39 sq ft/year	N/A	N/A	500 Ag Land	Various crops	Varies
GTF	\$.14 sq ft/year	\$.12 sq/ft/year	N/A	750	Hay, Wheat, and Barley	Hay Airport receives 33 1/3% of crop tonnage Wheat & Barley Airport receives 25% of income
HLN	\$.15 sq ft / building - Aviation up to \$12.50 sq ft for commercial subdivision- non aviation commercial. 7.5% annual cap rate	\$.15 sq/ft/year	FMV	N/A	N/A	N/A
MSO*	\$.16 sq ft/year - Hangars/Aviation Use	\$26 / acre ag land	N/A	520 Ag Land	N/A	N/A
SDY*	\$.048 sq ft/year	\$.048 sq ft/year	N/A	130 acres 32 acres 32 acres	Hay Hay Hay	for sale \$65 per Ton on airport for sale \$65 per Ton on airport for sale \$65 per Ton on airport
WYS	Bulk Plant - \$13,500 Sewer Lagoon - \$35,000	N/A	N/A	48.11	N/A	N/A
GGW*	\$0.15 X (1.5Xsq ft)	\$0.15 X (1.5Xsq ft)	N/A	815 acres 137 acres	Wheat & Barley Livestock Pasture	\$29.73 per acre \$8.03 per acre
GDV*	N/A	1/3 share - \$7,813 year	N/A	N/A	Wheat, Hay	N/A
HVR*	N/A	N/A	N/A	N/A	N/A	N/A
OLF	N/A	N/A	N/A	N/A	N/A	N/A

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ADVERTISING

AIRPORT	AGENT	LEASE	CONCESSION FEE OR RATES	DIRECT HOTEL PHONES - CHARGE PER PHONE
BIL	Airport	N/A	Baggage Claim wall Ads: \$290/month Baggage Claim pillar ads: \$225/month Baggage Claim phone board ads: \$220/month Baggage Claim kiosk: \$150/side Baggage Claim digital ads: \$200/month	Phone charges included with ad
BZN	Airport	N/A	Baggage claim 44 x 41 inch sign \$175 / month Display case \$150 / month Boarding Bridge \$275 / month luggage carts \$295/month Website \$12.52/month	Brochure, 177 Spaces 4" x 9" each for \$250.00 / year \$55 per month each telephone board
BTM*	Airport	10 years	\$45 - \$125 / month Telephone board \$100 / month	Use of included in advertising price
GPI	Airport	N/A	Display Case \$300 / month Bagclaim Signs \$350 / month Wall Signs \$375 / month Floor displays at terminal s/f rate	N/A
GTF	Fat Moose	1-1-05 thru 12-31-2017	35% of Gross revenue or \$45,000 MAG	Monthly charges vary from \$60 to \$190
HLN	Airport	N/A	Bag Claim Large sign \$83.00 month Telephone board \$125.00 Bag Belt Displays \$55.00 month Brochure Rack \$10.00 month Website Link / \$10.00 month	Small display \$75.00 per month
MSO*	Airport	N/A	N/A	Included in Advertising
SDY*	None	N/A	N/A	N/A
WYS	Airport	1 season	\$225.00 per ad board 24"x36" \$400.00 per Board 4'x8'	N/A
GGW*	Airport	N/A	Electronic Display in Terminal Lobby / Free for community events	N/A
GDV*	N/A	N/A	N/A	N/A
HVR*	N/A	N/A	N/A	N/A
OLF	N/A	N/A	N/A	N/A

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