

# AHR AVIATION



**Item 16**  
**Lewis Aeronautical, LLC Lease Agreement**  
**March 5, 2020**

# Current Lease Agreement

*AHR Avionics, LLC , 567 Sandau Road*

## Tenant

At SAT since 1992

Aircraft services company

- 108,900 sq ft of ground space
- 21,902 sq ft of building space

## Lease

Approved by City Council on 10/18/12

10 year term

## Rental Rates

Based on appraisals

Increase by 15% every 5 years



CITY OF SAN ANTONIO  
AVIATION DEPARTMENT

# Proposed Lease Agreement

*Lewis Aeronautical, LLC , 567 Sandau Road*

**Actions**  
Terminate  
current lease  
  
New lease  
under Lewis  
Aeronautical,  
LLC

**Term**  
Retroactive to  
January 1, 2020  
  
Initial: 5 years  
  
Rates increase  
by 15% on  
11/1/22 & every  
5 years  
thereafter

**Extension**  
5-Year extension  
if tenant makes  
\$1 million  
capital  
investment,  
subject to  
approval of  
Aviation  
Director



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# Fiscal Impact

*Lewis Aeronautical, LLC , 567 Sandau Road*

	<b>Area (Sq Ft)</b>	<b>Annual Rate per Sq Ft</b>	<b>Annual Rate Until 10/31/22</b>	<b>Annual Rate After 11/1/22</b>
<b>Ground Space</b>	108,900	\$0.46	\$50,094.00	\$57,608.10
<b>Building 1060</b>	21,902	\$2.12	\$46,432.24	\$53,397.08
<b>Total</b>			<b>\$96,526.24</b>	<b>\$111,005.18</b>



# Recommendation

*Lewis Aeronautical, LLC , 567 Sandau Road*

Staff recommends the approval of a lease agreement with Lewis Aeronautical, LLC at the San Antonio International Airport.



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