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AIRCRAFT HANGAR LEASE AGREEMENT
HARNETT REGIONAL JETPORT

This Aircraft Hangar Lease Agreement (this "Lease") is made and entered into as of September 15, 2026 (the "Effective Date"), by and between County of Harnett, a political subdivision of the State of North Carolina ("Landlord"), owner and operator of Harnett Regional Jetport (the "Jetport"), located in Harnett County, North Carolina, and Veloce Planes, LLC, a North Carolina Limited Liability Company ("Tenant"). Landlord and Tenant are each referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, Landlord owns and operates the Jetport and desires to lease to Tenant, and Tenant desires to lease from Landlord, certain hangar premises located at the Jetport for use in connection with Tenant's aircraft manufacturing and assembly operations; and

WHEREAS, the Parties desire to set forth in this Lease their respective rights and obligations with respect to such premises;

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. PREMISES

1.1 Leased Premises. Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, that certain aircraft hangar located at the Jetport and identified as Hangar Number 559 (the "Hangar"), consisting of approximately 8,000 square feet, together with non-exclusive access rights over Jetport taxiways, aprons, and other common facilities reasonably necessary for Tenant's use of the Hangar as contemplated by this Lease (collectively, the "Premises").

1.2 Condition of Premises. Tenant accepts the Premises in its "as-is, where-is" condition as of the Effective Date, subject to Landlord's representation that the Hangar is structurally sound and that all building systems are in good working order as of delivery. Tenant's taking of possession shall be conclusive evidence that Tenant accepts the Premises in good order and satisfactory condition, except for defects of which Tenant notifies Landlord in writing within thirty (30) days after possession.

2. TERM

2.1 Initial Term. The initial term of this Lease shall be three (3) years (the "Initial Term"), commencing on the Effective Date (the "Commencement Date") and expiring at 11:59 p.m. on the day immediately preceding the third (3rd) anniversary of the Commencement Date, unless sooner terminated as provided herein.

2.2 Renewal Options. Tenant shall have two (2) successive options to extend the term of this Lease, each for a period of three (3) years (each, an "Option Term," and together with the Initial Term, the "Term"), exercisable at Tenant's sole option. Tenant may affirmatively exercise each option by written notice to Landlord delivered at any time prior to the expiration of the then-current Term. Each Option Term shall be upon the same terms and conditions set forth in this Lease, including the monthly Base Rent set forth in Section 3, unless otherwise agreed in writing by the Parties.

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2.3 Early Termination – New Hangar Construction. Notwithstanding anything to the contrary herein, Tenant shall have the right to terminate this Lease prior to the expiration of the Term, without penalty, in the event Tenant constructs, or enters into a binding agreement with Landlord for the construction of, a new hangar facility at the Jetport for Tenant's own use ("Replacement Hangar"). Tenant shall exercise this early termination right by delivering written notice to Landlord not less than ninety (90) days prior to the intended termination date, which termination date shall not be earlier than the date Tenant obtains a certificate of occupancy (or functional equivalent) for the Replacement Hangar. Upon the effective date of such termination, (a) Tenant shall surrender the Premises in accordance with Section 16, and (b) neither Party shall have any further rights or obligations under this Lease except those that expressly survive termination.

3. RENT

3.1 Base Rent. Tenant shall pay to Landlord base rent in the amount of $6,000.00 per month ("Base Rent"), payable in advance on or before the first day of each calendar month during the Term, without demand, deduction, or offset except as expressly provided in this Lease. Base Rent for any partial calendar month at the beginning or end of the Term shall be prorated on a daily basis.

3.2 Rent During First Option Term. Monthly Base Rent payable during the First Option Term shall be Six Thousand Six Hundred and No/100 Dollars ($6,600.00), which amount represents the then current Base Rent of Six Thousand and No/100 Dollars ($6,000.00) increased by ten percent (10%).

3.3 Rent During Second Option Term. Monthly Base Rent payable during the Second Option Term shall be Seven Thousand Nine Hundred Twenty and No/100 Dollars ($7,920.00), which represents the then current Base Rent of Six Thousand Six Hundred and No/100 Dollars ($6,600.00) increased by twenty percent (20%).

3.4 Place of Payment; Late Charges. Rent shall be paid to Landlord at the address set forth in Section 21, or such other place as Landlord may designate in writing. Any payment not received within five (5) days after its due date shall bear a late charge of five percent (5%) of the overdue amount, and any unpaid amount shall accrue interest at the lesser of one and one-half percent (1.5%) per month or the maximum rate permitted by law, until paid.

4. PERMITTED USE

4.1 Permitted Use. Tenant shall use the Premises solely for aircraft final assembly, painting of aircraft and aircraft components, and other non-retail commercial aeronautical activities reasonably related thereto, including without limitation engineering, testing, and storage of aircraft, aircraft components, tooling, and materials used in connection with such manufacturing, assembly, painting, and research operations (collectively, the "Permitted Use"). No retail sales activity, and no use of the Premises for any purpose unrelated to the Permitted Use, shall be conducted on the Premises without Landlord's prior written consent.

4.2 Taxiway and Movement Access. As part of the Permitted Use, Landlord grants Tenant a non-exclusive right to use the taxiways, aprons, and other Airport movement areas reasonably necessary to taxi, tow, or otherwise move completed aircraft and test aircraft between the Hangar and the Airport's runways, run-up areas, and other locations reasonably required for delivery, flight testing, or ferrying of aircraft manufactured or

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assembled by Tenant. Such access shall be exercised in accordance with Landlord's Airport rules and regulations, applicable air traffic control instructions, and FAA regulations, and shall not unreasonably interfere with the operations of other Airport tenants or users.

4.3 Compliance with Laws and Jetport Rules. Tenant shall, at its sole cost, conduct its operations on the Premises in compliance with all applicable federal, state, and local laws, ordinances, and regulations, including without limitation all applicable Federal Aviation Administration (FAA) regulations, and with Landlord's minimum standards, rules, and regulations governing the Jetport, as the same may be amended from time to time and provided to Tenant in writing.

4.4 No Hazard to Jetport Operations. Tenant shall conduct the Permitted Use in a manner that does not interfere with the safe and efficient operation of the Jetport, and shall not store, use, or dispose of any hazardous materials on the Premises except in compliance with applicable environmental laws and in quantities reasonably necessary for the Permitted Use.

5. ENVIRONMENTAL COMPLIANCE

5.1 General Compliance. Tenant shall, at its sole cost, comply with all applicable federal, state, and local environmental, health, fire-code, and safety laws, ordinances, regulations, and permit requirements (collectively, "Environmental Laws") in connection with Tenant's use and occupancy of the Premises, including without limitation those governing air quality and emissions, hazardous substances and hazardous waste, and wastewater discharge.

5.2 Hazardous Materials. Tenant shall not use, generate, store, or dispose of any hazardous substance, hazardous waste, or other regulated material (collectively, "Hazardous Materials") on, under, or about the Premises except in quantities reasonably necessary for the Permitted Use and in compliance with all Environmental Laws. Tenant shall maintain all Hazardous Materials in appropriately labeled containers, with adequate secondary containment where required by law, and shall not permit any release, discharge, or disposal of Hazardous Materials into the soil, surface water, groundwater, or storm or sanitary sewer systems serving the Jetport.

5.3 Painting and Coating Operations. Any painting, coating, or finishing of aircraft or aircraft components conducted on the Premises shall be performed only within a spray booth or paint enclosure designed, ventilated, and equipped with fire suppression appropriate for such use, in compliance with applicable fire and building codes. Tenant shall obtain and maintain all air quality, VOC, or other permits required by Environmental Laws for such operations, and shall handle, store, and dispose of all paints, coatings, solvents, and related waste materials in compliance with all applicable Environmental Laws.

5.4 Smoking and Ignition Source Prohibition. Smoking, including the use of any lighted cigarette, cigar, pipe, e-cigarette, or other smoking device, is strictly prohibited within the Hangar at all times. In addition, during any painting, coating, or finishing operation conducted on the Premises, Tenant shall not permit any open flame, welding, cutting, grinding, or other spark-producing tool or activity within the Hangar or within any area where flammable or combustible vapors from such operation may be present. Tenant shall

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post conspicuous no-smoking and ignition-source warning signage in the Hangar and shall be responsible for enforcing this prohibition as to its employees, contractors, and invitees.

5.5 Immediate Material Breach; Emergency Shutdown. Any violation of Section 5.4 by Tenant or its employees, contractors, or invitees shall constitute an immediate material breach of this Lease, without any notice or cure period otherwise applicable under Section 12. Upon discovery of any such violation, or upon a reasonable good-faith belief that such a violation is occurring or is about to occur, Landlord shall have the right, without prior notice to Tenant, to immediately order the shutdown and cessation of Tenant's painting, coating, or finishing operations, and to direct Tenant's personnel to evacuate the Hangar, until Landlord is reasonably satisfied that the hazard has been eliminated and Tenant has demonstrated corrective measures sufficient to prevent recurrence. Landlord's exercise of this emergency shutdown right shall not constitute an eviction or constructive eviction of Tenant, shall not entitle Tenant to any abatement of Rent, and shall be in addition to, and not in lieu of, Landlord's other rights and remedies under Section 12 or otherwise available at law or in equity, including the right to terminate this Lease on account of such breach.

5.6 Spills and Reporting. Tenant shall immediately notify Landlord, and any governmental authority required by law, of any release, spill, or discharge of a Hazardous Material on or from the Premises. Tenant shall, at its sole cost, promptly investigate, remediate, and remove any contamination resulting from Tenant's use or occupancy of the Premises, in accordance with Environmental Laws and to the satisfaction of the governmental authority with jurisdiction over such remediation.

5.7 Environmental Indemnity; Survival. Tenant shall indemnify, defend, and hold harmless Landlord from and against any claims, fines, penalties, damages, remediation costs, and expenses (including reasonable attorneys' and consultants' fees) arising out of or relating to any violation of Environmental Laws by Tenant, or the presence, release, or disposal of Hazardous Materials on the Premises caused by Tenant or its agents, employees, contractors, or invitees, except to the extent caused by the negligence or willful misconduct of Landlord. This Section 5 shall survive the expiration or earlier termination of this Lease.

6. UTILITIES AND SERVICES

6.1 Natural Gas. Landlord shall provide and pay for natural gas service to the Premises up to $500.00 per month. Any natural gas charges for the Premises in excess of $500.00 in any given month shall be billed by Landlord to Tenant, and Tenant shall pay such excess amount within thirty (30) days of receipt of Landlord's invoice therefor.

6.2 Electricity, Water, and Sewer – No HVAC. Provided that Tenant has not installed a heating, ventilation, and air conditioning system ("HVAC") serving the Premises, Landlord shall provide and pay for all electricity, water, and sewer service to the Premises as part of Base Rent, with no separate charge to Tenant for such utilities.

6.3 Electricity, Water, and Sewer – HVAC Installed. If Tenant installs a HVAC system serving the Premises pursuant to Section 7, then from and after the date such HVAC is placed into service, Landlord shall provide and pay for electricity, water, and sewer service to the Premises up to a combined total of $1,000.00 per month. Any combined charges for electricity, water, and sewer service in excess of $1,000.00 in any given month

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shall be billed by Landlord to Tenant, and Tenant shall pay such excess amount within thirty (30) days of receipt of Landlord's invoice therefor.

6.4 Other Utilities. Tenant shall be solely responsible for the cost of any telephone, internet, cable, or other data or communications service, and any other utility not expressly addressed in this Section 6, serving the Premises.

6.5 Submetering. Landlord may, at its option and expense, install or require the installation of submeters for natural gas, electricity, and/or water service to the Premises to facilitate the billing provided for in this Section 6. Tenant shall reasonably cooperate with the installation and reading of any such submeters.

7. ALTERATIONS

7.1 General Restriction; Approval Required. Tenant shall not make any alteration, addition, or improvement to the Premises (collectively, "Alterations") without the prior written approval of Landlord. Tenant shall submit to Landlord complete plans and specifications for any proposed Alteration, and Landlord shall not unreasonably withhold, condition, or delay its approval. No construction of any Alteration shall commence until Tenant has received Landlord's written approval of the applicable plans.

7.2 Approved Alterations – HVAC System and Lofted Space. Notwithstanding Section 7.1, Landlord hereby grants Tenant the right to make Alterations to the Hangar for the express purpose of (a) installing a HVAC system, and (b) constructing a lofted mezzanine space within the Hangar (the "Lofted Space"), in each case subject to Tenant's submission of plans and specifications to Landlord for such Alterations, and Landlord's prior written approval thereof, in accordance with Section 7.1, and subject further to all applicable building codes, FAA requirements, and Jetport design standards.

7.3 Performance of Alterations. All Alterations shall be performed (a) at Tenant's sole cost and expense, (b) in a good and workmanlike manner, (c) in compliance with all applicable laws, codes, and permit requirements, and (d) by contractors reasonably acceptable to Landlord and appropriately licensed and insured. Tenant shall keep the Premises and the Jetport free of any mechanic's or materialmen's liens arising from any Alteration.

7.4 Ownership at End of Term. Unless otherwise agreed in writing, the HVAC system and the Lofted Space, once installed, shall become part of the Hangar and shall remain with the Premises upon expiration or earlier termination of this Lease, without compensation to Tenant. Landlord may, by written notice given at the time of approval of the applicable plans, require Tenant to remove any other Alteration and restore the affected portion of the Premises to its prior condition, reasonable wear and tear excepted, at Tenant's expense, upon expiration or earlier termination of this Lease.

8. MAINTENANCE AND REPAIRS

8.1 Tenant's Obligations. Tenant shall, at its sole cost and expense, keep and maintain the interior of the Premises, including all Tenant-installed improvements and Alterations (including the HVAC system and the Lofted Space), in good condition and repair throughout the Term, reasonable wear and tear and damage by casualty excepted.

8.2 Landlord's Obligations. Landlord shall be responsible for maintaining and repairing, in good condition, the structural components of the Hangar, including the roof, foundation, exterior walls, and hangar doors, except to the extent any damage thereto is caused by the

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negligence or willful misconduct of Tenant or its agents, employees, contractors, or invitees, in which case Tenant shall be responsible for the cost of such repair.

9. INSURANCE

9.1 Tenant's Insurance. Tenant shall, at its sole cost, procure and maintain throughout the Term: (a) commercial general liability insurance with limits of not less than $2,000,000 per occurrence and $5,000,000 in the aggregate, covering Tenant's operations at the Premises; (b) aircraft products/completed operations and hangarkeeper's liability coverage appropriate to Tenant's manufacturing and assembly operations, with limits of not less than $5,000,000 per occurrence; (c) property insurance covering Tenant's personal property, equipment, and Alterations on a full replacement cost basis; and (d) workers' compensation insurance as required by applicable law. Landlord and, if required by Landlord, the applicable governmental sponsor of the Jetport, shall be named as additional insureds on Tenant's commercial general liability policy.

9.2 Evidence of Insurance. Tenant shall provide Landlord with certificates of insurance evidencing the coverage required under Section 9.1 prior to taking possession of the Premises and upon each renewal of such coverage, and shall provide Landlord not less than thirty (30) days' prior written notice of cancellation or material reduction in coverage.

10. INDEMNIFICATION

10.1 Tenant Indemnity. To the fullest extent permitted by law, Tenant shall indemnify, defend, and hold harmless Landlord from and against any and all claims, damages, losses, and expenses (including reasonable attorneys' fees) arising out of or relating to Tenant's use or occupancy of the Premises, or the acts or omissions of Tenant or its agents, employees, contractors, or invitees, except to the extent caused by the negligence or willful misconduct of Landlord or its agents or employees.

11. ASSIGNMENT AND SUBLETTING

Assignment and Subletting Prohibited. Tenant shall not assign this Lease or sublet all or any portion of the Premises. Assignment or sublet in violation of this Paragraph shall result in immediate termination of this Lease.

12. DEFAULT AND REMEDIES

12.1 Events of Default. Each of the following shall constitute an "Event of Default" under this Lease: (a) Tenant's failure to pay any Rent or other amount due under this Lease within ten (10) days after written notice that such amount is past due; (b) Tenant's failure to perform any other material obligation under this Lease, where such failure continues for thirty (30) days after written notice thereof (or such longer period as is reasonably necessary to cure, provided Tenant commences cure within such thirty (30) days and diligently pursues it to completion); or (c) Tenant's bankruptcy, insolvency, or assignment for the benefit of creditors.

12.2 Landlord's Remedies. Upon an uncured Event of Default, Landlord may, in addition to any other remedies available at law or in equity, terminate this Lease upon written notice to Tenant, re-enter and take possession of the Premises, and pursue recovery of all Rent and other amounts owed, together with reasonable attorneys' fees and costs incurred in enforcing this Lease.

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13. JETPORT OPERATIONS

13.1 Avigation Easement; No Interference. Tenant acknowledges that the Premises are located on or adjacent to an active airport, and Tenant's use of the Premises is subject to the noise, vibration, fumes, and other effects normally associated with aircraft operations at the Jetport. Tenant shall not erect any structure or conduct any activity on the Premises that constitutes an obstruction or hazard to air navigation under FAA regulations, including 14 C.F.R. Part 77, or that otherwise interferes with the safe operation of the Jetport.

13.2 Jetport Access. Landlord reserves the right to close, relocate, or modify taxiways, aprons, and other Jetport facilities serving the Premises for safety, maintenance, construction, or operational reasons, provided Landlord uses commercially reasonable efforts to minimize disruption to Tenant's operations and to provide Tenant with reasonable alternative access.

13.3 Aircraft Registration. If applicable to Tenant's operations, Tenant shall provide to the Jetport Director a copy of the current FAA registration and/or proof of ownership for any and all aircraft stored in the Hangar. If Lessee has temporary registration or there is any change of aircraft ownership, Tenant shall notify the Jetport director in writing within ten (10) days and shall have ninety (90) days in which to acquire permanent registration or another aircraft before this Lease is terminated. If the registration is not in the name of the Tenant, they must provide the Jetport director with a copy of a valid exclusive lease or other document reflecting their possessory interest in the aircraft.

14. DAMAGE OR DESTRUCTION

Casualty. If the Hangar is damaged by fire or other casualty such that it is rendered wholly or partially untenantable, Landlord shall, subject to available insurance proceeds, use commercially reasonable efforts to repair the damage within a reasonable time. Rent shall abate proportionately during any period the Premises are untenantable. If the Hangar is damaged to the extent of fifty percent (50%) or more of its replacement cost, either Party may terminate this Lease upon written notice to the other given within sixty (60) days after the casualty.

15. CONDEMNATION

Total or Partial Taking. If all or substantially all of the Premises is taken by eminent domain, this Lease shall terminate as of the date of taking. If a partial taking materially impairs Tenant's ability to conduct the Permitted Use, Tenant may terminate this Lease upon written notice to Landlord. Any condemnation award shall belong to Landlord, except that Tenant may separately pursue any award available under applicable law for Tenant's relocation costs, trade fixtures, and Tenant-owned Alterations.

16. SURRENDER OF PREMISES

Condition Upon Surrender. Upon expiration or earlier termination of this Lease, Tenant shall surrender the Premises to Landlord broom-clean and in good condition, reasonable wear and tear and casualty excepted, together with all Alterations required to remain with the Premises under Section 7.4, and shall remove all Tenant's personal property, trade fixtures, and any Alterations Landlord has directed be removed under Section 7.4, repairing any damage caused by such removal.

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17. HOLDING OVER

Holdover Rent. If Tenant remains in possession of the Premises after expiration or termination of this Lease without Landlord's written consent, Tenant shall be a tenant at will, and shall pay Base Rent at one hundred fifty percent (150%) of the then-current monthly Base Rent, in addition to all other obligations under this Lease, until Tenant vacates the Premises.

18. QUIET ENJOYMENT

So long as Tenant is not in default under this Lease beyond any applicable notice and cure period, Tenant shall peaceably and quietly hold and enjoy the Premises during the Term without hindrance by Landlord or any party claiming through Landlord, subject to the terms of this Lease.

19. FORCE MAJEURE

Neither Party shall be liable for any delay or failure to perform its obligations under this Lease (other than the payment of money) due to causes beyond its reasonable control, including acts of God, government action, labor disputes, or supply chain disruptions, provided the affected Party uses reasonable efforts to mitigate the delay.

20. JETPORT MINIMUM STANDARDS; SPONSOR ASSURANCES

This Lease is subject and subordinate to the terms of any grant agreements, sponsor assurances, or other obligations between Landlord and the FAA or the North Carolina Department of Transportation, Division of Aviation ("Division of Aviation") applicable to the Jetport, and to the Jetport's minimum standards and rules and regulations as in effect from time to time. In the event of any conflict between such obligations and this Lease, Landlord's obligations to the FAA and/or NCDOT shall control, and the Parties shall cooperate in good faith to amend this Lease as necessary to resolve any such conflict. In the event that the terms of the Lease cannot be amended to render compliance with the FAA or Division of Aviation, or if both Parties are unable to agree upon amended terms that are material to this Lease, the Lease shall terminate upon thirty (30) days' notice to the Tenant or such earlier time as required by the FAA or Division of Aviation.

21. NOTICES

All notices under this Lease shall be in writing and delivered by hand, by certified mail (return receipt requested), or by nationally recognized overnight courier, to the addresses below, or such other address as either Party designates in writing:
If to Landlord:

County of Harnett
Attn: Bradley Abate, Director
615 Airport Road
Erwin, NC 28339

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With copy to:

County of Harnett
Attn: Senior Staff Attorney
PO Box 238 (mail)
455 McKinney Parkway (physical)
Lillington, NC 27546

If to Tenant:
Veloce Planes, LLC
Attn: Jamie Fettig
328 Old Glade Road
Whiteville, NC 28472

22. MISCELLANEOUS

22.1 Governing Law. This Lease shall be governed by and construed in accordance with the laws of the State of North Carolina, without regard to its conflicts of law principles.

22.2 Venue. The Parties agree that the exclusive venue for any action or proceeding arising out of or relating to this Lease shall be the state courts of Harnett County, North Carolina, or, if federal jurisdiction exists, the United States District Court for the Eastern District of North Carolina. Each Party consents to the personal jurisdiction of such courts and waives any objection to venue therein, including any objection based on forum non conveniens.

22.3 Taxes. Tenant shall pay any and all taxes levied by the state or county on property stored in the Leased Premises if such property is stored during a period of tax assessment.

22.4 Entire Agreement; Amendment. This Lease constitutes the entire agreement between the Parties with respect to the Premises and supersedes all prior negotiations, representations, and agreements, whether written or oral. This Lease may be amended only by a written instrument signed by both Parties.

22.5 Severability. If any provision of this Lease is held invalid or unenforceable, the remainder of this Lease shall continue in full force and effect.

22.6 No Waiver. No waiver of any breach of this Lease shall be deemed a waiver of any subsequent breach of the same or any other provision.

22.7 Binding Effect. This Lease shall be binding upon and inure to the benefit of the Parties and their respective successors and permitted assigns.

22.8 Counterparts. This Lease may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument.

IN WITNESS WHEREOF, the Parties have executed this Lease as of the Effective Date first written above.

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LANDLORD:

COUNTY OF HARNETT

Signed by:

Brent Trout

F666594360384BC...

Name: Brent Trout

Title: County Manager

Date: 10/20/2026

TENANT:

VELOCE PLANES, LLC

Signed by:

Jamie Fettig

817F46529F43405...

Name: Jamie Fettig

Title: managing member

Date: 10/19/2026

DS

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

By: Kimberly Honeycutt

Name: Kimberly Honeycutt

Title: County Finance Officer

10/19/2026