

eVERTIPORTS
1270 6th Ave.
New York, NY 10020

November 20, 2025

M./ Name, Title, Company,. Address City, ST, Zip

Re: Vertiport Lease Option Agreement

Dear,

This letter serves as a Vertiport Lease Option Agreement between Company.(the “Landowner”) and eVERTIPORTS International Corporation (the “Company”) for the installation, operation, and maintenance of a Vertiport on the Landowner’s property as identified in Exhibits “A & B Legal Description-Tenant Plans and Specifications”, attached and made a part hereof. Under the terms of this agreement, and in consideration of the payment to the Landowner of the sum of \$1.00., which receipt is confirmed and acknowledged by electronic funds, the Landowner grants the Company an exclusive option to lease a portion of the Landowner’s property for the purpose of installing and operating a VERTIPORT. The option will be exercised by the Company at its discretion, and it will be valid for 1 year from the date of this agreement. Two (6) month extensions are granted if diligently pursuing permitting with milestones achieved During this time, the Company will have the right to conduct surveys, inspections, and other necessary actions to determine the feasibility of installing a Vertiport on the property including filing for applicable permits. If the Company decides to exercise the option, it will negotiate a lease agreement with the Landowner on the following terms:

1. Rent: The Company will pay the Landowner rent monthly for the use of the property as calculated in the attached Lease.
2. Term: The lease will be for a term of 10 years, with the option to renew it by the company for two additional terms with an effective date of this option.
3. Site plan: The Company will provide the Landowner with a detailed site plan and description of the proposed installation. The installation will be subject to the Landowner’s approval which approval won’t be unreasonably withheld.
4. Insurance: The Company will maintain insurance coverage for the Vertiport and related equipment and will name the Landowner as an additional insured on the policy.
5. Indemnification: The Company will indemnify and hold harmless the Landowner from any claims arising out of the installation, operation, or maintenance of the Vertiport.
6. Taxes: The Company will be responsible for paying all taxes related to the Vertiport installation and operation.
7. Termination: The Company plans to retain legal counsel, architects, designers, engineers and potentially consultants and/or lobbyists to obtain permits to build the Vertiport and will further produce shop drawings, obtain construction bids, financing proposals and make application for clean energy loans and grants. The company will also advance proposals to operators, airlines, and other potential end customers. The overall investment that the company will make is very substantial and difficult to estimate until it is constructed and finished. To that end, The Company will sustain significant financial harm if the landowner were to early terminate the agreement and not proceed with the terms of the lease once the development process has begun. As a result, and to protect its investment, The Company requires an early termination fee calculated as the sum of all expenses invested plus 10% of the projected revenues of the project for the full lease term. Otherwise, the option may be terminated only by The Company upon 90 days’ written notice. In the event The Company receives all permits to build but for whatever reason or no reason decides not to proceed with the project within two years of permit issuance, in consideration of the landowner’s acceptance of this agreement, The Company will assign all permits and the complete files on the project to the Landowner. Attached is the draft “LEASE AGREEMENT for DEVELOPMENT, CONSTRUCTION and OPERATION of a VERTIPORT” which terms will be materially consistent with the final agreement.

Please indicate your acceptance of the terms of this agreement by signing and returning a copy of this letter to us. We look forward to the opportunity to work with you on this transformational project. Thank you.

Sincerely,

eVERTIPORTS International Corporation

By: _____ Authorized Signatory

Accepted and agreed to by:

Company

By: _____ Authorized Signatory