

ASSIGNMENT OF A LEASE

17 AAC 42.260 of the Fairbanks International Airport Regulations states that unless the lease, permit, or concession expressly provides otherwise, a lessee, permittee, or concessionaire may not assign all or any part of a lease, permit, or concession, including improvements, without the prior written consent of the airport manager.

We would be happy to review proposed assignment documents before they are executed – in fact, **we encourage you to submit drafts for review.**

A request for consent to an assignment must be submitted in writing by the lessee and include the following:

- _____ name, address, and telephone contact number for the proposed assignee;
- _____ a description of the premises to be assigned and the proposed assignee's intended use of the premises;
- _____ financial and other information about the proposed assignee establishing the proposed assignee's ability to carry out the financial and other obligations under the lease, permit, or concession;
- _____ insurance binders in the proposed assignee's name for all forms of insurance required by the lease, permit, or concession; and
- _____ **three originals** of the executed assignment documents with **notarized signatures of the assignor and proposed assignee.** The assignment must include a provision stating that the assignee accepts responsibility for all of the assignor's obligations under the lease, permit, or concession, including environmental liability and responsibility.

Please note the following:

- A request for consent to assignment may be denied if the lessee is in violation of a material term of a contract with the department, in arrears on a rental payment or other material financial obligation due the department, or in default of a material obligation under any agreement the department has issued to the applicant at any department-owned and operated airport.
- An assignee may not occupy the premises before the airport manager consents to the assignment in writing.
- Any single or cumulative transfer of more than 50 percent interest in a partnership, limited liability company, or corporation that holds a lease, permit, or concession is an assignment of an interest subject to approval.
- An assignment is effective only after the airport manager has consented to the assignment in writing.

Please contact the Leasing Office at 907-474-2579 if you have any questions or would like us to review your assignment paperwork.