



Aircraft Leaseback Agreement (Cirrus/High Performance Aircraft)

Owner agrees to lease an aircraft to Cape Fear Coastal Aviation, LLC ("Cape Fear Coastal Aviation") for its use and Cape Fear Coastal Aviation agrees to manage the aircraft owned by the Owner, identified by signing and accepting this Aircraft Management Agreement (the "Agreement") under the following terms and conditions.

Whereas, the Owner is the Registered Owner of an Aircraft ("the Aircraft"), more specifically described in the signature block of the Owner, whose signature is his/her affirmation that the information is true and correct as to the Aircraft described;

Whereas, the Owner desires to dry lease the Aircraft to Cape Fear Coastal Aviation for its use, to allow others to rent it for a fee, and to have the Aircraft managed by Cape Fear Coastal Aviation;

Whereas, Cape Fear Coastal Aviation desires to manage the Aircraft upon the terms and conditions in this Agreement, for use at Cape Fear Coastal Aviation's Base of Operations at Wilmington International Airport (KILM), located in Wilmington, NC), including but not limited to flight instruction; and

NOW, THEREFORE, for good and valuable consideration and mutual promises and covenants set forth herein, the parties hereto, each intending to be legally bound, agree as follows:

SECTION I: GENERAL TERMS

1.01 Lease of Aircraft

Owner agrees to lease to Cape Fear Coastal Aviation the Aircraft together with the accessories and equipment specified in the Aircraft Equipment List.

1.02 Crew/Operational Control

The Owner does not provide any crew with the aircraft, and it is a "dry lease" to Cape Fear Coastal Aviation only. Accordingly, during any rental of the Aircraft, operational control will be maintained by the Pilot-in-Command in accordance with the Federal Aviation Regulations (FARs). The parties acknowledge and agree that all flight operations by Owner will be conducted under Part 91 of the FARs and in accordance with all applicable laws and regulations.

1.03 Agreement to Manage

In order to lease the Aircraft to Cape Fear Coastal Aviation, the Owner also agrees to provide the Aircraft to Cape Fear Coastal Aviation for use and management under the terms and conditions of this Agreement. The Owner hereby appoints Cape Fear Coastal Aviation to serve as the sole and exclusive manager of the Aircraft during the term of this Agreement, to perform the Aircraft management and other services contemplated hereby and all other acts related thereto, for and on behalf of the Owner.

1.04 Payments/Retained Funds

The parties hereto acknowledge that any funds collected by Cape Fear Coastal Aviation with respect to its use of the Aircraft less a net monthly management fee and required expenses (Exhibit A-1) retained by Cape Fear Coastal Aviation, are the property of Owner (the "Retained Funds").

1.04.1 These funds are calculated based on a total of rental hours rented times the rental rate per tachometer hour for the Aircraft. Cape Fear Coastal Aviation agrees to accept, on behalf of the Owner, any receipts received with respect to the Aircraft for rental hours unless otherwise authorized in advance by Owner. Further, Cape Fear Coastal Aviation agrees to pay certain Aircraft expenses (Exhibit A-1), as provided in this Agreement, on behalf of the Owner. Such expenses shall be the sole liability of the Owner, but shall be paid by Cape Fear Coastal Aviation on behalf of Owner out of Retained Funds. Should the Retained Funds not be sufficient to cover the expenses, Owner will be required to pay the outstanding balance to Cape Fear Coastal Aviation. Conversely, all Retained Funds remaining after expenses shall be remitted to the Owner pursuant to the terms of this Agreement.

1.04.2 If the Aircraft is being operated for the purpose of maintenance, transportation to or from a maintenance facility, or for a maintenance test flight, no rental rate (or Retained Funds) shall be payable to Owner for that flight time. Further, Cape Fear Coastal Aviation shall not pay rent for the flight time when Owner utilizes the Aircraft, even if Cape Fear Coastal Aviation is providing an instructor pilot for such flights.

1.04.3 Operating Statement. The Retained Funds owed to the Owner as defined herein shall be due and payable to Owner by the 15th of each month for the preceding month, along with monthly statements of income and expenses.

1.05 Term of Management Agreement/Automatic monthly renewal

This Agreement shall run for a period of 12 months, terminating on last day of the 12th month, unless terminated earlier under conditions herein. This Agreement shall automatically renew on a month-to-month basis, after the initial 12 month period, during which time either party may terminate by giving a 30-day written notice of termination to the other.

1.04 Title to the Aircraft

Title to and Ownership of the Aircraft shall be and remain in the name of the Owner at all times throughout the term of this Agreement and Cape Fear Coastal Aviation shall have no right, title or interest in or to the Aircraft.

SECTION II Obligations of Cape Fear Coastal Aviation

2.0 Management and Scheduling

Cape Fear Coastal Aviation shall be responsible for the management of the Aircraft to include scheduling, record keeping, and monitoring the use of the Aircraft. Cape Fear Coastal Aviation will endeavor to schedule and arrange for maintenance and training in the Aircraft to maximize the availability of the Aircraft.

2.01.1 Cape Fear Coastal Aviation will arrange for hangar space at KILM, arrange for cleaning of the Aircraft as noted herein, update the Aircraft data bases and cycle the TKS system.

2.02 Maintenance, repair, and inspections

Cape Fear Coastal Aviation shall monitor the maintenance schedule of the Aircraft and have performed any maintenance when required, including but not limited to annual and 100-hour inspections.

Furthermore, Cape Fear Coastal Aviation shall be responsible for performing periodic cosmetic maintenance on the Aircraft, to include cleaning, washing and waxing, as necessary. All fees for this maintenance and cosmetic maintenance are the responsibility of the Owner.

2.02.1 Cape Fear Coastal Aviation shall be responsible for maintaining the Aircraft in good order and repair, and in an airworthy condition in compliance with the FARs and all other applicable laws, rules and regulations provided that all maintenance and repair work on the Aircraft (or any part thereof) is arranged solely through Cape Fear Coastal Aviation. Cape Fear Coastal Aviation agrees that all Aircraft maintenance will be accomplished in accordance with FAA and/or Cirrus standards (whichever standard is highest for any particular maintenance item). Cape Fear Coastal Aviation further agrees that all Aircraft maintenance will be provided by a Cirrus Authorized Service Center, unless otherwise approved by Owner.

2.02.2 No prior notice required for maintenance. If Cape Fear Coastal Aviation determines that maintenance is necessary to the Aircraft, then Cape Fear Coastal Aviation shall have said maintenance performed at Owner's expense. If the maintenance work is estimated to exceed \$3,000.00, Cape Fear Coastal Aviation must make an effort to obtain approval by the Owner prior to having said work performed. However, such prior notice is not required for Cape Fear Coastal Aviation to have the required maintenance or repairs completed at Owner's expense.

2.02.3 Maintenance Records. All maintenance and repairs of the Aircraft which require an appropriate log book entry shall be signed off by an authorized FAA approved A & P Mechanic. Cape Fear Coastal Aviation shall supply Owner with evidence of such compliance with the foregoing maintenance, overhaul and inspection requirements, and copies of reports of all inspections made under such program, service bulletins and airworthiness directives complied with, any modifications to the Aircraft, engine monitoring reports and such other information as Owner may reasonably request. Such reports shall be made at intervals requested by Owner. Upon request, Cape Fear Coastal Aviation shall also timely provide Owner with a monthly summary of the total airframe and engine hours on the Aircraft.

2.02.4 Cape Fear Coastal Aviation shall not have the right to alter, modify or make additions or improvements to the Aircraft other than those necessary to obtain and maintain FAA certification, without prior written permission from Owner. All alterations, modifications, additions and improvements as are so made shall be subject to all of the terms of this Agreement.

2.02.5 Cosmetic maintenance. Cape Fear Coastal Aviation shall also be responsible for performing monthly cosmetic maintenance on the Aircraft, to include cleaning and washing. Additional cosmetic maintenance is available upon request at Owner's expense.

2.02.6 Washing and detailing monthly.

Cape Fear Coastal Aviation will arrange for the Aircraft to be cleaned and detailed each month, the expense for which is included in the management fee. (Exhibit A-1).

2.03 Restrictions on Use

Cape Fear Coastal Aviation shall require use of the Aircraft to all applicable laws or regulations and shall not permit the Aircraft to be used in an unlawful manner. Moreover, Cape Fear Coastal Aviation shall use reasonable efforts to enforce all regulations including but not limited to, prohibiting use by any user who violates these regulations or laws. Cape Fear Coastal Aviation requires all renters of the Aircraft to sign the Cape Fear Coastal Aviation rental agreement, which includes restrictions on the use of the Aircraft.

2.03.1 Cape Fear Coastal Aviation will not base the Aircraft or permit it to be based outside the limits of the United States of America without the prior written consent of the Owner.

2.03.2 If any fine or penalty related to Cape Fear Coastal Aviation's use of the Aircraft is imposed on and paid by Owner, Cape Fear Coastal Aviation shall reimburse Owner for the amount thereof with thirty (30) days after receipt by Cape Fear Coastal Aviation of written notice requesting such reimbursement.

SECTION III Obligations of Owner

3.01 Maintenance, Repair, and Inspection

The Owner shall be responsible and shall pay for all maintenance repairs and inspections required to be performed on the Aircraft. Specifically, Owner will be responsible for the Annual inspection, 100 hour inspection and other inspections required for Airworthiness (i.e. Transponder, Altimeter, Pitot static system, ELT and Cirrus specific inspections).

3.02.1 Overhaul. The Owner shall be responsible for the engine's major overhaul when its time comes and is required by inspection.

3.02.2 Airworthiness. The Owner is responsible to keep and maintain the Aircraft in compliance with all Airworthiness Directives, and to keep and maintain the Aircraft in an airworthy condition at the Owner's expense.

3.02.3 GPS, Data Bases and Glass Cockpit avionics. The Owner is responsible for the costs associated in maintaining GPS subscription data base and Glass Cockpit Avionics ongoing repeating costs.

3.02 Hangar/Tie down fee

Owner shall be responsible for payment of hangar/Tie down fees.

3.03 Fuel, oil and taxes

Owner shall not be required to pay for fuel or oil for the Aircraft when used by Cape Fear Coastal Aviation for its use, and shall only be required to pay for fuel or oil for Owner's personal use. Owner shall be responsible for all costs and expenses incurred by Cape Fear Coastal Aviation in purchasing fuel and oil for the Aircraft whether at the Aircraft's home base or other locations for the purpose of repositioning for the Owner, at the request of the Owner, or when the Aircraft is flown to/from the maintenance facility. Cape Fear Coastal Aviation shall bill the Owner for all oil at the retail rates established when the oil is purchased.

3.03.1 All taxes, fees, assessments, and penalties due, assessed or levied by any taxing authority which relate in any way to the use or operation of the Aircraft by Cape Fear Coastal Aviation shall be paid or collected for payment by Cape Fear Coastal Aviation. Owner shall pay all applicable taxes when Aircraft is at Home Base (KILM) or away from Home base.

3.04 Payments

In the event the gross receipts in any month are insufficient to pay all expenses required to be paid by Owner under this Agreement, then Owner shall pay any deficiency upon rendering of the Operating Statement within 30 days.

3.04.1 Non-payment by Owner. The Owner agrees to pay 1.5% interest per month for non-payments on all unpaid balances and all hanger rents if the Aircraft is stored. The Owner also agrees to pay all costs and fees required to collect any deficiencies.

3.04.2 Lien holders. Owner shall be responsible for any payments to lien holders due on the Aircraft. Owner shall have the sole responsibility to inform Cape Fear Coastal Aviation of any such lien holders and the required information to meet the obligations of this Agreement. Should Owner fail to inform Cape Fear Coastal Aviation of an applicable lien on the Aircraft, the Owner shall remain

solely responsible for any such obligation and no such obligation shall be transferred to Cape Fear Coastal Aviation.

3.05 Use by Owner

Owner shall be entitled to and Cape Fear Coastal Aviation agrees to provide the Aircraft to Owner for its use on a priority basis. Cape Fear Coastal Aviation agrees to make Aircraft available to Owner at Wilmington International Airport (KILM), located in Wilmington, NC. Cape Fear Coastal Aviation is not responsible for the agreed upon rental cost while the Aircraft is being ferried for the Owner's use, or while the Aircraft is being used by the Owner. The Owner agrees to pay Cape Fear Coastal Aviation its per hour pilot services and fuel costs to ferry the Aircraft for Owner, or to provide pilot services to the Owner.

3.05.1 No other flight instruction. Owner shall provide this Aircraft to Cape Fear Coastal Aviation for rental free of any restrictions except those contained in this Agreement. Additionally, regarding the Owner's use, the Owner agrees that the Aircraft will not be used for flight instruction with any other company besides Cape Fear Coastal Aviation.

3.05.2 Authorized pilots only. The Aircraft must be piloted by either the Owner, if qualified, or a pilot authorized by Cape Fear Coastal Aviation.

3.06 Insurance

Cape Fear Coastal Aviation shall be responsible for obtaining and maintaining adequate insurance on the Aircraft under its fleet policy, the costs for which shall be paid by the Owner. Said policy shall provide for coverage in at least the amount set by Cape Fear Coastal Aviation's Flight Operations Manual and provide 30 Days' Notice of Cancellation except 10 Days' Notice of Cancellation for Non- Payment of Premium. Owner shall be listed as a Loss Payee and Additional Insured on the applicable policies. At the time of bind coverage Cape Fear Coastal Aviation will furnish Owner with a Certificate of Insurance evidencing aforementioned coverages. Cape Fear Coastal Aviation shall make available at any time, at the request of Owner, the declarations pages or a complete copy of the Insurance Policies and endorsements as it relates to the Owner's aircraft. Cape Fear Coastal Aviation is to be reimbursed for the insurance costs at the end of the year using revenue generated from previous flights. If there is any difference between this Agreement and the Flight Operations Manual, the Flight Operations Manual shall control

3.06.1 Individuals who will be renting this Aircraft are required to carry renters' insurance with physical damage coverage pursuant to Cape Fear Coastal Aviation's rental agreement policies. Cape Fear Coastal Aviation shall furnish a Certificate of Insurance as evidence of such insurance coverage, upon request.

3.06.2 Notice of accident. Cape Fear Coastal Aviation shall notify Owner of any accident or incident involving the Aircraft as soon as possible and in any event within 24 hours of the accident or incident, which notification shall specify to the extent known by Cape Fear Coastal Aviation, the time and place of the accident or incident, the extent of the damage, the names and addresses of the parties involved, persons injured, known witnesses, and owners of properties damaged. Upon request, Cape Fear Coastal Aviation will provide Owner of all correspondence, papers, notices, and documents received by Cape Fear Coastal Aviation in connection with any claim or demand involving or relating to the Aircraft or its operation, and shall aid in any investigation instituted by Owner and in seeking the recovery of damages from liable third parties.

3.07 Termination of Agreement

Either party shall be entitled to terminate this Agreement at any time during the term of this Agreement upon thirty (30) days written notice to the other.

3.07.1 If, during the term of this Agreement, the Aircraft is destroyed, lost or damaged beyond repair, this Agreement shall terminate immediately.

3.07.2 On the termination of this Agreement or otherwise, Cape Fear Coastal Aviation shall, at its sole expense, be responsible for repositioning the Aircraft to Home Base (KILM) and that the said Aircraft will be in the same condition as when received, ordinary wear, tear and deterioration excepted.

SECTION IV. DAMAGE, LIABILITY & INDEMNITY

4.01 Guarantees

Cape Fear Coastal Aviation has made no representations of warranties as to the income or number of hours of flight time that the Owner can expect to receive under this Agreement and makes no guarantees regarding same.

4.02 Hold Harmless by Owner

Owner agrees to indemnify, hold, and save Cape Fear Coastal Aviation its officers, agents, CFIs, employees, directors, successors and assigns, from and against any and all loss, claims, demands, costs, expenses of every nature, arising directly or indirectly from or in connection with the use and operation of the aircraft by the Owner; Provided, however, that such indemnity and hold harmless obligation shall not extend to liabilities arising out of the sole negligence, gross negligence or willful misconduct of Cape Fear Coastal Aviation. Further, Owner agrees specifically to hold Cape Fear Coastal Aviation harmless from any claim for damages or other liability resulting from:

- a) Owner's failure or refusal to comply with or abide by any rule, order, determination, ordinance or law of any federal, state, or other governmental authority;
- b) Owner's failure or refusal to comply with or abide by or perform its obligations as set forth in this Agreement;
- c) Any latent defect or other defect in the Aircraft;
- d) Any defect, condition or situation with respect to the Aircraft that Cape Fear Coastal Aviation has disclosed to Owner and requested Owner's permission to correct or rectify;
- e) The willful misconduct or criminal activity of any third person or agency, other than Cape Fear Coastal Aviation and its employees, with respect to the Aircraft; or
- f) The negligent, willful misconduct or criminal activity of Owner, including all Owner, officers, employees, affiliates and agents of the Owner.

4.03 Cape Fear Coastal Aviation- Limitation of Liability

To the fullest extent allowable by law, in no event shall Cape Fear Coastal Aviation be liable for or have any duty for indemnification or contribution to the Owner for any claimed indirect, special, incidental, consequential, or punitive damages, or for any damages consisting of damages for loss of use, revenue, profit, business opportunities and the like, or depreciation of value of the Aircraft, or insurance deductible. ANY LIABILITY OF CAPE FEAR COASTAL AVIATION SHALL BE LIMITED TO AND SHALL NOT EXCEED THE INSURANCE COVERAGE AFFORDED UNDER ITS INSURANCE POLICY.

4.04 Owner acknowledges that Cape Fear Coastal Aviation is not the manufacturer of the Aircraft or the manufacturer's agent, and that Cape Fear Coastal Aviation makes no warranty or representation, either express or implied, as to the fitness, workmanship, design, condition or merchantability of the Aircraft, its fitness for any particular purpose, airworthiness, or the quality or capacity of the materials used in the Aircraft.

SECTION V ADDITIONAL PROVISIONS

5.01 Owners Right to Inspect

Cape Fear Coastal Aviation agrees that Owner or their authorized representatives may inspect the Aircraft and its books, logs and records at all reasonable times during the Term of this Agreement. At the termination of this Agreement, provided no funds are owed by Owner to Cape Fear Coastal Aviation, Cape Fear Coastal Aviation shall deliver such log books and records to Owner.

5.02 Prohibition Against Sublease Assignment or Creation of Lien

Cape Fear Coastal Aviation shall not sublet, mortgage, pledge, sell or otherwise encumber or dispose of the Aircraft. Cape Fear Coastal Aviation shall not assign or transfer this Agreement or any interest therein.

5.03 Notice of Litigation

In the event that the Aircraft, or the use, operation, transportation, storage, repair or maintenance thereof, or any other activity pertaining thereto, or any fee or charge for any foregoing becomes the subject of or is otherwise connected with any litigation, whether or not Cape Fear Coastal Aviation is a party to such litigation, Cape Fear Coastal Aviation shall promptly give notice and details of such litigation to Owner, and shall keep Owner advised as to the progress of such litigation. Similarly, in the event that Owner's right, title or interest in or to the Aircraft is the subject of any litigation or other legal proceedings brought by or against Owner (including without limitation any lien foreclosure proceedings), or if Owner's use, possession, maintenance or repair of the Aircraft is the subject of any litigation or other proceedings brought by or against Owner, Owner shall promptly give notice and details of such litigation to Cape Fear Coastal Aviation, and shall thereby keep Cape Fear Coastal Aviation advised as to the progress of such litigation.

5.04 Default

The occurrence of any of the following events or conditions shall constitute an event of default:

- a) Failure of either party to pay when due any amount required to be paid under this Agreement, which failure continues for ten (10) business days after written notice from the other party; or
- b) Owner fails or refuses to pay to maintain any policy of insurance as required by the Agreement; or
- c) The breach of any warranty, or falsity of any material representation, made by either party in connection with this Agreement; or
- d) Any breach or failure of either party to observe or perform any other term, condition or covenant required to be observed or performed under this Agreement, which breach or failure continues for a period of ten (10) day after written notice by the other party; or
- e) The dissolution, liquidation, cessation of business, or termination of existence of either party; or
- f) The insolvency or bankruptcy of either party, or the making by either party of an assignment for the benefit of creditors, or the consent of either party to the appointment of a trustee or receiver for a substantial part of its property, or the appointment with or without consent of a trustee or receiver for a substantial part of its property, or the admission in writing by either party of its inability to pay its debts as they mature; or
- g) The institution by or against a party of bankruptcy, reorganization, arrangement, insolvency, or liquidation proceedings, or any other proceedings for relief under any

bankruptcy or similar Federal, state, or local law for the relief of debtors, provided that such proceedings are allowed against or are consented to by the party, or are not dismissed within thirty days after such institution of the action.

5.05 Remedies for Default

Upon the occurrence of any event of default which is not cured within the periods specified in Section 5.04, the non-defaulting party, at its sole option may exercise, individually or severally, the following remedies:

- a) Proceed by appropriate court action or actions, at law or in equity, to enforce specific performance by the defaulting party of the applicable covenants, conditions and terms of this Agreement and, unless otherwise restricted by the terms of this Agreement, to recover damages for the breach thereof;
- b) Declare the entire unpaid amount of funds payable to the non-defaulting party under the terms of this Agreement during the term due and payable;
- c) Terminate this Agreement, as described in this Agreement;
- d) Pursue and enforce any and all other remedies available in its favor under any other provisions of this Agreement or existing at law, in equity or in bankruptcy, including, without limitation, the foreclosure of any lien rights held by the non-defaulting party with respect to the Aircraft; and
- e) The remedies provided hereunder are cumulative and not exclusive and shall be in addition to any and all other remedies provided, existing or available in its favor under any other provisions of the agreement, at law, in equity or in bankruptcy. These remedies may be exercised concurrently or separately, and the exercise of one remedy shall not be deemed to be an election of such remedy or to preclude the exercise of any other remedy. No failure or delay on the part of the non-defaulting party in exercising any right or remedy provided hereunder, at law or in equity, shall operate as a waiver, nor shall any single partial exercise by the non-defaulting part of any such right or remedy.

5.06 Owner May Encumber and Transfer Aircraft

Owner may encumber the Aircraft with chattel mortgages or other security agreements, subject, however, to this Agreement and Cape Fear Coastal Aviation's rights hereunder. Owner also may sell, transfer and convey its title and interest in and to the Aircraft so long as it first terminates this Agreement.

5.07 Notices

Notices may be sent by FedEx, UPS or by U.S. Certified mail, return receipt requested to the addresses listed in the signature blocks. Notices hereunder shall be effective when received. Either party may notify the other in writing of a change of address, and upon receipt of such notice, notices thereafter will be effective if delivered to such new address.

5.08 Governing Law, Severability and Construction of the Agreement

This Agreement has been executed in Wilmington, North Carolina, and any and all disputes arising there from shall be governed according to the laws of the State of North Carolina and the laws of the United States of America. The New Hanover County courts in the State of North Carolina shall have exclusive jurisdiction over all proceedings instituted by or against Cape Fear Coastal Aviation or the Owner arising out of, connected with or related to this Agreement and any modification, amendment or extension thereof.

5.08.1 Any provision of this Agreement that is prohibited or unenforceable in any jurisdiction shall as to such jurisdiction be ineffective only to the extent of such prohibition or unenforceability, without invalidation of any of the remaining provisions therefor, and such prohibition or unenforceability in any one or more jurisdictions shall not invalidate or render unenforceable such provision in any other jurisdiction. Either party's failure at any time to require strict and timely performance by the other party of any of the provisions of this Agreement shall not waive, diminish, or otherwise prejudice their right thereafter to demand strict compliance therewith or with any other provisions of this Agreement.

5.09 Entire Agreement/Modification

This Agreement represents the entire agreement between the parties with respect to the Aircraft. Any modification or amendment to this Agreement shall be executed in writing and signed by the parties hereto.

5.10 Successors and Assigns

This Agreement shall be binding upon and inure to the benefit of the respective legal representatives and heirs of the parties, and the respective successors and assigns of the parties.

5.11 Counterparts

This Agreement may be fully executed in separate counterparts by each of the parties hereto, the counterparts together constituting but one and the same instrument.

<p>Owner(s): By: Title:</p> <hr/> <p>Signature & Date</p> <p>Address required for notices:</p>	<p>Aircraft Make/Model/Year:</p> <p>Registration Number: Serial Number: Further description if desired:</p>
<p>Cape Fear Coastal Aviation, LLC By: Benjamin L. Zucker Title: CEO</p> <hr/> <p>Signature & Date</p> <p>Address required for notices: Cape Fear Coastal Aviation, LLC 1817 Aviation Dr Wilmington, NC 28405</p>	

EXHIBIT A-1

RETAINED FUNDS: Ask us!

AIRCRAFT EXPENSES PAID BY CAPE FEAR ON BEHALF OF OWNER: NONE

FEES FOR MAINTENANCE: OWNER RESPONSIBILITY

MANAGEMENT FEE: \$1,199.00 PER MONTH