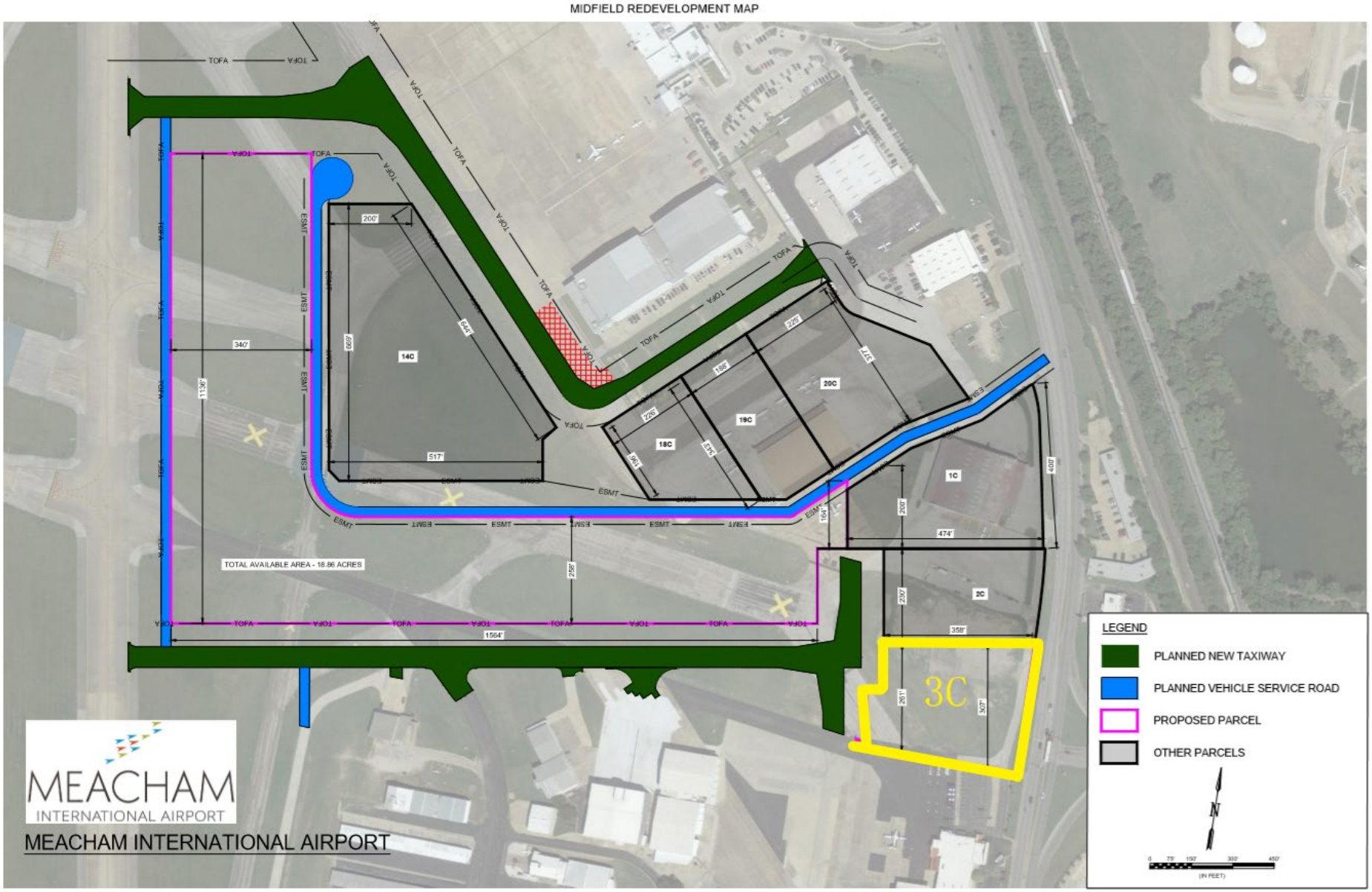55FTW TEXAS JET 3C GROUND LEASE AGREEMENT