

'87 FEB 20 10:34

BARBARA REED
CLERK

BY [Signature] DEPUTY

LEASE AMENDMENT - LEASE OF ADDITIONAL PROPERTY

REBUILT AIRCRAFT AND SALVAGE

This agreement, made and entered into this 19th day of February, 1987, by and between the COUNTY OF DOUGLAS, by and through the DOUGLAS COUNTY COMMISSIONERS, FIRST PARTY, hereinafter known as LESSOR, and DAVE MONTI, dba REBUILT AIRCRAFT AND SALVAGE, SECOND PARTY, hereinafter referred to as LESSEE, based on the following:

- a. Pinebelt Helicopters expressed a desire to terminate its lease on Douglas County Airport and to assign its lease and sell its improvements upon the leased property to LESSEE.
- b. LESSOR has published notice of intention to lease additional real property to LESSEE in the Record Courier, a newspaper of general circulation in Douglas County, Nevada, once a week for thirty (30) days prior to the date of the regular meeting of the Douglas County Board of Commissioners at which this lease amendment was executed.
- c. LESSOR and LESSEE entered into a lease agreement on the 1st day of January, 1986, wherein LESSEE leases certain real property on Douglas County Airport, more specifically described in Exhibit "B", attached hereto and made part hereof.

1. Description of Premises - LESSOR hereby leases to LESSEE and LESSEE hereby leases from LESSOR on the terms and conditions set forth hereinafter and in the previous lease above referenced in paragraph "c", certain additional real property situate in the County of Douglas on Douglas County Airport, adjacent to and made part of the above referenced lease, more specifically described in Exhibit "A" attached hereto and made part hereof.

2. Term - The term of this lease shall be for a period of twenty one (21) years commencing on the 1st day of March, 1987 and terminating on December 30, 2007, to run concurrently with the previous lease.

3. Rental - Rental for the premises, which LESSEE hereby agrees to pay to LESSOR in full without deduction or offset is as follows:
\$206.13 (two hundred six dollars and thirteen cents) per month, representing .6¢ (six cents) per square foot per year, through the first year.

Then adjusted annually based on the Consumer Price Index. Said monthly payments are due on or before the first day of each month, commencing on March 1, 1987.

4. Option - LESSEE is hereby granted two five-year (5) consecutive options based upon the same condition set forth in the previous lease.

Disposition of Buildings and Improvements - Upon the expiration of this lease, or any extension thereof, all buildings and improvements on the demised premises shall become the property of the LESSOR at no cost to LESSOR.

6. Other Terms and Conditions - All other terms and conditions in the previous lease referenced in paragraph "c" above shall remain in force and binding.

LESSOR

BOARD OF COUNTY COMMISSIONERS
DOUGLAS COUNTY, NEVADA

By: Jerry J. Bing
JERRY J. BING, CHAIRMAN

ATTEST:

Barbara Rice Reed
BARBARA RICE REED, CLERK

DATED February 19, 1987

LESSEE

DAVE MONTI
dba REBUILT AIRCRAFT AND SALVAGE

By: Dave Monti
DAVE MONTI

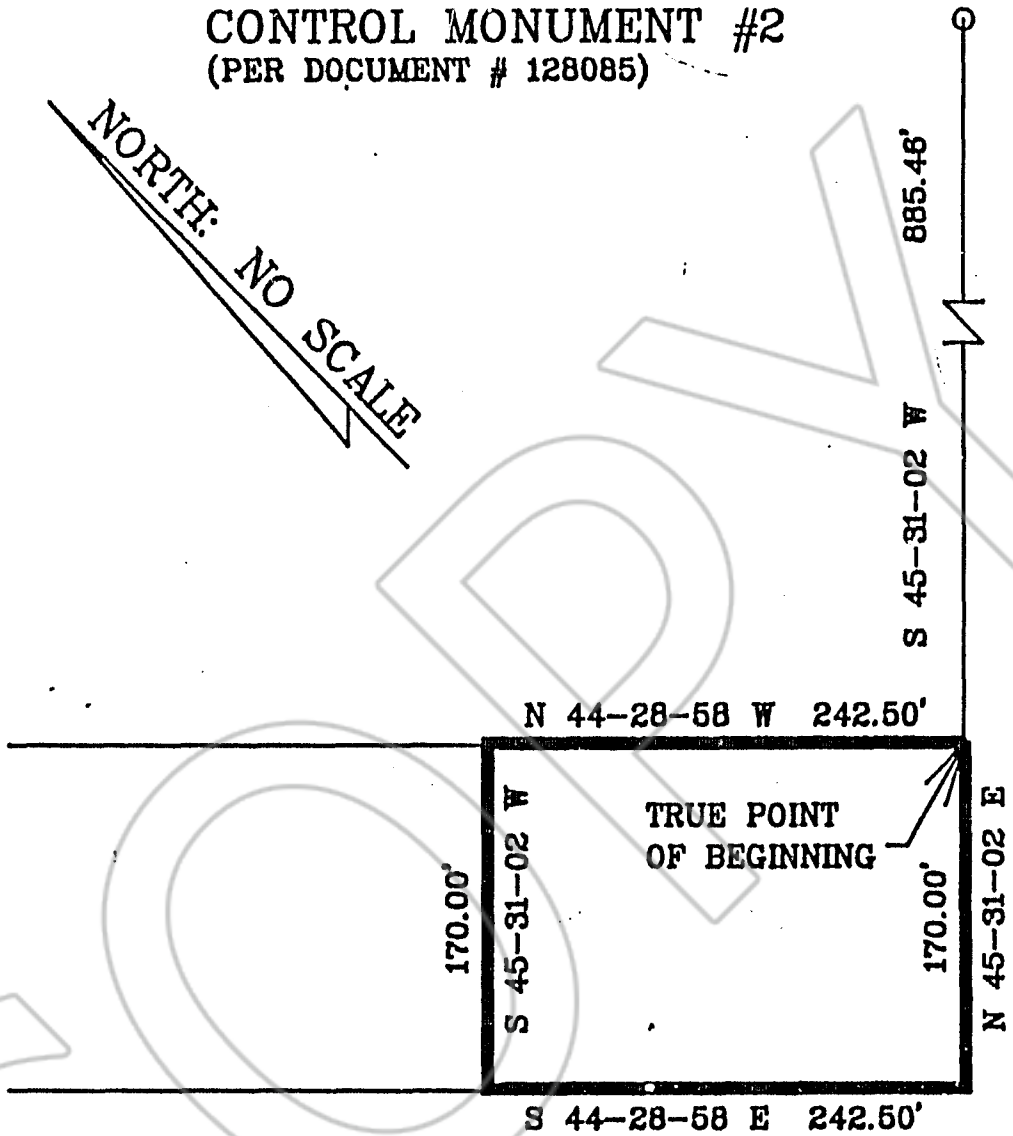
Dated: FEBRUARY 4, 1987

150324

BOOK 287 PAGE 1958

DOUGLAS COUNTY AIRPORT
 REBUILT AIRCRAFT & SALVAGE
 JANUARY 1987

DOUGLAS COUNTY AIRPORT
 CONTROL MONUMENT #2
 (PER DOCUMENT # 128085)



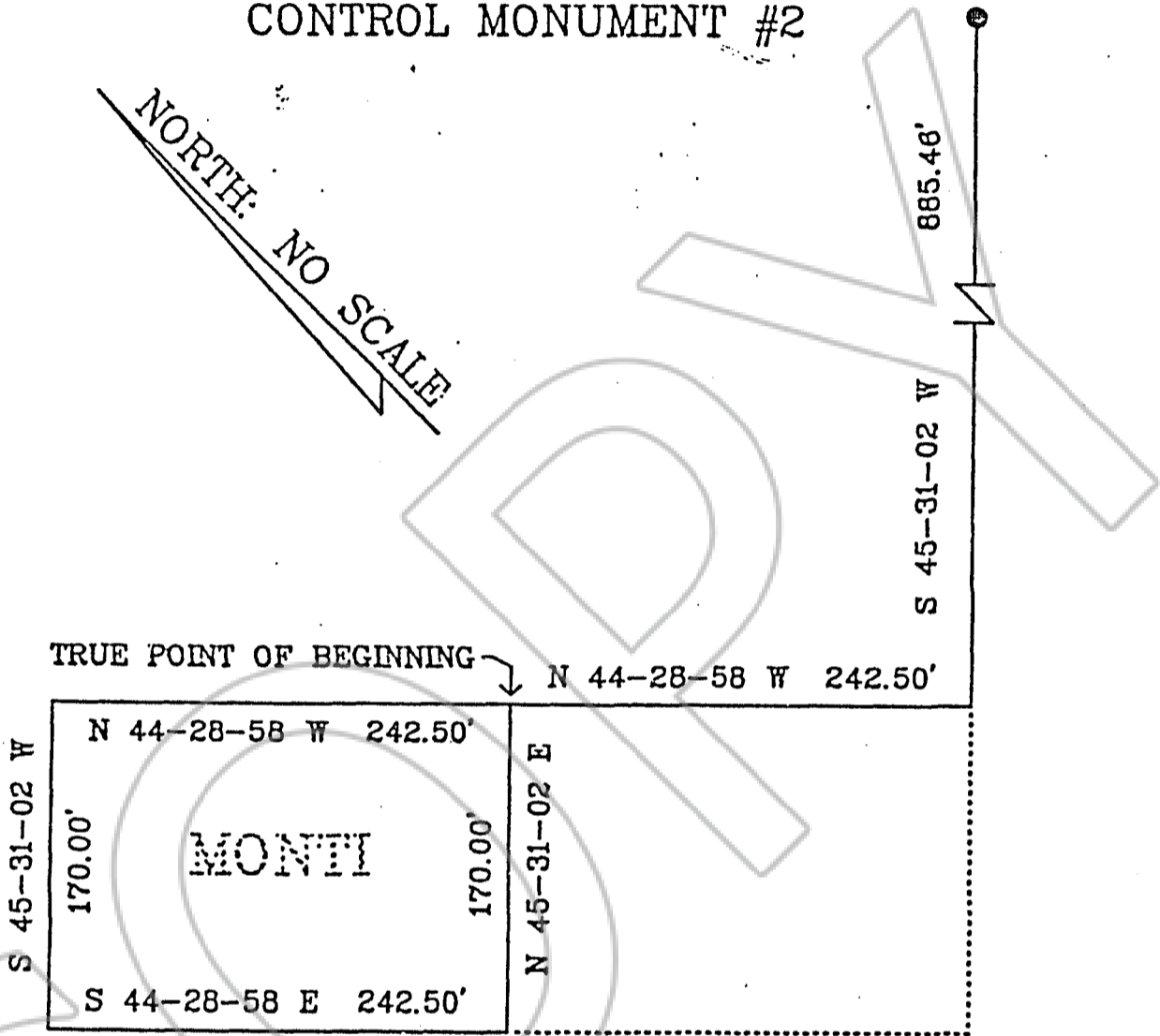
This parcel being in a portion of the SW 1/4 of Section 8, T13N, R20E, MDB&M, and more particularly described as follows:

Commencing at Airport Control Monument #2 as shown on Record of Survey #14 for Douglas County, as recorded December 12, 1985, in Book 1285 at Page 933 as Document Number 128085; thence South 45°31'02" West, a distance of 885.46 feet to the TRUE POINT OF BEGINNING; thence North 44°28'58" West, a distance of 242.50 feet; thence South 45°31'02" West, a distance of 170.00 feet; thence South 44°28'58" East, a distance of 242.50 feet; thence North 45°31'02" East, a distance of 170.00 feet to the TRUE POINT OF BEGINNING.

Said parcel containing 41,225 square feet (0.946 Acres) more or less.

DOUGLAS COUNTY AIRPORT
 MONTI LEASE PARCEL
 DECEMBER 1985

DOUGLAS COUNTY AIRPORT
 CONTROL MONUMENT #2



This parcel being in a portion of the SW 1/4 of Section 8, T13N, R20E, MDB&M, & more particularly described as follows:

Commencing at Airport Control Monument #2 as shown of Record of Survey #14 of Douglas County as recorded December 12, 1985 in Book 1285 at Page 933 as Document Number 128085 thence South 45°31'02" West, a distance of 885.46 feet; thence North 44°28'58" West, a distance of 242.50 feet to the TRUE POINT OF BEGINNING; thence continuing North 44°28'58" West, a distance of 242.50 feet; thence South 45°31'02" West, a distance of 170.00 feet; thence South 44°28'58" East, a distance of 242.50 feet; thence North 45°31'02" East, a distance of 170.00 feet to the TRUE POINT OF BEGINNING.

Said parcel containing 41,225.00 square feet, more or less.

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and on record in my office.

DATE: 2/20/87 **SEAL**
 O. Reed Clerk of the 9th Judicial District Court of the State of Nevada, in and for the County of Douglas.

By Judith Hoffman Deputy

BOOK 150324
 287 PAGE 1960

EXHIBIT "B"

COPY

REQUESTED BY
Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

1987 FEB 23 AM 10:08

SUZANNE BEAUDREAU
RECORDER

\$ 8 PAID LD DEPUTY
BOOK

150324

287 PAGE 1961

