

Tahoe Justice Court
Judge McMorris

FILED

90-020

AMENDMENT TO LEASE AGREEMENT

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THIS AMENDMENT OF LEASE AGREEMENT made and entered into
this 12th day of April, 1990, by and between
THE COUNTY OF DOUGLAS, hereinafter referred to as "LESSOR" and
JOHN J. FULTS, hereinafter referred to as "LESSEE".

WITNESSETH

WHEREAS, LESSOR and LESSEE executed their Modification Of
Lease Agreement on February 16, 1984, under which LESSOR leases
to LESSEE certain described property which is used and maintained
by LESSEE as a parking lot; and

WHEREAS, Paragraph 4 (Rent) and paragraph 5 (Option To
Renew Lease) are to be amended to reflect a change in each
paragraph.

NOW, THEREFORE, in consideration of their mutual covenants
the parties hereto agree that said Modification Of Lease
Agreement shall be amended as follows:

"4. Rent. The rental payments through May 31, 1994, shall
continue and remain at \$4,500.00, per month due and payable
on the first day of each and every month.

5. Option To Renew Lease. LESSOR hereby grants to LESSEE
four (4) options to renew the terms and conditions of this
lease agreement for four (4) consecutive five (5) year
periods commencing June 1, 1994. The rent for each five
(5) year option period shall be as follows:

June 1, 1994 through May 31, 1999	-	\$ 5,000.00
June 1, 1999 through May 31, 2004	-	\$ 5,500.00
June 1, 2004 through May 31, 2009	-	\$ 6,000.00
June 1, 2009 through May 31, 2014	-	\$ 6,500.00

In order to exercise each option set forth above, LESSEE,
shall notify LESSOR of LESSEE'S intention to exercise its
option ninety (90) days prior to the termination of the
duration of this lease agreement and ninety (90) days prior
to the termination of each five (5) year option period.
The above monthly payments during any option period shall
be due and payable on the first day of each month."

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4 IN WITNESS WHEREOF, LESSOR, THE COUNTY OF DOUGLAS, through
5 its duly elected BOARD OF COUNTY COMMISSIONERS and LESSEE, JOHN
6 J. FULTS, have executed this agreement.

7 LESSOR: DOUGLAS COUNTY

8 By: [Signature]
9 Chairman

10 LESSEE: JOHN J. FULTS

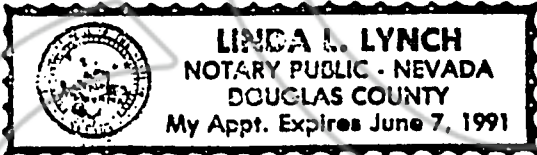
11 By: [Signature]
12 John J. Fults

13 ATTEST:

14 [Signature]
15 Clerk, Douglas County

16
17 ATTEST:

18 SUBSCRIBED and SWORN to before me this 13th day of
19 April, 1990, a Notary Public in and for
20 Douglas County, Nevada.



21 [Signature]
22 Notary Public

23 DATE APPROVED: 3-15-90

24 CERTIFIED COPY

25 REQUESTED BY
26 DOUGLAS COUNTY
27 IN OFFICIAL RECORDS OF
28 DOUGLAS CO., NEVADA

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: 4-13-90 **SEAL**
[Signature] Clerk of the 1st Judicial District Court
of the State of Nevada, in and for the County of Douglas.

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By [Signature] Deputy

SUZANNE BLAUDREAU
RECORDER 223933

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