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NO. 2000.070

APPROVED 5/4/2000 COMMISSIONERS MEETING

'00 MAY -9 A10 42 **Third Amendment to Monolith Enterprises, Inc.
Airport Lease Agreement**

BARBARA REED
[Signature]
This third amendment to the airport real property lease agreement is made on May 4, 2000 between Douglas County, by the Douglas County Board of Commissioners, ("Landlord"), whose address is Post Office Box 218, Minden, Nevada 89423 and Monolith Enterprises, Inc., ("Tenant"), whose address is 1329 Highway 395, Suite 19, Gardnerville, Nevada 89410.

Recitals

This amendment of lease is made with reference to the following facts and objectives:

- a. Landlord entered into a lease agreement with an effective date of January 1, 1999 with Tenant, Monolith Enterprises, Inc., to lease a parcel on P-51 Court. The lease is recorded as document 0456093 in book 1298, page 2177.
- b. On May 6, 1999 the lease agreement was amended to increase the size of the parcel and the amount of monthly rent. The amendment is recorded as document 0469041 in book 0599, page 5660.
- c. On December 16, 1999 the lease was amended to increase the initial one-year option to terminate to a two-year option and change the construction time requirement from one year to two years. The amendment is recorded as document 0483035, in book 1299, pages 3776 to 3779.
- d. The Landlord and Tenant agree to amend the lease to allow Monolith Enterprises Inc., to develop and implement a commercial condominium leasehold plan for the project.

The Landlord and Tenant agree to amend the lease by adding the following language to paragraph 28:

28. County's Remedies

C. In the event this lease (the Master Lease in the Declaration of Covenants, Conditions and Restrictions for Mustang Business Center) is declared forfeited by Douglas County, or is otherwise terminated, except by reason of condemnation or taking in eminent domain, the owner of a condominium or leaseholder interest who makes timely payment of rent and complies with all covenants will have the right, on ten days written notice to Douglas County, to become Douglas County's tenant. After notice is given the owner of the

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condominium unit or leasehold interest will hold as a tenant subject to the terms of this lease.

Landlord
Douglas County

Tenant
Monolith Enterprises, Inc.

By: Jacques Etchegoyhen
Jacques Etchegoyhen, Chairman
Douglas County Commissioners

By: Scott Lether
Scott Lether
Monolith Enterprises, Inc

Recommended for approval and approved as to content:

By: Jim Braswell
Jim Braswell
Operational Services Director

Approved as to form:

By: Robert T. Morris
Robert T. Morris
Chief Deputy District Attorney

Attest:

By: Barbara Reed
Barbara Reed, Clerk

BY: [Signature] DEPUTY

REQUESTED BY
DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 MAY 10 AM 11: 37

LINDA SLATER
RECORDER

\$ 0 PAID KD DEPUTY

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: May 9, 2000
B. REED Clerk of the 9th Judicial District Court of the State of Nevada, in and for the County of Douglas.

By: [Signature] Deputy

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