

12F Airport  
Jim Braswell  
2001.053  
FILED

'01 APR 24 A FIRST AMENDMENT TO THE MINDEN-TAHOE AIRPORT

MINDEN AVIATION, INC. AIRPORT LEASE AGREEMENT

BY *[Signature]*

This City amendment to the real property lease agreement (LL036) dated May 1, 1999, is made on April 5, 2001, between Douglas County, by the Douglas County Board of Commissioners, ("Landlord"), whose address is Post Office Box 218, Minden, Nevada, 89423, and Minden Aviation, Inc. ("Tenant"), whose address is P.O. Box 1764, Minden, Nevada, 89423, who agree as follows:

RECITALS

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

- a. Landlord entered into a written lease agreement for the parcel on May 1, 1999, with Minden Aviation, Inc. The lease is recorded as document 0466433, book 0499, pages 4946 -69. The intent of the lease is to provide additional tie-down space for gliders on a temporary site while awaiting the eastside of the airport to develop for glider operations.
- b. The Tenant desires to amend the lease to increase the size of the parcel.
- c. The Tenant desires to extend the lease for 2 years with an option to renew for 1 year.

The parties agree to amend the lease as follows:

- 4. Term. This lease is extended for an additional term of 2 years at the end of the current option on May 1, 2001. The new effective date or commencement date for this amendment is May 1, 2001.
- 5. Rent. The first two sentences after Site Rent are amended as follows: Tenant shall pay County a monthly rent for the use of premises, payable in advance on the first day of the month. The initial monthly rent amount is \$321.22 (117,520 square feet x \$0.0328 cents / 12 months).
- 6. Exhibit A. Is replaced with the attached new survey with the attached new survey Exhibit A2.
- 7. Exhibit B. The first sentence is amended as follows: Tenant will construct the following improvements: Install tie-down bales within 30 days.

COUNTY

TENANT

DOUGLAS COUNTY,  
a political subdivision of the State  
of Nevada

MINDEN AVIATION, INC.

By *Bernard W. Curtis*  
Bernard W. Curtis  
Chair, Douglas County Commissioners

By *Antonio M. Sabino*  
Antonio M. Sabino, Owner

Recommended for approval  
and approved as to content:

By *Jim Braswell*  
Jim Braswell  
Operational Services Director

Approved as to form:

By *Robert Morris*  
Robert Morris  
Chief Deputy District Attorney

Attest:

By *Barbara Reed* Date 4-6-01  
Barbara Reed, Clerk

*L. Lynch* DEPUTY

i:\airport\leases\Minden Aviation, Inc. LL 030

0512887

Tony Sabino  
Revised Lease Parcel

A parcel of land located within a portion of Section 9, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

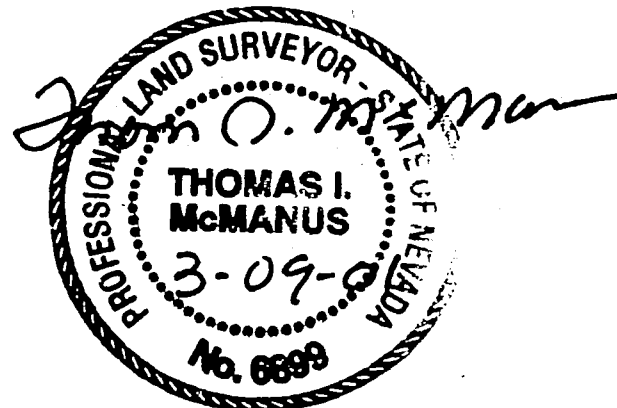
COMMENCING at Airport Control Monument No. 2 as shown on that Amended Record of Survey #14 for Douglas County and recorded in Book 488 at Page 239 as Document No. 175533;

thence North  $67^{\circ}55'19''$  East, 1,707.04 feet to THE POINT OF BEGINNING;  
thence North  $45^{\circ}31'02''$  East, 1,938.00 feet;  
thence South  $44^{\circ}28'58''$  East, 40.00 feet;  
thence South  $45^{\circ}31'02''$  West, 1,938.00 feet;  
thence North  $44^{\circ}28'58''$  West, 40.00 feet to THE POINT OF BEGINNING,  
containing 77,520 square feet, more or less.

The Basis of Bearing of this description is the line between Control Monuments No.'s 2 and 3 as shown on Amended Record of Survey #14 for Douglas County, Document No. 175533.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423



0512887

BK0401PG6135

Tony Sabino  
New Lease Parcel

A parcel of land located within a portion of Section 9, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

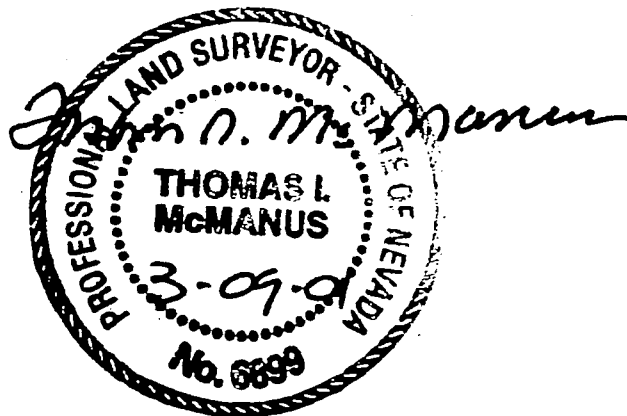
COMMENCING at Airport Control Monument No. 2 as shown on that Amended Record of Survey #14 for Douglas County and recorded in Book 488 at Page 239 as Document No. 175533;

thence North 67°55'19" East, 1,707.04 feet;  
thence North 45°31'02" East, 329.65 feet;  
thence North 44°28'58" West, 150.00 feet to THE POINT OF BEGINNING;  
thence continuing North 44°28'58" West, 40.00 feet;  
thence North 45°31'02" West, 1,000.00 feet;  
thence South 44°28'58" East, 40.00 feet;  
thence South 45°31'02" West, 1,000.00 feet to THE POINT OF BEGINNING,  
containing 40,000 square feet, more or less.

The Basis of Bearing of this description is the line between Control Monuments No.'s 2 and 3 as shown on Amended Record of Survey #14 for Douglas County, Document No. 175353.

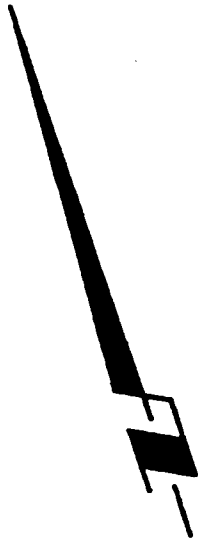
Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423



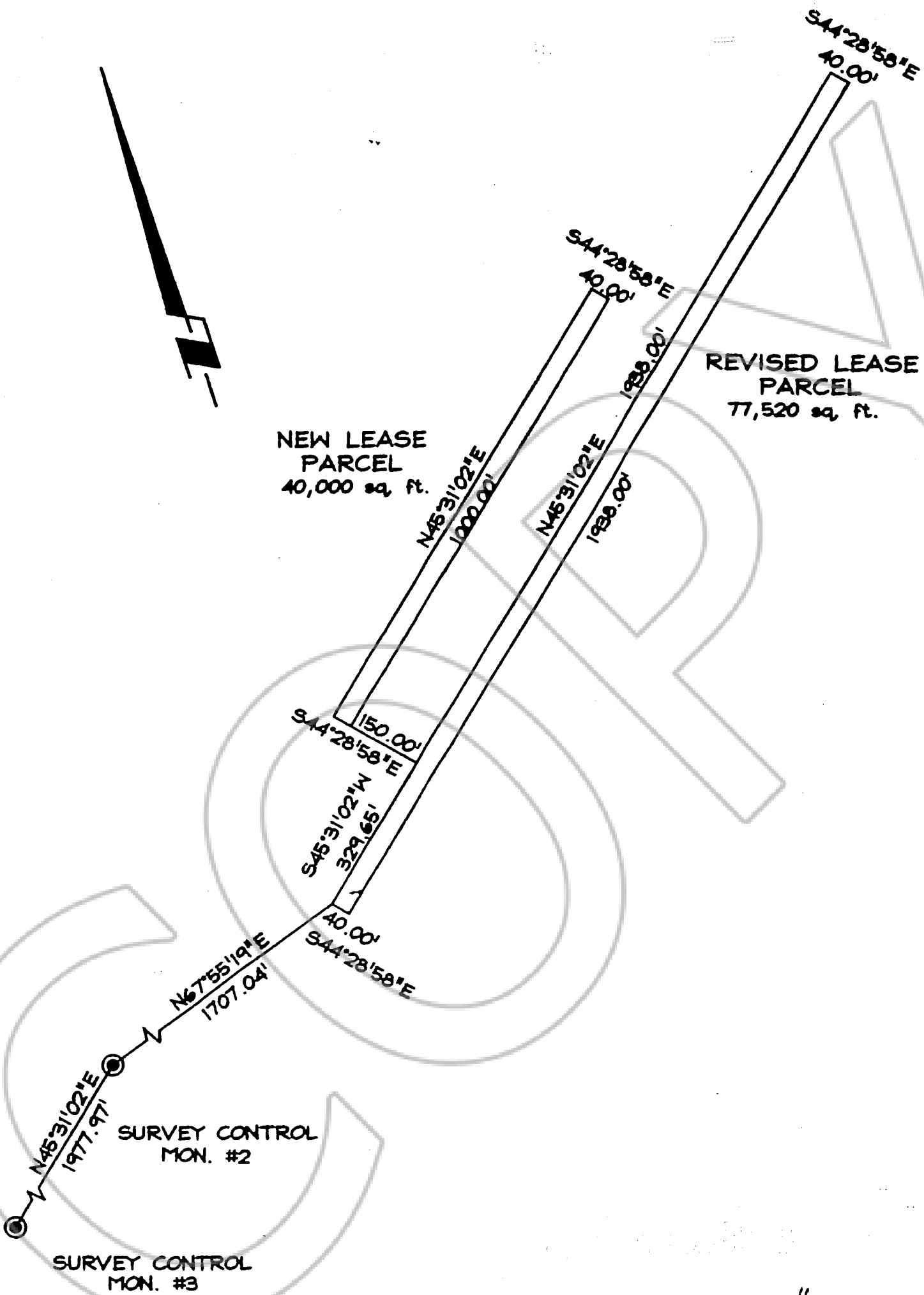
0512887

BK0401PG6136



NEW LEASE  
PARCEL  
40,000 sq. ft.

REVISED LEASE  
PARCEL  
77,520 sq. ft.



SURVEY CONTROL  
MON. #3

SURVEY CONTROL  
MON. #2



1001 10th STREET • P.O. BOX 2044 • FRENCH CREEK, NY 12065  
PH. (770) 798-2888 FAX (770) 798-7084  
EMAIL: INFO@ANDERSONENR.COM

858-01

03/09/01

TONY SABINO  
LEASE PARCELS  
EXHIBIT "A"

0512887

BK0401PG6137

0512887  
BKO401PG6138

REQUESTED BY  
**DOUGLAS COUNTY**  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

2001 APR 24 PM 2:05

LINDA SLATER  
RECORDER

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: April 24, 2001  
B. Reed Clerk of the 5th Judicial District Court  
of the State of Nevada, in and for the County of Douglas.

By *Carol M. Hulcher* Deputy

**SEAL**