

WF
Airport

9/6/01 COMMISSIONERS MTNG.
#78

FILED
NO 2001.248

FIRST AMENDMENT TO THE MINDEN-TAHOE AIRPORT SEP 12 P12:41

MINDEN AVIATION, INC. AIRPORT LEASE AGREEMENT

This first amendment to the real property lease agreement (LL064) dated August 2, 2001, is made on September 6, 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 for a self fuel operation on the ramp on August 2, 2001, with Minden Aviation, Inc.
- b. The Tenant desires to amend the lease to decrease the size of the parcel and to add Exhibit A, a legal description and map of the parcel.

The parties agree to amend the lease to decrease the rent based on the decrease in the size of the parcel as follows:

6. RENT. The first two sentences after Site Rent shall be amended as follows:

Tenant shall pay County a monthly rent for the use of premises, payable in advance on the first day of each month during the term of this lease. The initial monthly rent amount is (2,500 square feet x \$0.125 / 12 months = \$26.04).

Exhibit A, attached, is made part of the lease.

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

0522777

BK0901PG3242

Recommended for approval
and approved as to content:

By

Jim Braswell
Jim Braswell
Operational Services Director

Approved as to form:

By

Robert J. Morris
Robert Morris
Chief Deputy District Attorney

Attest:

Barbara Reed
By

Barbara Reed, Clerk

Date 9-10-01

BY: L. Lynch, DEPUTY

Revised: 08/22/01

i:\airport\leases\Minden Aviation Inc 1st amendment LL064

Tony Sabino
Revised Lease Parcel – Fueling Area

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:

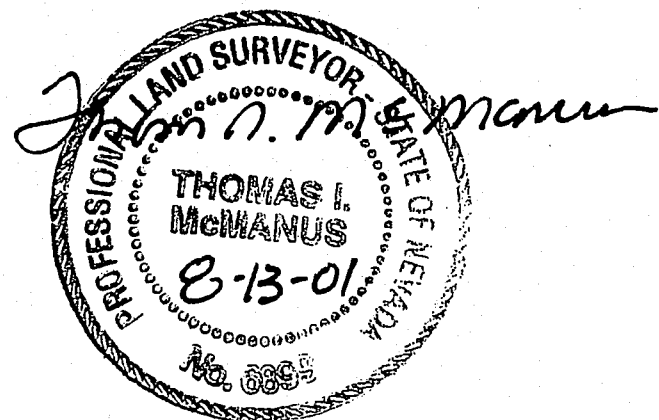
COMMENCING at Airport Control Monument No. 2 as shown on that Amended Record of Survey #14 for Douglas County and recorded in Book 488 at Page 239 as Document No. 175533;

thence North $01^{\circ}50'31''$ West, 643.90 feet to THE POINT OF BEGINNING;
thence North $44^{\circ}28'58''$ West, 50.00 feet;
thence North $45^{\circ}31'02''$ East, 50.00 feet;
thence South $44^{\circ}28'58''$ East, 50.00 feet;
thence South $45^{\circ}31'02''$ West, 50.00 feet; to THE POINT OF BEGINNING,
containing 2,500 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



1" = 300'

REVISED NEW
LEASE PARCEL
2,500 sq. ft.

N45°31'02"E 50.00'
N44°28'58"W 50.00'
N45°31'02"E 50.00'
N44°28'58"W 50.00'

REVISED
FUELING
AREA

N 01°50'31" W 643.90'

SURVEY
CONTROL
MON. #2

TO SURVEY
CONTROL MON. #3
1977.97'

N 45°31'02" E 1977.97'
N 55°53'07" E 3615.18'
TO SURVEY
CONTROL MON. #3

N44°28'58"W
40.00'

NEW LEASE
PARCEL
87,200 sq. ft.

EXISTING LEASE PARCEL

N45°31'02"E 544.82'
N44°28'58"W 200.00'
N44°28'58"W 436.00'
N45°31'02"E 200.00'
FUTURE SITE
BLDG. 436.00'



1624 10th STREET P.O. BOX 2294 MINDEN, NY 84425
PH. (776) 782-2222 FAX (776) 782-7084
EMAIL: WWW.ROANDERSON.COM

858-02

08/09/01

TONY SABINO
REVISED FUEL FACILITY
LEASE PARCEL

EXHIBIT A

0522777

PK0901 PG.3245

645601060M
025511

COPY

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

2001 SEP 14 AM 11: 28

LINDA SLATER
RECORDER

\$ 0 PAID LO 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: September 14 2001
B. Reed Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By [Signature] Deputy

SEAL

0522777

BK0901PG3246