

NE

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

2003 OCT -1 AM 8:56

WERNER CHRISTEN  
RECORDER

\$ 0 PAID kg DEPUTY

Assessor's Parcel Number: N/A

Date: SEPTEMBER 29, 2003

Recording Requested By:

✓ Name: BRASWELL/MINDEN-TAHOE AIRPORT

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

LEASE (AMENDMENT NO 1) #2003.199

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)  
*This cover page must be typed or legibly hand printed.*

0592038

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Approved  
9-4-03

**FIRST AMENDMENT TO THE MINDEN-TAHOE AIRPORT**

**ERECT-A-TUBE OF THE WEST, INC, AIRPORT LEASE AGREEMENT**

This first amendment to the real property lease agreement dated March 1, 2001, is made on September 4, 2003 between Douglas County, by the Douglas County Board of Commissioners (Landlord), whose address is Post Office Box 218, Minden, Nevada 89423, and Erect-A-Tube of the West, Inc. (Tenant LL058), whose address is P.O. Box 100, Harvard, IL. 60033-0100, who agree as follows:

FILED  
No. 2003-199

03 SEP 29 10 21  
KARLA REED  
DEPUTY

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 March 1, 2001, with Erect-A-Tube of the West, Inc. The lease is recorded as document 0509969, book 0301, pages 01615-01641.
- b. The Tenant and County desire to amend the lease based on a new survey that will reduce the size of the leasehold to parcel #3 (26,001 sq. ft.) and #4 (97,287 sq. ft.) as shown in Exhibit "A-1" & "A-2" and will remove the taxiway, airplane parking, and road from the leased property returning it to the Airport.

The parties agree to amend the lease as follows:

Amending Paragraph 2 and 3 by replacing Exhibit "A" with the attached Exhibits "A-1" and "A-2".

Amending Paragraph 5. Rent by replacing it with the following:

5. Rent. Site Rent. 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 \$1335.62 monthly (123,288 square feet x \$0.130 / 12 months). On an annual basis on each anniversary of the commencement date, the rent amount will be adjusted. The base for computing the adjustment is the Consumer Price Index (CPI), published by the United States Department of Labor, Bureau of Labor Statistics (index), San Francisco - Oakland - San Jose, which is in effect on the date of the commencement of the term (beginning index), or other comparable measurement or index which may replace the CPI. The index published immediately preceding the adjustment date in question (extension index) is to be used in determining the amount of adjustment. If the extension index has increased from the beginning index, the minimum monthly rent for the following period until the next readjustment shall be set by multiplying the minimum monthly rent by a fraction, the numerator of which is the extension index, and the denominator of which is the beginning index. Rent payable for any partial month shall be prorated.

The monthly rent, effective October 1, 2003, will be \$ 1335.62 per month.

In no case shall the minimum monthly rent be less than the rent in effect immediately prior to the adjustment date then occurring. Site rent will not increase more that 5% per annum aggregate.

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**COUNTY**

**TENANT**

**DOUGLAS COUNTY,**  
a political subdivision of the State  
of Nevada

**ERECT-A-TUBE OF THE WEST, INC**

By *Kelly D. Kite*  
Kelly Kite, Vice-Chairman  
Douglas County Commissioners

By *Kenn Shelton*  
Kenn Shelton, President

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:

By *Barbara Reed* Date *9-4-03*  
Barbara Reed, Clerk

BY: *Conchita Lord* DEPUTY

## DESCRIPTION LEASE PARCEL #3

A Parcel of land located within a portion of the East one-half (E ½) of Section 8, Township 13 North, Range 20 East, Mount Diablo Meridan, more particularly described as follows:

Commencing at airport control monument #2 as shown on the Amended Record of Survey #14 for Douglas County, as recorded April 4, 1988 in Book 488, Page 239, as document No. 175533, and as referenced in a legal description recorded in Book 301, Page 1636, as document # 509969,

Thence North 09°52'50" East, 1547.40 feet;  
Thence North 00°13'06" West, 669.32 feet;  
Thence South 89°58'45" West, 542.26 feet to a point on the Easterly right-of-way line of P-51 Court;  
Thence Northerly along said right-of-way line North 00°01'15" West, 514.00 feet  
Thence North 89°58'45" East, 379.13 feet  
Thence North 00°01'15" West, 177.00 feet  
to the **True point of beginning.**  
Thence North 00°01'15" West, 162.50 feet  
Thence North 89°58'45" East, 160.00 feet  
Thence South 00°01'15" East, 162.50 feet  
Thence South 89°58'45" West, 160.00 feet  
To the **True point of beginning.**  
containing 26,001 SF (0.59 acres) more or less.

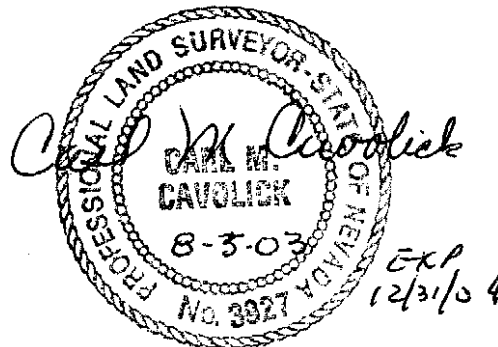
The Basis of Bearing for this description is the centerline of P-51 Court;  
ie, North 00°01'15" West.

**NOTE:**

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

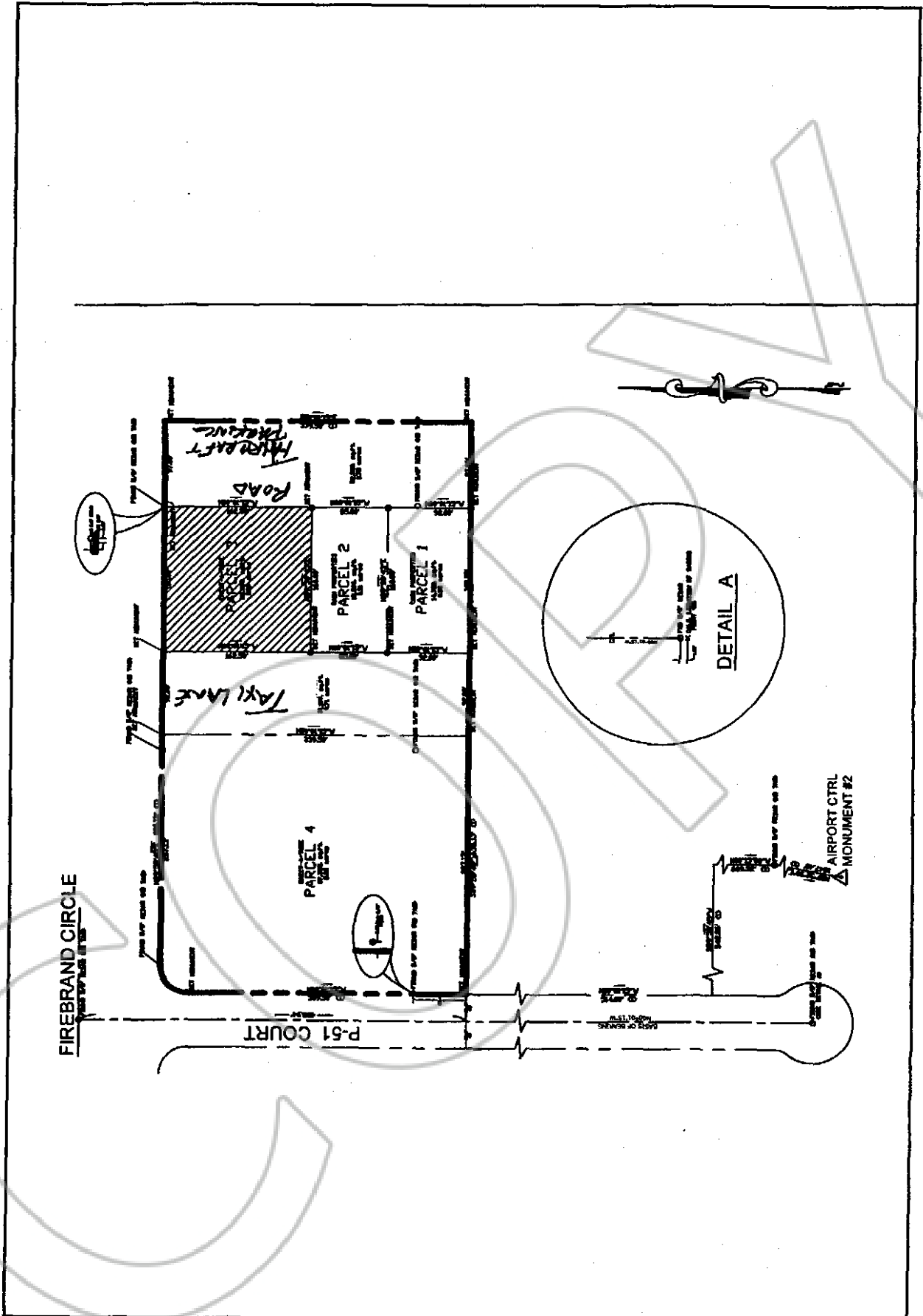
**PREPARED BY:**

**CC2, Ltd.**  
2205 FEMI ROAD  
CARSON CITY, NEVADA  
89706



A-1

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BK 1003 PG 00009



<b>RECORD OF SURVEY</b> FOR <b>ERECT-A-TUBE INC.</b> <small>U.S. Survey</small> <small>TO SUPPORT LEGAL ADJUDICATION</small> <small>WITH THE NORTH, AND S. TOWN RANGE, MERIDIAN</small> <small>SOUTHERN PLAINS, 10'</small> <small>(WITHIN THE SOUTHERN COUNTY JURISDICTION)</small>	<small>DATE</small> <small>TIME</small>		
	<small>DATE</small> <small>TIME</small>	<small>DATE</small> <small>TIME</small>	

A-1 0592038 BK1003PG00010

## DESCRIPTION LEASE PARCEL #4

A Parcel of land located within a portion of the East one-half (E ½) of Section 8, Township 13 North, Range 20 East, Mount Diablo Meridan, more particularly described as follows:

Commencing at airport control monument #2 as shown on the Amended Record of Survey #14 for Douglas County, as recorded April 4, 1988 in Book 488, Page 239, as document No. 175533, and as referenced in a legal description recorded in Book 301, Page 1636, as document # 509969,

Thence North 09°52'50" East, 1547.40 feet;  
Thence North 00°13'06" West, 669.32 feet;  
Thence South 89°58'45" West, 542.26 feet to a point on the Easterly right-of-way line of P-51 Court;  
Thence Northerly along said right-of-way line North 00°01'15" West, 514.00 feet to the **True point of beginning.**  
Thence continuing along said right-of-way line North 00°01'15" West, 309.50 feet  
Thence along the arc of a curve to the right having a radius of 30.00 feet, a central angle of 90°00'00", and an arc length of 47.12.  
Thence North 89°58'45" East, 257.13 feet.  
Thence South 00°01'15" East, 339.50 feet.  
Thence South 89°58'45" West, 287.13 feet to the **True point of beginning.**  
containing 97,287 SF(2.23 acres) more or less.

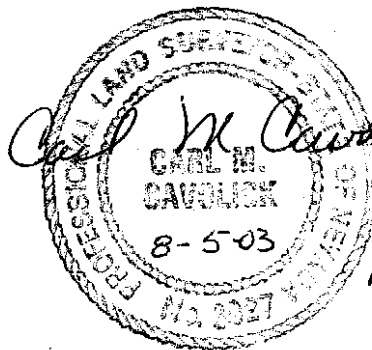
The Basis of Bearing for this description is the centerline of P-51 Court; ie, North 00°01'15" West.

**NOTE:**

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

**PREPARED BY:**

**CC2, Ltd.**  
2205 FEMI ROAD  
CARSON CITY, NEVADA  
89706

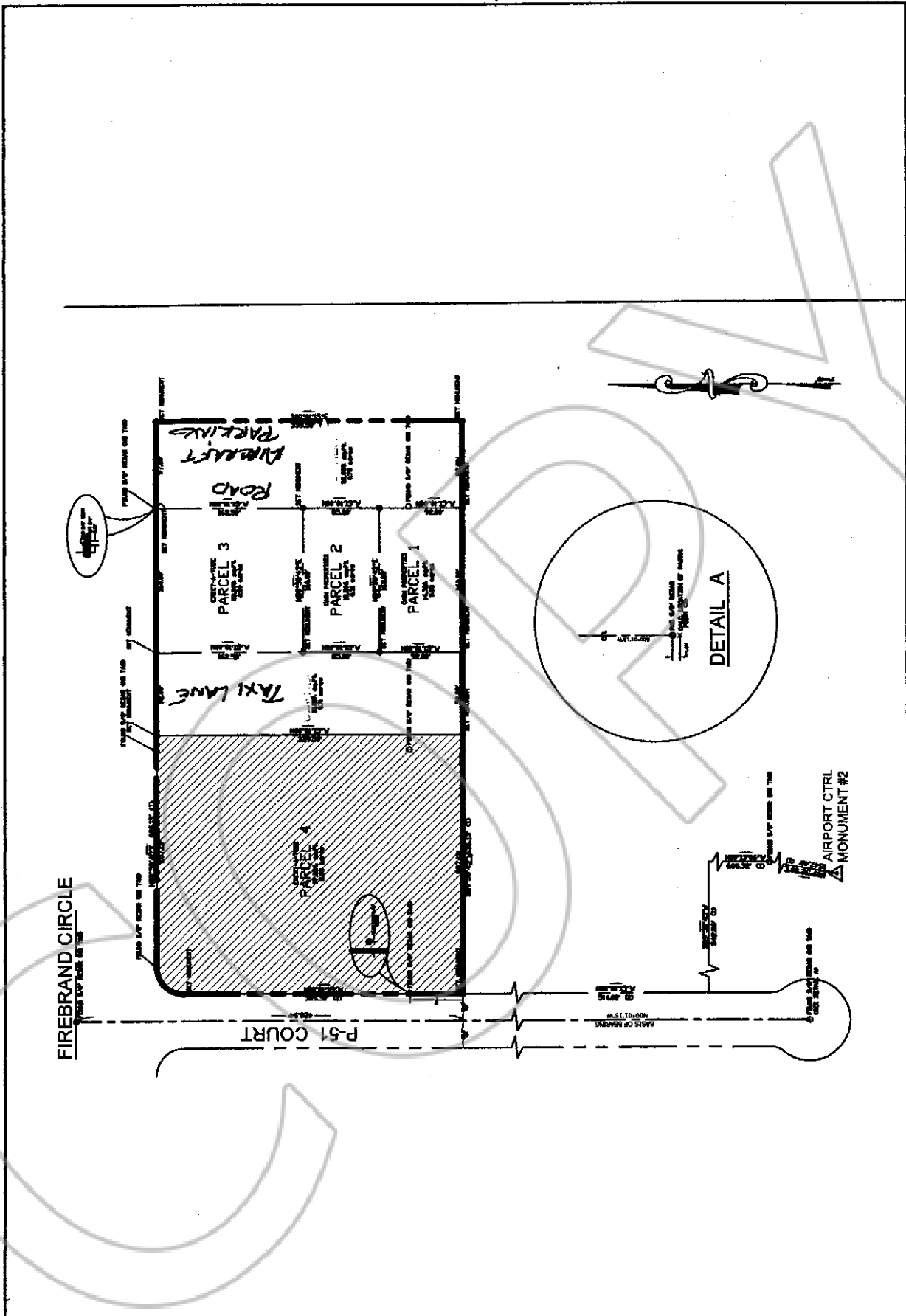


EXP  
12/31/04

A.2

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RECORD OF SURVEY  
FOR  
ERECT-A-TUBE INC.  
142, 2000

TO SUPPORT LEASE AGREEMENT  
BETWEEN THE ABOVE AND THE STATE OF MISSOURI  
BY  
SULLIVAN QUINN, P.C.  
(UNDER THE CHIEF OF COURSE AIRPORT)

TITLE

SCALE

0592038



A-2

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COPY

**CERTIFIED COPY SEAL**

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 29 2003

B. REED Clerk of the 19th Judicial District Court of the State of Nevada, in and for the County of Douglas.

By [Signature] Deputy

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