

WF

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

2004 MAR 11 PM 1:07

WERNER CHRISTEN
RECORDER

\$ PAID DEPUTY

Assessor's Parcel Number: N/A

Date: MARCH 10, 2004

Recording Requested By:

✓ Name: JIM BRASWELL/MINDEN-TAHOE AIRPORT

Address: _____

City/State/Zip: _____

 AGREEMENT #2004.057

(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.

0606964

BK 0304 PG 05300

FILED

NO. 2004.057

SECOND AMENDMENT TO THE MINDEN-TAHOE AIRPORT

2004 MAR -9 PM 12:32

MINDEN AVIATION, INC. AIRPORT LEASE AGREEMENT

BARBARA REED
CLERK

This second amendment to the real property lease agreement (LL036) dated May 1, 1999 is made on March 4, 2004, 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 lease was amended May 1, 2001 to increase the size of the parcel and extend the lease for 2 years with an option to renew for 1 year. The amendment to the lease is recorded as document 0512887, book 0401, pages 6133-6138.
- c. The Tenant desires to amend the lease allow for additional time for the eastside development.
- d. The Tenant desires to amend the lease and extend the lease for 3 years with an option to renew for (2) one-year terms.

The parties agree to amend the lease as follows:

4. Term.
This lease is extended for an additional term of 3 years with (2) one-year options at the end of the current option on May 1, 2004. The new effective date or commencement date for this amendment is May 1, 2004.
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 \$333.82 (117,520 square feet x \$0.034 cents / 12 months).
6. If utilities are extended to this site, leasee agrees to amend lease and surrender that acreage where utilities are constructed.

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BK0304 PG05301

COUNTY

DOUGLAS COUNTY,
a political subdivision of the State
of Nevada

TENANT

MINDEN AVIATION, INC.

By *Kelly D. Kite*
Kelly Kite, Chairman
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 J. Morris*
Robert Morris
Chief Deputy District Attorney

Attest:

By *Barbara Reed* Date *2-5-04*
Barbara Reed, Clerk

By: Lofgren, Clerk to Board

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: *March 9 2004* **SEAL**
B. REED Clerk of the *9th* Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By *Chris Mullock* Deputy

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