

DOC # 0677865  
06/22/2006 11:40 AM Deputy: PK  
**OFFICIAL RECORD**  
Requested By:  
D C/AIRPORT

Assessor's Parcel Number: N/A

Date: JUNE 21, 2006

Recording Requested By:

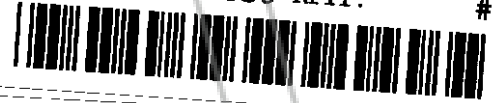
Name: JIM BRASWELL, MINDEN-TAHOE AIRPORT

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

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

Real Property Transfer Tax: \$ N/A

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 7 Fee: 0.00  
BK-0606 PG-7836 RPT: # 0



LEASE #2006.123

(Title of Document)

FILED

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2006 JUN 21 PM 12:46

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

**BANGERT FAMILY LIMITED PARTNERSHIP, AIRPORT LEASE AGREEMENT**

This third amendment to the real property lease agreement (LL051) dated July 1, 2006, is made on June 15, 2006, between Douglas County, by the Douglas County Board of Commissioners, ("Landlord"), whose address is Post Office Box 218, Minden, Nevada, 89423, and Bangert Family Limited Partnership ("Tenant"), whose address is P. O. Box 1024, Minden, NV 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 August 24, 2000, with Bangert Family Limited Partnership. The lease is recorded as document 0499697, book 0900, pages 3386-3411.
- B. On March 1, 2002 the lease was amended to include a credit of 50% of the cost of a taxi lane, from the edge of leasehold to heavy ramp. The agreed amount for paving is \$2,388.00, which will be credited in the amount of \$1,194.00 per year for two years. The amendment is recorded as document 0534665, book 0202, pages 4450-4452.
- C. On November 1, 2002 the lease was amended to increase the size of the leasehold by adding an additional parcel of 83,040 square feet and to amend the lease to build the following improvements: construct a road between Airport Road and the edge of the existing taxi lane constructed under the first amendment. The agreed upon amount for paving is \$11,890.00, which will be credited in the amount of \$660.56 per month over eighteen months. The amendment is recorded as document 0554939, book 1002, pages 06334-06340.
- D. The tenant desires to decrease the size of the land lease by 711.6 square feet as shown on Exhibit D, attached hereto in order for the Douglas County Mosquito Abatement District (LL006) to increase their lease to construct a third building.

The parties agree to amend the lease with the following:

6. 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 (192,099.6 square feet x 0.1317 cents = \$25,299.52 /12 months = \$2,108.29 per month). 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



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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.

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 than 5% per annum aggregate.

Exhibit A-3 is added to the Lease.

Exhibit D is added to the Lease.

**COUNTY**

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

By *James L. Baushke*  
James L. Baushke  
Chair, Douglas County Commissioners

**TENANT**

**BARRY C. & MARSHA BANGERT  
FAMILY LIMITED PARTNERSHIP**

By *Barry C. Bangert*  
Barry C. Bangert

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 6-16-2006  
Barbara Reed, Clerk

BY: *L. Lynch*  
CLERK TO THE BOARD



**BARRY BANGERT**  
**Revised Lease Parcel**

A parcel of land located within a portion of the Southwest one-quarter (SW $\frac{1}{4}$ ) of Section 8, 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 Amended Record of Survey No. 14 for Douglas County, recorded as Document No. 175533;

thence North 44°28'58" West, 755.86 feet;

thence North 89°30'58" West, 30.00 feet to the southeast corner of the Bently

Amended Lease Agreement per Book 0996, Page 1210, Douglas County, Nevada, Records Office;

thence North 00°29'02" East, 203.57 feet to the POINT OF BEGINNING;

thence North 89°30'58" West, 309.96

thence North 00°29'02" East, 744.22 feet;

thence South 44°30'58" East, 617.21 feet;

thence South 45°29'02" West, 86.79 feet;

thence North 44°30'58" West, 43.30 feet;

thence South 45°29'02" West, 132.81 feet;

thence South 44°30'58" East, 84.04 feet

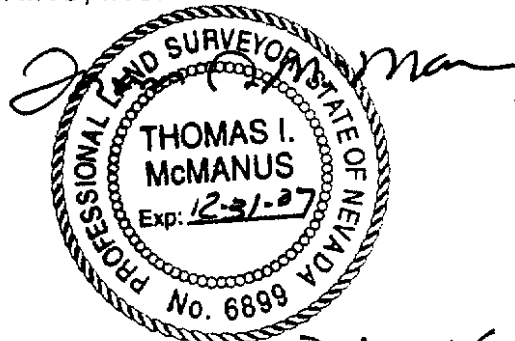
thence South 00°29'02" West, 123.70 feet to the POINT OF BEGINNING,

containing 4.41 acres, more or less.

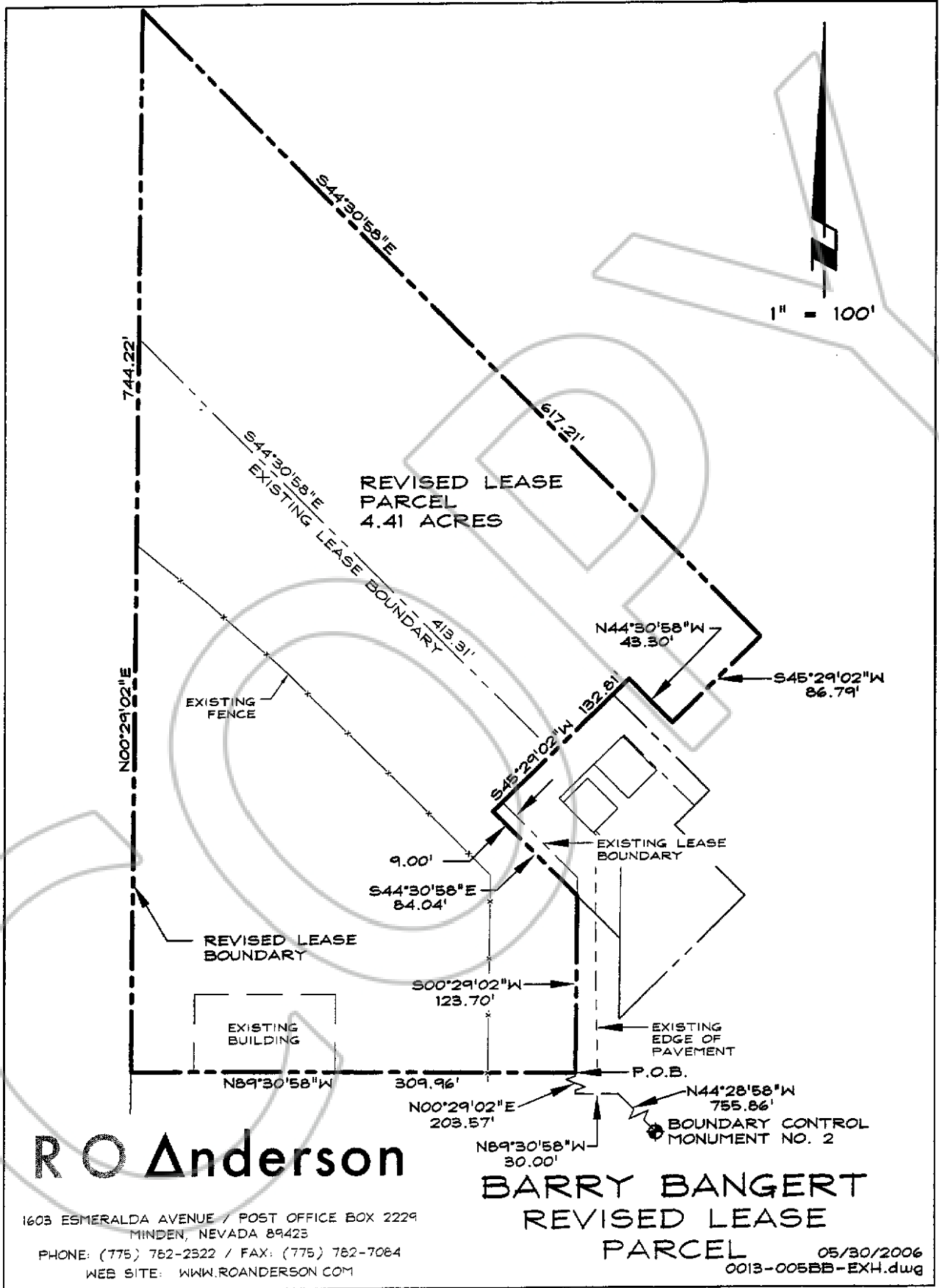
The Basis of Bearing of this description is identical to said Amended Record of Survey No. 14 for Douglas County, recorded as Document No. 175533.

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

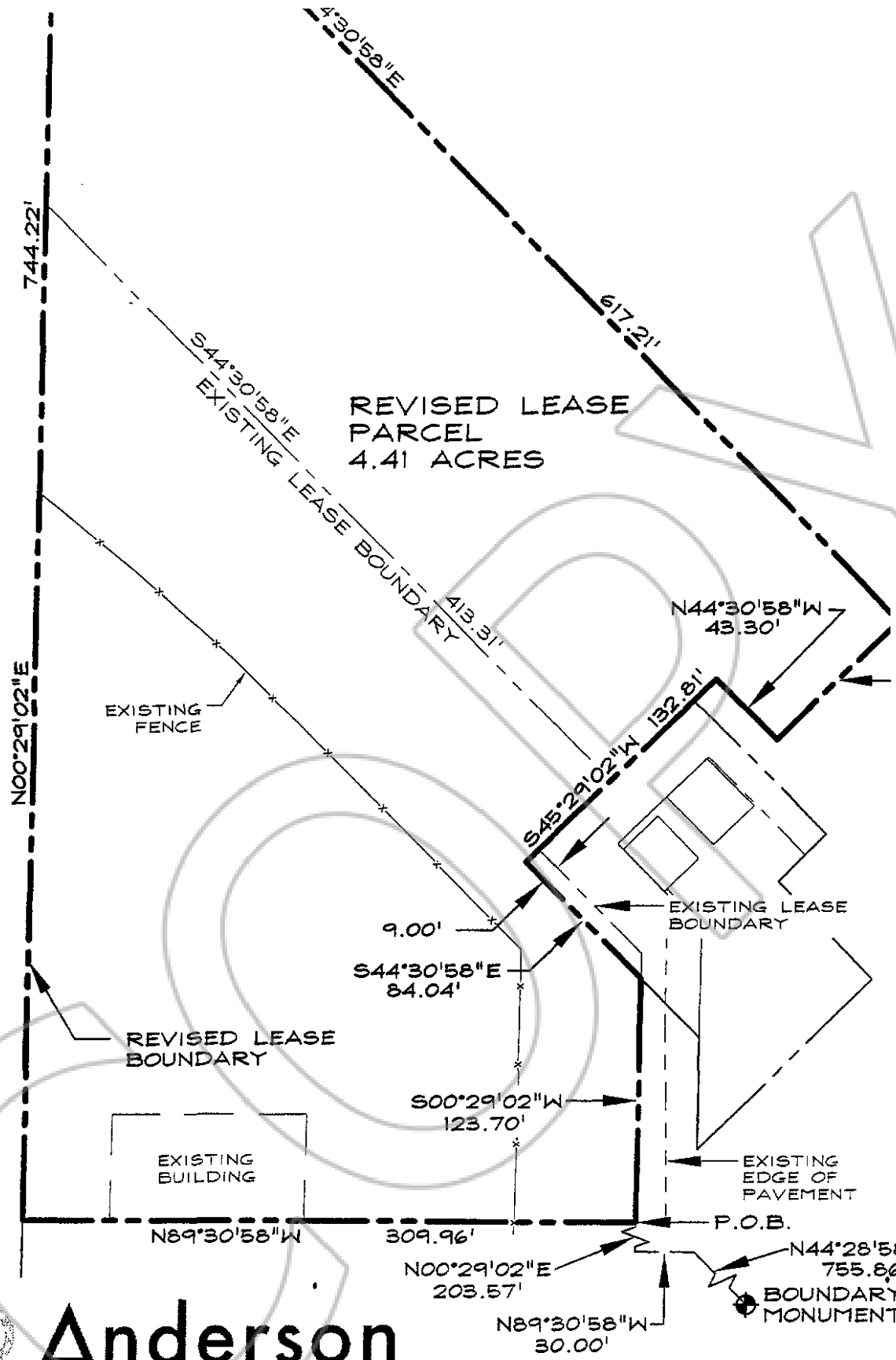


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**EXHIBIT A-3**



**RO Anderson**

1603 ESERALDA AVENUE / POST OFFICE BOX 2229  
 MINDEN, NEVADA 89423  
 PHONE: (775) 782-2322 / FAX: (775) 782-7064  
 WEB SITE: WWW.ROANDERSON.COM

**BARRY BANG  
 REVISED LEA  
 PARCEL**

0013-



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EXHIBIT D

COPY

SEAL

**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: June 21, 2006

Alfred Clerk of the 9th Judicial District Court of the State of Nevada in and for the County of Douglas.

By David M. Fullock Deputy



BK- 0606  
PG- 7842