

OFFICIAL RECORD

Requested By:

DC/MINDEN TAHOE AIRPORT

Assessor's Parcel Number: N/A

Date: MARCH 9, 2009

Recording Requested By:

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 6 Fee: 0.00
BK-0309 PG- 1754 RPTT: 0.00



Name: KEITH KALLMAN, MINDEN-TAHOE AIRPORT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A

LEASE #2009.051

(Title of Document)

**FIRST AMENDMENT TO THE LEASE AGREEMENT BETWEEN
DOUGLAS COUNTY AND SOAR MINDEN, INC., LAND LEASE 063**

2009 MAR -9 AM 9:51

TED THIRAN
CLERK

This first amendment to the Lease Agreement for Land Lease 063 (LL063,) between Douglas County (County) and Soar Minden, Inc. (Tenant), dated August 2, 2001, is made on March 5, 2009, by the Douglas County Board of Commissioners (County), whose address is Post Office Box 218, Minden, Nevada, 89423, and Soar Minden, Inc. (Permittee), 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. The County entered into a written agreement with Tenant on August 2, 2001, with Soar Minden, Inc. The agreement is recorded as document 520758, book 0801, pages 4238-4244.
- b. The Tenant and County desire to amend the land lease to accurately reflect the configuration and size of the land lease, a portion of which was removed during construction of Bliss Road which encroached upon the existing Land Lease 063, see Exhibit A attached and reduce the rent accordingly.

The parties agree to amend Section 5. RENT as follows:

5. RENT

Tenant shall pay the following 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 monthly rent amount is \$234.26 (80,316 square feet x .035 cents / 12 months = \$2,811.06 = \$234.26). 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., 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.

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.



BK- 0309
PG- 1755

County

DOUGLAS COUNTY,
a political subdivision of the State
of Nevada

Tenant

SOAR MINDEN, INC.

By: Nancy McDermid
Nancy McDermid, Chair
Douglas County Commissioners

By: Antonio M. Sabino
Antonio M. Sabino, Owner

Recommended for approval
and approved as to content:

By: Kerth Kallman
Kerth Kallman
Airport Manager

Approved as to form:

By: Christine Schwamberger 2-23-2009
Christine Schwamberger
Deputy District Attorney

Attest:

By: Ted Thran Date: 3/5/09
Ted Thran, County Clerk

BY: Guarino Tudech
CLERK TO THE BOARD

**LEGAL DESCRIPTION
NEW LEASE PARCEL 520760**

All that certain real property located within a portion of Section 9, Township 13 North, Range 20 East, M.D.B. & M., being a portion of Lands owned by Minden-Tahoe Airport, Douglas County, Nevada, more particularly described as follows:

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

THENCE N.67°55'19"E., 1707.04 feet to the southeasterly corner of an existing lease parcel;

THENCE along the southeasterly line of said lease parcel N.45°31'02"E., 544.82 feet to the **POINT OF BEGINNING**;

THENCE N.45°31'02"E., 200.00 feet;

THENCE S.44°28'58"E., 401.58 feet;

THENCE S.45°31'02"W., 200.00 feet;

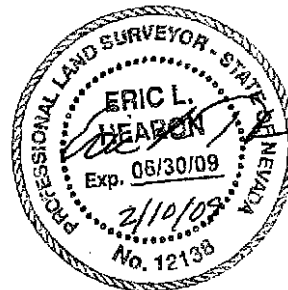
THENCE N.44°28'58"W., 401.58 feet to the **POINT OF BEGINNING**.

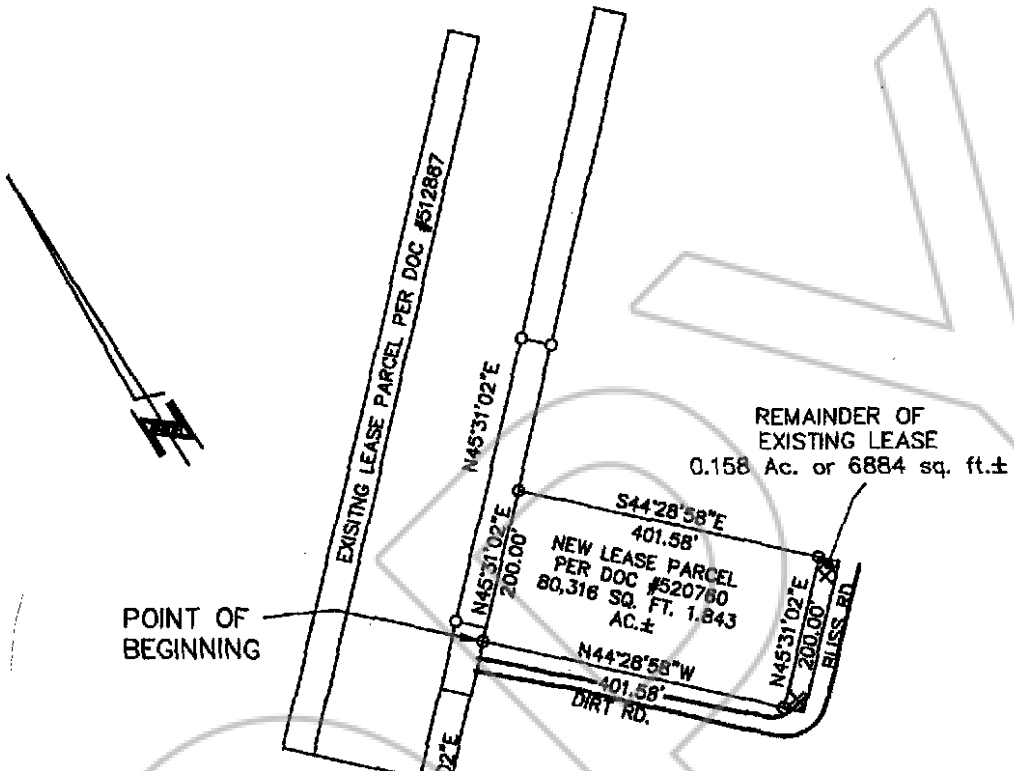
Containing 80,316 square feet, or 1.839 acres, more or less.

The basis of bearings for this legal description is Record of Survey # 8 filed as Douglas County Recorder's file # 84118. Line between found Survey Control Monuments #3 and #2, with a bearing measured as N.45°31'02"E. per this survey.

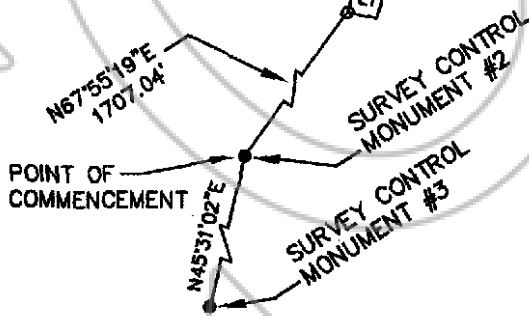
Prepared under the supervision of
Eric Hearon PLS 12138
800 E. College Pkwy
Carson City, NV 89406

END OF DESCRIPTION.





LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°28'58\"E	40.00'



<p>LUMOS & ASSOCIATES 800 E. COLLEGE PARKWAY CARSON CITY, NEVADA 89706 PH. (775) 883-7077 FAX (775) 883-7114</p>	MINDEN-TAHOE AIRPORT	Date: NOV 2008
	LEASE PARCEL EXPLANATION	Scale: N.T.S.
DOUGLAS COUNTY	NEVADA	Job No: 7038.001
		FIGURE 1

COPY

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: Mar 9, 2009

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

By Brad McKinstry Deputy



BK- 0309
PG- 1759