

NW.

Assessor's Parcel Number: N/A

Date: AUGUST 17, 2017

Recording Requested By:

Name: BOBBI THOMPSON/MINDEN-TAHOE AIRPORT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A



KAREN ELLISON, RECORDER

AMENDED HANGAR LEASE #2017.157
(Title of Document)

2017 AUG 17 AM 9:26

MINDEN-TAHOE AIRPORT

HANGAR LEASE, AMENDMENT #1

DOUGLAS COUNTY
CLERK

This Amendment by and between the Lessor, Minden-Tahoe Airport ("Airport") with its principal office at Minden-Tahoe Airport, 1146 Airport Road, Minden, Nevada 89423, and owned by Douglas County, Nevada ("County"), with offices located at 1594 Esmeralda Avenue, Minden, Nevada 89423, and Aces Aircraft Maintenance Inc., a Nevada corporation ("Lessee"), with an address at 2323 P51 Court, Suite 200, Minden, Nevada 89423. County and Lessee are at times collectively referred to as "Parties."

WHEREAS, the County owns and operates the Minden-Tahoe Airport located in Douglas, County, Nevada, as a general aviation and reliever facility, and is authorized to contract for the use of Airport premises and facilities and the provision of products and services thereon;

WHEREAS, the County entered into a lease dated March 3, 2016, with Lessee for the lease of a commercial Hangar ("Lease"), specifically 12,000 square feet of hangar space and 1,000 square feet of office space;

WHEREAS, Section 1.14 of the Lease enables the parties to amend the terms of the Lease by a written amendment that is approved and signed by both parties;

WHEREAS, the Lease refers to Lessee as "Aces Aircraft Maintenance LLC," and the Parties agree that Lessee is registered, and has been registered since 2009, with the Nevada Secretary of State as a Domestic Corporation with the name of "Aces Aircraft Maintenance, Inc.;"

WHEREAS, the Parties agree that any reference to "Aces Aircraft Maintenance LLC," within the Lease should refer to Lessee as "Aces Aircraft Maintenance, Inc.;"

WHEREAS, Lessee desires to lease, for the additional cost of One Thousand Two Hundred and Forty Dollars (\$1,240) per month, one additional bay, consisting of 4,000 square feet of hangar space, within the commercial Hangar that is the subject of the Lease;

WHEREAS, the County deems it advantageous to lease to Lessee one additional bay, consisting of 4,000 square feet of hangar space, within the commercial Hangar that is the subject of the Lease, for the additional cost of One Thousand, Two Hundred and Forty Dollars (\$1,240) per month;

NOW, THEREFORE, be it agreed by and between County and Lessee, that the terms of the March 3, 2016 Lease, will be amended as follows:

1. This Amendment shall become effective on August 3, 2017 or on the date on which the Amendment is signed by both the County and Lessee, whichever occurs later ("Effective Date").
2. Except as specifically stated or amended herein, the County and Lessee agree that the words and phrases within this Amendment shall have the meanings set forth in Article 1 of the Lease.

3. To the extent that the Lease refers to Lessee as "Aces Aircraft Maintenance LLC," such reference shall be amended to refer to Lessee as "Aces Aircraft Maintenance Inc." Aces Aircraft Maintenance, Inc. explicitly agrees to be bound by the terms of the Lease as of the date of the Lease.
4. As of the Effective Date, the "Leased Premises" or "Premises," described in Article 3 of the Lease and in Exhibit A to the Lease shall be amended to include the additional 4,000 square feet of hangar space within the commercial Hangar that is the subject of the original Lease.
5. As of the Effective Date, the Rent described in Article 4 of the Lease (Rent, Fees and Charges) shall be amended to include the additional base rent amount of One Thousand Two Hundred and Forty Dollars (\$1,240) per month. This rent amount shall be added to Lessee's existing rent obligation of Four Thousand Nine Hundred and Thirty Dollars (\$4,930) per month, for a total Rent of Six Thousand One Hundred and Seventy Dollars (\$6,170) per month. This Rent amount shall be payable in accordance with, and subject to the remaining terms of, the Lease. Provided, however that the Security Deposit set forth in Section 4.01 of the Lease shall not be affected by this Amendment.
6. Except as specifically stated above, the terms of the March 3, 2016, Lease shall remain in full force and effect and the additional leased area and rent shall be subject to all of the terms and conditions of the Lease.

Each natural person signing this instrument, for or on behalf of a legal entity party hereto, represents, warrants, assures and guarantees to each other such natural person, and to each other such legal entity, that he or she is duly authorized and has the legal power and authority to sign this instrument.

IN WITNESS WHEREOF, the said parties have hereunto set their hands, the County, by and through William B. Penzel, Chairman, Douglas County Board of Commissioners, and the Lessee, Aces Aircraft Maintenance Inc., by and through its president, Daniel J Hoban, on the respective dates indicated below.

LESSOR:

Douglas County

By: William B. Penzel
 William B. Penzel, Chairman (Date)
 Douglas County Board of Commissioners

Attest: Kathy Lewis
 Kathy Lewis, Douglas County Clerk

LESSEE

Aces Aircraft Maintenance Inc.

By: Daniel J. Hoban
 Daniel J. Hoban, President (Date)

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LESSOR:

Douglas County

By: William B. Penzel
 William B. Penzel, Chairman (Date)
 Douglas County Board of Commissioners

Attest: Kathy Lewis
 Kathy Lewis, Douglas County Clerk

LESSEE

Aces Aircraft Maintenance Inc.

By: _____
 Daniel J. Hoban, President (Date)

Douglas County State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

17th day of August, 2017

By: [Signature] Deputy