

Recorder's Office Cover Sheet

Recording Requested By:

Name Mickie Ovrud

Department: Airport

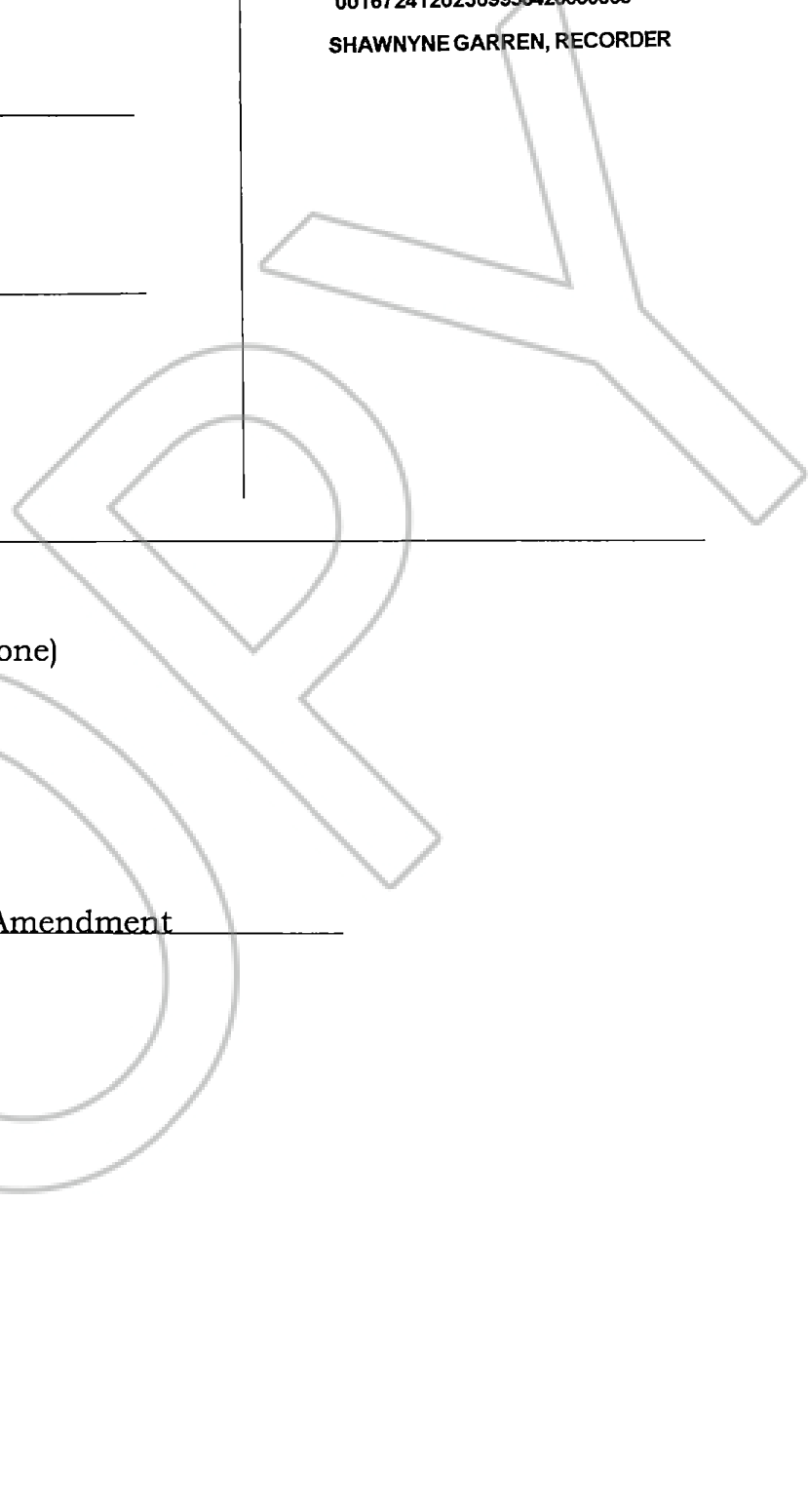


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SHAWNYNE GARREN, RECORDER

Type of Document: (please select one)

- Agreement
- Contract
- Grant
- Change Order
- Easement
- Other specify: Lease Amendment



FILED

NO. 2023.060

4/21/2023
DATE

DOUGLAS COUNTY CLERK
MINDEN, NV

BY MP DEPUTY

MINDEN-TAHOE AIRPORT

LAND LEASE 130

LEASE AMENDMENT # 1

This Lease Amendment # 1 (“Amendment # 1”) is entered into by and between the Lessor, Douglas County, Nevada (“County”), which owns and operates the Minden-Tahoe Airport (“Airport”), and Anelle Management Services, Inc., a Nevada Corporation (“Lessee” or “Tenant”). County, Lessee may be referred to herein collectively as “Parties” or individually as the “Party.”

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 with Lessee, effective May 5, 2022 for the lease of approximately **42,881** square feet (“Lease”) at the Airport (Recorded as Document No. 984709), and the Lease is referred to as “LL130”; and

WHEREAS, Section **11.3(a)** of the Lease enables the County and Lessee to amend the terms of the Lease by a written amendment that is approved and signed by County and Lessee;

WHEREAS, Lessee desires to reduce the size of its leasehold and County is agreeable to such reduction as further set forth herein.

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

1. This Amendment # 1 shall become effective on **May 1, 2023** (“Effective Date”).
2. Except as specifically stated or amended herein, the Parties agree that the words and phrases within this Amendment shall have the meanings set forth in the Lease.
3. All of the terms, covenants and conditions of the Lease, are hereby ratified and reaffirmed by all Parties hereto.
4. The Premises, as defined in Section 1.3 of the Lease, shall be amended to consist of approximately 26,577 square feet, as described and depicted in Exhibit B-1, hereto. Beginning May 1, 2023, Rent shall be calculated based on this updated square footage. Lessee’s current Rent rate is \$0.40 per square foot per year. For illustrative purposes, Lessee’s Rent payment that is due on May 1, 2023 shall be \$885.90.
5. The Parties may execute this Amendment #1 in counterparts and all will constitute one agreement that will be binding on all the Parties.

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 on the respective dates indicated below.

LESSOR:

Douglas County

By: _____

Patrick Cates, County Manager
As Authorized by the Board of County
Commissioners on 4/20/23

LESSEE:

Anelle Management Services Inc.

By: *Renald Anelle*

Signature: _____

Date: _____

4/13/2023

STATE OF NEVADA)
COUNTY OF DOUGLAS)

This instrument was acknowledged before me,
a Notary Public, on the ___ day of _____
2023, by Renald Anelle.

Notary Signature

see attached

State of Nevada
County of Douglas

On 4-17-2023 (date) Brent Shiner personally appeared before me, whom I know to be the person who signed this jurat of a subscribing witness while under oath, and swears that he or she was present and witnessed Ren Anelle sign his or her name to the above document.

Brent Shiner
Signature of subscribing witness

Signed and sworn before me on 4-17-2023 by Brent Shiner

Mickie Jo Ovrud
Signature of notarial office

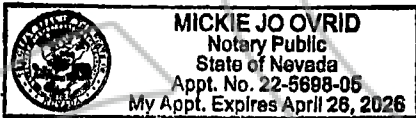


EXHIBIT "A"

LEASE PARCEL FOR MINDEN-TAHOE AIRPORT

A parcel of land located within the northeast one-quarter (NE1/4) of Section 17, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada more particularly described as follows:

COMMENCING at airport control monument Number 3 as shown on that "Amended Record of Survey Number 14 for Douglas County" filed April 4, 1988, in the Recorder's Office of Douglas County, Nevada, as Document Number 175533;

Thence South 6°30'59" East 482.26 feet to **THE POINT OF BEGINNING**;

Thence from said POINT OF BEGINNING North 45°29'07" East 342.06 feet;

Thence South 44°27'04" East 80.00 feet;

Thence South 45°29'07" West 302.66 feet;

Thence North 89°05'42" West 56.00 feet;

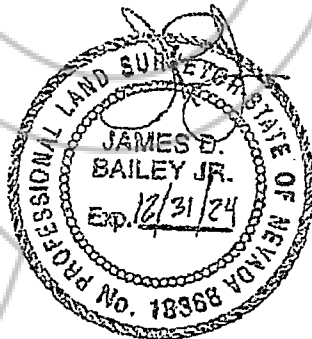
Thence North 44°30'53" West 40.11 feet to **THE POINT OF BEGINNING**.

CONTAINING: 26,577 square feet of land, more or less.

See Exhibit "A-1" attached hereto and made a part hereof.

BASIS OF BEARINGS: The Basis of Bearings for this description is the same as that "Record of Survey #14 for Douglas County" filed in the office of the Douglas County Recorder, April 4, 1988, as Document #175533.

James D. Bailey, Jr.
P.L.S. 18368



2/8/2023

PREPARED BY THE FIRM OF
MERIDIAN SURVEYING & MAPPING, INC.
8725 Technology Way, Suite C2
Reno, NV. 89521

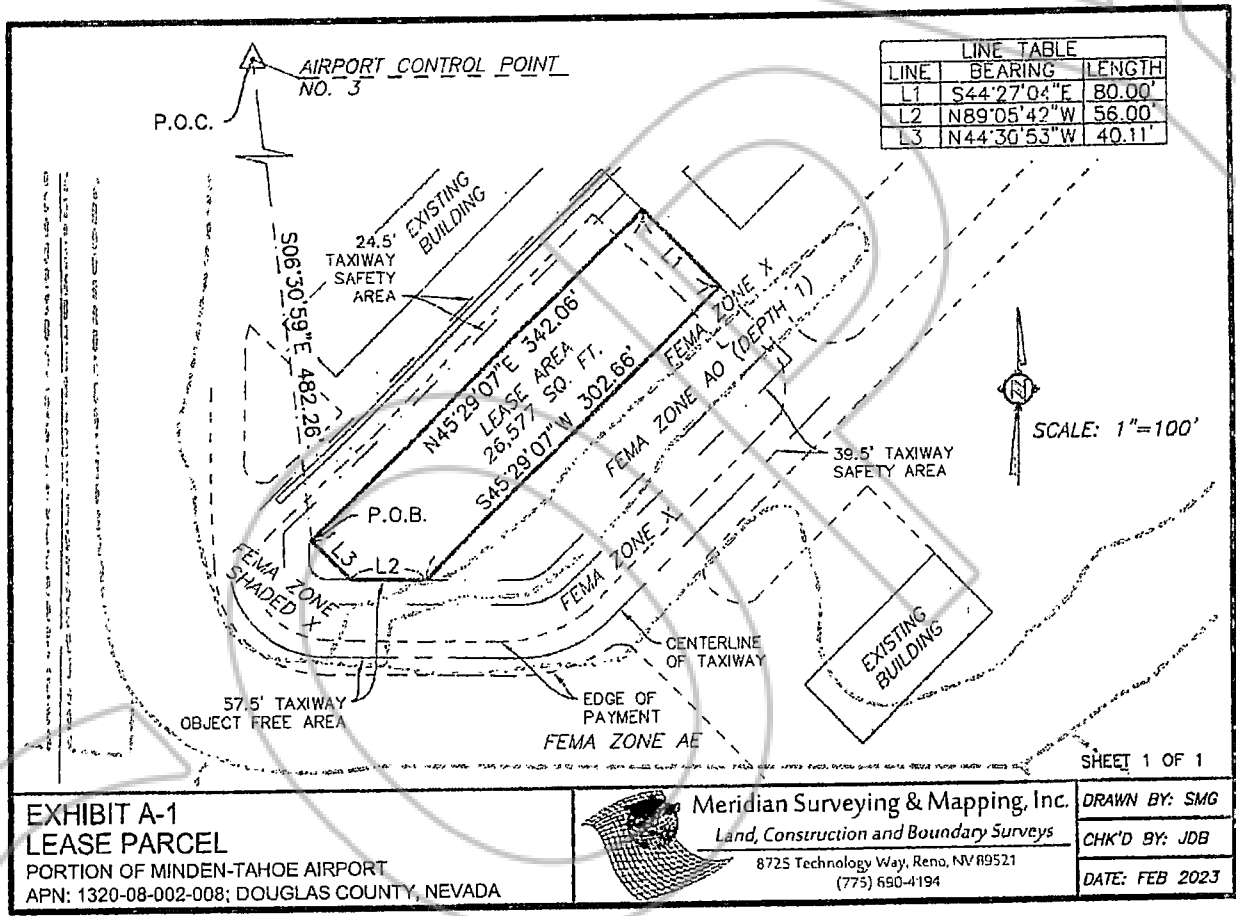


EXHIBIT A-1
LEASE PARCEL
 PORTION OF MINDEN-TAHOE AIRPORT
 APN: 1320-08-002-008; DOUGLAS COUNTY, NEVADA



Meridian Surveying & Mapping, Inc.
 Land, Construction and Boundary Surveys
 8725 Technology Way, Reno, NV 89521
 (775) 650-4194

DRAWN BY: SMG
CHK'D BY: JDB
DATE: FEB 2023

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 21st day of April, 2023

By [Signature] Deputy