

**AMENDMENT #2 of  
Ground Lease between the County of Nevada and John Barleycorn Investments LLC, at the Nevada  
County Airport**

**WHEREAS:**

- A. The County of Nevada (Lessor) entered into a ground lease with Pacific Land Enterprises, Inc, (Lessee) approved by Board Resolution No. 06-419, on August 22, 2006, for approximately 1.65 acres of Lot 5 north of Loma Rica Ave and adjacent to Nevada City Ave at the Nevada County Airport; and
- B. The subject lease was assigned to Neal Street Investments, LLC and John Barleycorn Investments LLC, co-tenants, by Board Resolution 07-034 on January 30, 2007; and
- C. The subject lease was reassigned solely to John Barleycorn Investments, LLC, by Board Resolution on April 10, 2018; and
- D. The subject lease calls for a "base rent adjustment" at the conclusion of each five-year period of rent payment; and
- E. In accordance with the lease, a review and analysis of prevailing rates at Auburn, Lincoln and Marysville airports for like leases was conducted, and a base rent adjustment to \$1401.54 per month, effective April 1, 2018, was offered to and accepted by the Lessee; and
- F. The proposed base rent increase of \$84.52 per month over the previous rate adjustment of \$1317.02 in January 2017 has been reviewed and accepted by the Lessee, Airport Manager, County Senior Staff, Auditor and County Counsel.

**NOW, THEREFORE, IT IS AGREED:**

- 1. The subject lease will have Neal Street Investments, LLC removed, so that John Barleycorn Investments, LLC, will be the sole lessee.
- 2. Paragraph 8 (Base Rent) of the Lease is hereby revised to reflect an adjustment based on a prevailing rate review at Auburn, Lincoln, and Marysville airports, and this Paragraph shall now read as follows:
  - 8. BASE RENT: Effective April 1, 2018, the Base Rent shall be \$1401.54 per month until re-evaluated in accordance with Section 10 herein.
- 3. Paragraph 9 (Inflated Base Rent) concerning annual inflationary increase remains in place.
- 4. Except as modified herein, all other terms and conditions of the subject Ground Lease shall remain unchanged.

APPROVED AS TO FORM:  
COUNTY COUNSEL

By: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Julie Patterson Hunter  
Clerk of the Board of Supervisors

COUNTY OF NEVADA  
LESSOR:

By: \_\_\_\_\_  
Honorable Ed Scofield  
Chair of the Board of Supervisors

LESSEE:

By: \_\_\_\_\_