

**AMENDMENT #2 TO GROUND LEASE WITH
JAMES AND MARY BOOTH**

THIS AMENDMENT will amend a prior agreement between James and Mary Booth and the County of Nevada, entitled Nevada County Airport Ground Lease, approved by Board of Supervisors Resolution No. 00-452 dated September 12, 2000; and amended October 1, 2012.

This amendment is made in consideration of the following facts:

- A. James and Mary Booth, hold a ground lease, approved by Board Resolution No. 00-452, for approximately 4000 square feet of airport property situated just north of the airport west gate off Nevada City Avenue.
- B. During the prevailing rate comparison described above both Lessor and Lessee agreed that not all of airports listed in the lease for comparison are comparable to Nevada County Airport and agreed to delete Truckee and Willows; and add Marysville and Colusa to the list.
- C. Based on B above the parties wish to establish a new rental rate effective October 1, 2018 and revise the list of airports used in the periodic rate comparison.

NOW, THEREFORE, IT IS AGREED:

- 1. This amendment is effective October 1, 2018.
- 2. The two sentences in paragraph 3 of the ground lease listing the airports to be used in the rate comparison and the following sentence concerning averaging the rental rates are amended to read:

The airports included in the assessment will include but not be limited to the following: Auburn, Placerville, Columbia, Marysville, Colusa and Jackson. The rental rate shall be the numerical average of the most recently approved or negotiated lease rates for similar hangar space at the previously listed airports.

- 3. Paragraph 3 of the Ground Lease is amended to add the following provision:

3.(a) Effective October 1, 2018 the ground lease rate will be \$.045/sq ft/month based on the hangar square footage (4000 sq ft). Future prevailing rate reviews and adjustments shall be in accordance with paragraph 2 above.

- 4. Except as amended herein the prior agreements of the parties shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed or cause this instrument to be executed as of the day and year first above written.

COUNTY OF NEVADA:

By: _____
Richard Anderson
Chair of the Board of Supervisors

ATTEST:

By: _____
Julie Patterson Hunter
Clerk of the Board of Supervisors

LESSEE:

By: _____
James Booth

By: _____
Mary Booth

APPROVED AS TO FORM:

By: _____
County Counsel