

AMENDMENT NO 4 TO THE COMMERCIAL LEASE AGREEMENT BETWEEN 9 MILLER COURT PROPERTIES
AND THE COUNTY OF NEVADA

This Amendment is executed on this 15th day of December 2020 by and between 9 Miller Court LLC and Brighton Greens Ventures LLC dba 9 Miller Court Properties (herein "Lessor"). Said Amendment will amend the prior agreement between the parties entitled Lease Agreement made and entered into December 2, 2014 Resolution 14-545 and subsequently amended by Resolution 15-351 on July 21, 2015, Resolution 19-123 on March 26, 2019, and Resolution 19-424 on July 23, 2019.

WHEREAS, A Market Rental Value (MRV) Analysis is required, per *Section 1.5 Base Rent Increases (b)*, prior to the commencement of Year 6 of the original lease. Year 6 of the original lease begins on February 1, 2021. A MRV Analysis was conducted by the Lessor and the Lessee. Both parties reviewed the gathered data and met to negotiate terms.

WHEREAS, the parties desire to exercise the first of three options to renew set forth in the *Option(s) to Extend Standard Lease Addendum*. Extending the lease termination date by five years from January 31, 2026 to January 31, 2031.

WHEREAS, this amendment shall be effective with no lapse in the existing lease.

NOW, THEREFORE, the parties agree as follows:

1. This Amendment is effective as of February 1, 2021.
2. That *Section 1.5 Base Rent (b)* shall be replaced in its entirety as follows:
Lease Years 6-15. The monthly Base Rent for the sixth (6th) Lease Year shall be \$1.35 per square foot per month. Monthly Base Rent for the seventh (7th) through fifteenth (15th) Lease Years shall increase by 3% per square foot per year.
3. That the Term of the Lease as set forth in Paragraph 1.3 shall be extended for five additional years ending on January 31, 2031.
4. That in all other respects the prior agreement of the parties as previously amended shall remain in full force and effect except as amended herein.

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

Landlord

9 Miller Court LLC and Brighton Greens Ventures LLC
dba 9 Miller Court Properties

By: _____ Date: _____

Name: Marilyn M. Scholl

Its: Managing Partner

Tenant

County of Nevada

By: _____ Date: _____

Honorable Heidi Hall, Chair of the Board of Supervisors

ATTEST:

By: _____

Julie Patterson Hunter, Clerk of the Board of Supervisors

APPROVED AS TO FORM: COUNTY COUNSEL

By: _____