

**AMENDMENT NO. 2 TO LEASE AGREEMENT FOR THE MAINTENANCE FACILITY SPACE
LOCATED AT THE NEVADA COUNTY AIRPORT
13083 JOHN BAUER AVENUE, GRASS VALLEY, CALIFORNIA**

THIS AMENDMENT is executed by and between the COUNTY OF NEVADA ("COUNTY") and ALPINE AVIATION INC., a Fixed Base Operator ("FBO"), and is effective as of April 18, 2018. This Amendment will amend the Lease entitled Agreement for Maintenance Facility Nevada County Airport, as executed on September 23, 2008 ("Lease") Resolution 08-473 and subsequently amended on October 8, 2013 authorized by Resolution 13-452.

WHEREAS, County and FBO entered into a Lease on September 23, 2008 and Resolution 13-452 authorized the County and FBO to exercise the option to renew the Lease for an additional five year term effective October 1, 2013 and ending on September 30, 2018; and

WHEREAS, a fire occurred on April 18, 2018 at the adjacent Sierra Mountain Aviation hangar and a Declaration of a Local Emergency was proclaimed on May 22, 2018 for further site evaluation; and

WHEREAS, comparisons of like property at airports similar to Nevada County were undertaken to set the rate for a renewal Lease prior to the fire and both parties agreed upon a rate of \$.2990 per square foot (1,435.20 per month); and

WHEREAS, both parties desire to amend the Lease Agreement to reflect an early reduction of the monthly rent due to the negative impact of the fire and the accommodations that the FBO is providing to the aviation community while the fire damaged hangar is being repaired; and

NOW THEREFORE, for good and valuable consideration, the parties hereto agree as follows:

1. That the current monthly rent of \$1,628.16 be amended to decrease the monthly rental rate by \$192.96 to \$1,435.20 per month for the period April 18, 2018 and ending on September 30, 2018.
2. That the rent will be pro-rated from April 18, 2018 through May 31, 2018 and that the June 2018 rent payment will be \$1,158.59.
3. That in all other respects the prior agreement of the parties shall remain in full force and effect except as amended herein.

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

ALPINE AVIATION, INC.

By: _____
Honorable Edward C. Scofield
Chair, Board of Supervisors

By: _____

Dated: _____

Dated: _____

ATTEST

By: _____
Julie Patterson-Hunter
Clerk of the Board

APPROVED AS TO FORM:

By: _____
County Counsel