



# STAFF REPORT

**Report To:** Board of Supervisors

**Meeting Date:** December 21, 2017

**Staff Contact:** Darren Schulz, Public Works Director

**Agenda Title:** For Possible Action: To approve the lease of 2,700 square feet of office space at 1711 N. Roop Street to Partnership Carson City, a non-profit Nevada corporation, as it will be in the best interest of Carson City pursuant to NRS 244.284. (Stephanie Hicks, SHicks@carson.org)

**Staff Summary:** The lease between Carson City and Partnership Carson City, a non-profit organization, expired on August 31, 2017. Partnership Carson City has requested a new five-year (5-year) lease for 2,700 square feet of office space at 1711 N. Roop Street. Only minor modifications have been made to the lease language with the exception of the maintenance responsibilities.

**Agenda Action:** Formal Action/Motion

**Time Requested:** 5 minutes

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## **Proposed Motion**

Move to approve the lease of 2,700 square feet of office space at 1711 N. Roop Street to Partnership Carson City, a non-profit Nevada corporation as it will be in the best interest of Carson City pursuant to NRS 244.284.

## **Board's Strategic Goal**

Quality of Life

## **Previous Action**

September 17, 2009. Board of Supervisors approved the lease agreement between Carson City and Partnership Carson City, a non-profit Nevada corporation. Motion carried 5-0.

## **Background/Issues & Analysis**

Nevada Revised Statute (NRS) 244.284 empowers the Board of Supervisors to lease any real property owned by Carson City to a corporation for public benefit without complying with the provisions of NRS 244.283 and based on four conditions enumerated in the statute as listed below. Staff finds that Partnership Carson City meets the statute requirements.

In September 2009, Partnership Carson City requested to lease 2,700 square feet of office space at 1711 N. Roop Street for the uses of assessing the needs of youth in Carson City, supporting youth programs that provide positive activities for youth, advocating for new services and programs needed, promoting collaboration between youth serving agencies, and increasing community awareness of issues affecting Carson City youth.

On August 10, 2017, the City received a request from Partnership Carson City for a five-year lease renewal. The proposed lease has been modified from the previous terms and conditions to update language into the City's new standard format and to add additional minor maintenance responsibilities to the Lessee.

**Applicable Statute, Code, Policy, Rule or Regulation**

NRS 244.284 Lease or conveyance of real property of county to corporation for public benefit.

1. In addition to the powers conferred by NRS 450.500, the board of county commissioners may:
  - (a) Lease any of the real property of the county for a term not exceeding 99 years; or
  - (b) Convey any of the real property of the county, except property of the county that is operated or occupied by the county fair and recreation board, without consideration, if such real property is not needed for the public purposes of the county and is leased or conveyed to a corporation for public benefit, and the property is actually used for charitable or civic purposes.
2. A lease or conveyance pursuant to this section may be made on such terms and conditions as seem proper to the board of county commissioners.
3. If a corporation for public benefit to which property is conveyed pursuant to this section ceases to use the property for charitable or civic purposes, the property automatically reverts to the county.
4. As used in this section, "corporation for public benefit" has the meaning ascribed to it in NRS 82.021.

**Financial Information**

Is there a fiscal impact?  Yes  No

If yes, account name/number:

Is it currently budgeted?  Yes  No

Explanation of Fiscal Impact:

**Alternatives**

Do not approve the lease to Partnership Carson City for use of 2,700 square feet of office space at 1711 N. Roop Street.

Approve the lease agreement with modifications.

**Board Action Taken:**

Motion: \_\_\_\_\_

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

APN's: 002-121-16  
Property Address: 1711 N. Roop Street

AFTER RECORDING RETURN TO:  
CARSON CITY PUBLIC WORKS  
ATTN: STEPHANIE HICKS  
REAL PROPERTY MANAGER  
3505 BUTTI WAY  
CARSON CITY, NV 89701

### LEASE AGREEMENT

This LEASE AGREEMENT ("LEASE" or "Agreement") is made and entered into this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by and between PARTNERSHIP CARSON CITY, a non-profit Nevada corporation ("LESSEE"), and CARSON CITY, NEVADA, a consolidated municipality and political subdivision of the State of Nevada ("CITY"), hereinafter individually referred to as "Party" or collectively as "Parties."

### WITNESSETH:

WHEREAS, the Carson City Board of Supervisors has determined that the real property ("premises") more particularly described herein below is not currently needed for public purposes of the CITY; and

WHEREAS, LESSEE is a non-profit charitable or civic organization which is recognized as exempt under the section 501(c)(3) of the Internal Revenue Code; and

WHEREAS, LESSEE desires to use the premises for a charitable or civic purpose, and more specifically for assessing the needs of youth in Carson City, supporting youth programs that provide positive activities for youth, advocating for new services and programs needed, promoting collaboration between youth serving agencies, and increasing community awareness of issues affecting Carson City youth; and

WHEREAS, NRS 244.284 authorizes the Carson City Board of Supervisors to lease any real property of the City for a term not exceeding 99 years if the real property is not needed for the public purposes of the county, is leased to a "corporation for public benefit" as that term is defined by NRS 82.021, and the property is actually used for a charitable or civic purpose; and

WHEREAS, the Carson City Board of Supervisors hereby determines that the purpose of this LEASE meets the statutory requirements established by NRS 244.284; and

WHEREAS, as a condition precedent to the LESSEE's occupancy of the premises under the terms and conditions of this LEASE, the LESSEE agrees it must apply for and obtain any and all necessary special use permits or variances, as applicable, that may be required pursuant to the City's zoning regulations set forth in the Carson City Municipal Code, and any other licenses or permits required under local, state or federal laws or regulations; and

IN CONSIDERATION of the mutual promises contained herein and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Parties hereto covenant and agree as follows:

CITY does hereby lease to LESSEE, and LESSEE does hereby lease from CITY, the following premises, generally described as:

**1711 N. Carson Street, Carson City, Nevada 89706  
(2,700 square feet of office space)**

**1. TERM:**

A. LEASE: The term of this LEASE is for a period of 5 years, beginning on the 21st day of December, 2017 and terminating at midnight on the 21st day of December, 2022 unless sooner terminated by mutual agreement of the parties or for violation of any term or condition of this LEASE.

B. OPTION TO RENEW OR EXTEND LEASE: Upon the expiration of the initial term of this LEASE, LESSEE may request to renew this LEASE in accordance with this paragraph B of Section 1, so long as LESSEE has fully and faithfully performed all of the covenants, terms and conditions of this LEASE. To request a renewal or extension of this LEASE without

modification to the terms and conditions set forth herein, LESSEE must provide to the CITY notice of its desire to remain on the premises for an additional term not less than sixty (60) calendar days before the date of expiration of the initial term of this LEASE. The notice must be made in writing and state the proposed renewal or extension term and, if applicable, any proposed changes or modifications to the existing terms and conditions of this LEASE. Renewal or extension of this LEASE is at the sole discretion of the Carson City Board of Supervisors. LESSEE hereby expressly acknowledges and agrees that LESSEE has no right or reasonable expectation that a request for renewal or extension of this LEASE will be granted, and further acknowledges and agrees that the Carson City Board of Supervisors may base its decision whether to renew or extend this LEASE on a number of factors including, without limitation, a need by the CITY to use the premises for a different purpose and the performance of the LESSEE under the terms of this LEASE.

**2. RENTAL:**

As rental for the premises, LESSEE agrees to pay CITY, without offset to deduction, the sum of ONE DOLLAR (\$1.00) each year of the term of this LEASE. The first payment is due and payable the 1st day of January, 2018, and then each September 1, thereafter during the term of this Lease. Except as otherwise expressly provided in this Agreement, LESSEE is responsible for all costs of LESSEE's operation, renovation of the premises and charges or expenses of any nature whatsoever, including, without limitation, any lien that is imposed that arises from or is related to LESSEE's operation of and within the premises.

**3. THE USE OF PREMISES:**

A. The premises are leased to LESSEE for exclusively the following purpose:

For assessing the needs of youth in Carson City, supporting youth programs that provide positive activities for youth, advocating for new services and programs needed, promoting collaboration between youth serving agencies, and increasing community awareness of issues affecting Carson City youth.

B. Any change in the use of the premises is strictly prohibited and in breach of this LEASE unless: (1) the change is lawful and consistent with LESSEE's charitable or civic purposes; and (2) LESSEE first obtains the written consent of CITY. LESSEE shall not use the premises for any purpose that is unlawful with local, state or federal laws and regulations, or for

any purpose not expressly authorized by this LEASE or agreed to in writing by the CITY.

**4. REPAIRS AND MAINTENANCE:**

A. Except as otherwise provided herein, CITY is responsible, at its sole expense and in accordance with any applicable local, state or federal law, regulation or code relating to structural integrity, for the proper and reasonable maintenance and repair of the building and grounds at all times during the term of this LEASE. Such proper and reasonable maintenance and repair of the building and grounds is limited to the roof, including periodic gutter cleaning as necessary; foundation; exterior and interior walls; flooring replacement within the premises, as may be necessitated by normal wear and tear; plumbing; jointly-used electrical panels; and the HVAC (heating, ventilation and air conditioning) system.

B. Except as otherwise provided herein, LESSEE is responsible, at its sole expense and in accordance with any applicable local, state or federal law, regulation or code relating to structural integrity, for the proper and reasonable maintenance and repair of the premises at all times during the term of this LEASE Agreement to prevent the premises from entering into a state of disrepair. Except for ordinary maintenance or repair that is common to the normal, daily upkeep of the premises and which does not affect the structure, egress, fire protection system, fire ratings, energy conservation or plumbing, sanitary, gas, electrical or other utilities, such proper and reasonable maintenance and repair of the premises must be performed by a person who is licensed in the State of Nevada to perform the maintenance or repair. The maintenance and repair required to be performed within the premises by LESSEE pursuant to this paragraph B of Section 4 includes:

(1) Maintenance of the flooring, but only in such a manner that is consistent with the use of techniques and products approved by the CITY Facilities Maintenance Manager or his or her designee in advance of the commencement of any work; paint; electrical wiring outlets, switches and fixtures; equipment that is used for fire protection or suppression, including, without limitation, any existing fire, smoke or gas detectors and fire extinguishers previously installed within the premises, but excluding general maintenance or repair of any building-wide fire protection or suppression system; and the interior of the premises in general, including, without limitation, maintenance to remediate water leaks, plugged or leaking toilets, non-functioning bulbs, non-functioning lighting ballasts and damage to walls.

(2) Repair of any damage that is directly or proximately caused, whether intentionally

or negligently, by the LESSEE, its employees, agents, volunteers, contractors or invitees.

C. Notwithstanding any other provision of this LEASE, LESSEE is responsible, at its sole expense and in accordance with any applicable local, state or federal law, regulation or code relating to structural integrity, for the proper and reasonable repair of any damage to the building and grounds that is directly or proximately caused, whether intentionally or negligently, by the LESSEE, its employees, agents, volunteers, contractors or invitees.

D. For the purposes of this Agreement, the term "grounds" shall be deemed to include, as applicable, the parking lot, landscaping and sidewalks appurtenant to the premises.

**5. ALTERATIONS, LIENS, ENCUMBRANCES, AND REPAIRS:**

A. LESSEE shall not make any permanent alterations, additions, improvements or repairs to the premises without first obtaining in writing the consent and approval of CITY. This provision does not apply to any alteration, addition, improvement or repair that is merely cosmetic in nature.

B. LESSEE agrees that any alteration, addition, improvement or repair that is made to the premises is at the sole expense of the LESSEE and, upon termination of this LEASE, becomes the exclusive property of CITY of which LESSEE shall have no claim of title or interest. This provision does not apply to any movable trade fixtures.

C. LESSEE shall, upon termination of this LEASE, surrender to CITY the premises and any permanent fixtures in good condition, order and repair, excluding any condition that is attributable solely to normal wear and tear.

D. LESSEE shall comply or, if employing the services of another in altering, adding, improving or repairing the premises, ensure the compliance with, any applicable local, state or federal law, regulation or code relating to such work. LESSEE agrees to release and hold harmless CITY from any and all liability for damages or injury arising from or relating to any such work that is performed by any person, including circumstances involving any condition of the premises, building or grounds that is known or reasonably should have been known to CITY. LESSEE further agrees to indemnify CITY from any and all claims, demands, causes of action, suits, procedures, costs, damages and liabilities, including, without limitation, attorney's fees, arising from or relating to the conduct of LESSEE or its employees, agents, volunteers, contractors or invitees, and to provide CITY reimbursement as necessary and appropriate.

E. LESSEE shall ensure at all times that the premises are kept free and clear of any liens or encumbrances that may be caused by any act or omission of LESSEE or its employees, agents, volunteers, contractors or invitees.

**6. USE OF EXTERIOR GROUNDS:** LESSEE shall not conduct any business activity outside the premises. LESSEE shall not, without the express written permission of the CITY, store any vehicle or any other personal property or perform any service on any sidewalk, parking lot or other public area of the CITY. CITY agrees that it will not unreasonably withhold permission if a proposed use is for a temporary activity which relates directly to the authorized use of the premises described in this Agreement.

**7. ENTRY AND INSPECTION:** LESSEE shall permit CITY and its employees or agents to enter the premises during normal business hours for any reasonable purpose, including, without limitation, for inspections, to show the premises to prospective buyers or other lessees, to post notices of non-responsibility for alterations, additions, repairs or utility installations, or to place upon the premises any ordinary signage indicating that the premises are “for sale” or “for lease.”

**8. ASSIGNMENT AND SUBLEASING:** LESSEE may only assign this LEASE or sublet the premises, in whole or in part, upon express written consent of CITY which may be granted or withheld by CITY solely at CITY’s discretion. Notwithstanding any other provision and even in the event of CITY’s written consent, no assignment or sublease is effective until such time LESSEE delivers a copy of the assignment or sublease agreement to CITY and the assignee or sublessee agrees in writing to assume all of the obligations of LESSEE under this LEASE. LESSEE hereby acknowledges and expressly agrees that an assignment or sublease does not release LESSEE from any obligation under this LEASE and that CITY’s consent to any assignment or sublease shall not be deemed to be an express or implied waiver of CITY’s right under this LEASE to prohibit any future assignment or sublease without the written consent of CITY.

**9. INDEMNIFICATION:** Unless as a result of the sole negligence of CITY or CITY’s failure to abide by the terms of this LEASE, LESSEE hereby indemnifies and agrees to hold CITY harmless from and against all claims, which either arise from or in relation to the possession, use, occupancy, management, repair, maintenance or control of the premises or any portion thereof, or as a result of any default, breach, violation or non-performance of this LEASE or any provision of the LEASE by LESSEE. LESSEE will defend, notwithstanding the

CITY's right to participate, any claims against CITY with respect to the foregoing. LESSEE will pay, satisfy, and discharge any judgments, orders and decrees which are recovered against CITY in connection with the foregoing. CITY hereby indemnifies and agrees to hold LESSEE harmless and to defend any claims against LESSEE in any action where CITY was solely negligent or failed to abide by the terms of this LEASE.

**10. LIABILITY INSURANCE:** CITY will not be liable to LESSEE, or to any other person, for any damage caused by an act or omission of any person occupying any space adjacent to or adjoining the premises unless the CITY or its agents caused the loss or damage. Except for loss or damage caused by CITY's sole negligence, CITY will not be responsible or liable to LESSEE for any loss or damage incurred by LESSEE or affecting LESSEE's property from, but not limited to, any natural or manmade disaster or water, gas or steam, or the bursting, stoppage or leakage of pipes. LESSEE agrees to indemnify and hold the CITY harmless from and defend the CITY against any and all such claims or liability for any injury or damage to any person or property whatsoever, occurring in or on the premises or occurring as a result of the use of any of the facilities or appliances anywhere on the premises. LESSEE further agrees to provide and pay for a general liability insurance policy with a minimum limit of One Million and no/100 Dollars (\$1,000,000.00) per occurrence and Two Million and no/100 Dollars (\$2,000,000.00) aggregate for bodily injury or death resulting therefrom, or for damage to the premises and shall name CITY as an additional insured by endorsement. A certificate of said insurance must be presented to CITY prior to occupancy of the premises. The policy of insurance must not be suspended, voided, canceled or reduced in coverage without the prior written consent of CITY and must contain a provision that written notice of cancellation or of any material change in said policy by the insurer shall be delivered to CITY not less than THIRTY (30) days in advance of the effective date thereof. This policy of insurance must be primary coverage for all claims and losses arising from the use, occupancy, and operation of the premises under this Agreement.

**11. DEFAULT:**

- A. Each of the following individual events constitutes a default of this LEASE
- (1) Insolvency, including an assignment for the benefit of creditors or the filing or acquiescence to a petition in any court in any bankruptcy, reorganization, composition, extension, arrangement or insolvency proceeding.
  - (2) Assignment by operation of law.

- (3) Vacating of the premises for a period of thirty (30) consecutive days after occupancy.
- (4) Refusal to take possession of the premises or any conduct of allowing the premises to remain unoccupied and unattended.
- (5) Failure to pay any installment of rent, if applicable, or any other charge required to be paid by LESSEE under this LEASE when due and payable and said failure remains uncorrected ten (10) days after the date on which written notice from the CITY is received.
- (6) Failure to perform any other duty or obligation required to be performed by LESSEE under this LEASE and the failure remains uncorrected fifteen (15) days after the date on which written notice from the CITY is received.
- (7) Loss of non-profit status.
- (8) Failure to continuously use the leased premises for the purposes described herein.

B. EFFECT OF DEFAULT: In the event of default by LESSEE for breach of any term or condition of this LEASE, CITY may by written notice advise LESSEE of CITY's intention to cancel or terminate this LEASE upon the expiration of thirty (30) days after the date on which the notice from the CITY is received. A written notice provided under this paragraph B of this Section 11 must specify the breach. If, at the expiration of the notice period, the LESSEE has not cured the default, the term of this LEASE automatically terminates. Upon such automatic termination, LESSEE must immediately quit and surrender the premises to CITY. LESSEE's liability under all of the provisions of this LEASE will continue notwithstanding any such automatic termination and surrender, or reentry, repossession or other disposition pursuant to the following paragraph with a setoff to LESSEE for any new rents collected by the CITY from any new tenant during the term of this LEASE.

Upon the expiration or early termination of this LEASE, CITY or its agents or employees may immediately, or anytime thereafter, enter the premises and remove LESSEE, LESSEE's agents, any subtenants, licensees, concessionaires or invitees and any of their property from the premises. Reentry and removal may be effectuated by summary dispossession proceedings or by a suitable action or proceeding at law, by force or by any other lawful means for repossession and enjoyment by CITY of the premises. CITY is entitled to the benefits of all provisions of law concerning the speedy recovery of lands and tenements held over by CITY or

proceedings in forcible entry and detainer. LESSEE's liability, subject to any setoff, will survive CITY's reentry, the institution of summary proceeding and the issuance of any warrants with respect thereto.

C. DEFICIENCY: If this LEASE is terminated pursuant to paragraph B of this Section 11, LESSEE will remain liable to the extent legally permissible and in addition to accrued liabilities for any rent and all other applicable charges LESSEE would have been required to pay until such date this LEASE would have terminated in accordance with the initial term of this LEASE had earlier termination not occurred. LESSEE's liability for any rent and all other applicable charges will continue notwithstanding reentry or repossession of the premises by CITY subject to a setoff pursuant to paragraph B of this Section 11.

D. ATTORNEY'S FEES AND COSTS: The prevailing Party in any action or proceeding to enforce the terms of this Agreement has the right to collect from the other Party its reasonable costs and necessary disbursements and attorney's fees in initiating or defending the action or proceeding, as applicable.

E. WAIVER OF REDEMPTION: Except for any setoff expressly set forth hereinabove, LESSEE hereby waives to the fullest extent legally permissible, for itself and for all other persons who claim by, through or under LESSEE, any right of redemption or for the restoration of this LEASE in the event LESSEE is dispossessed for any cause or in the event CITY obtains possession of the premises in accordance with this LEASE.

F. CITY MAY CURE LESSEE'S DEFAULT: If LESSEE is in default of this LEASE, CITY may, at its sole discretion and without incurring any ongoing duty or obligation, cure the default at any time for LESSEE. If CITY cures a default for LESSEE, LESSEE must reimburse CITY for any amount expended by CITY in connection to the cure. CITY is also entitled to interest at the maximum legal rate on any amount advanced by CITY to cure a default of LESSEE, calculated from the date the expense is incurred to the date of reimbursement.

G. RIGHTS AND REMEDIES: The rights and remedies of CITY set forth herein are in addition to any other rights and remedies now or hereinafter provided by law. All rights and remedies of CITY are cumulative and not exclusive of each other. No delay or omission by CITY in exercising a right or remedy shall be construed to exhaust or impair the same or constitute a waiver of, or acquiescence to, a default. No waiver of a default shall be construed to extend to or affect any other default or impair any right or remedy of CITY with respect thereto. A voluntary waiver by CITY of any default of LESSEE is not valid or binding unless it is

in made in writing.

**12. CHOICE OF LAW AND FORUM:** The Parties hereby agree that the laws of the State of Nevada govern the validity, construction, interpretation and effect of this LEASE. The Parties further agree that any dispute or legal proceeding arising from or relating to this LEASE is subject to the sole jurisdiction of the state courts in the State of Nevada and must be filed in the First Judicial District Court located in Carson City.

**13. DESTRUCTION OF PREMISES:** LESSEE shall maintain a policy of insurance to cover events of complete or partial destruction of the premises without fault, negligence or carelessness on the part of LESSEE, its agents, employees, volunteers or those holding possession of the premises under it.

**14. HOLDING OVER:** If, notwithstanding any other provision of this LEASE and only by express written consent of CITY, LESSEE continues to remain in the premises for an unspecified duration beyond the initial term of this LEASE, tenancy of the premises will be from month to month only and shall not constitute a renewal or extension of this LEASE. In the event of such a holdover, LESSEE hereby agrees to pay any rent and other applicable charges as provided herein and to comply with all covenants, conditions, provisions and obligations of this LEASE for the period of time that LESEE holds over. During such holdover, LESSEE is entitled to possession of premises until such time CITY provides LESSEE written notice of termination not less than ten (10) days before the end of the month.

**15. SALE OF PREMISES:** In the event of a sale or conveyance by CITY of the premises, the sale or conveyance may be subject to the terms and conditions of this LEASE. CITY may, however, elect at its sole discretion to terminate this LEASE in the event of a sale or conveyance. If CITY terminates this LEASE pursuant to this section 15, CITY must provide to LESSEE written notification of the termination not less than thirty (30) days before the date on which this LEASE is to terminate as a result of the sale or conveyance. If this LEASE is terminated pursuant to this Section, the Parties hereby agree that LESSEE is not entitled to any consideration or compensation for the termination and that LESSEE will vacate the premises not more than thirty (30) days after the date of the sale or conveyance. If CITY elects not to terminate this LEASE upon the sale or conveyance of the premises and instead elects for the sale or conveyance to be subject to the terms and conditions of this LEASE, LESSEE agrees to look solely to the successor in interest of CITY to satisfy the terms of this LEASE and to release CITY from any liabilities or obligations arising from or relating to this LEASE. CITY may transfer

any security deposits held from LESSEE to its successor in interest and thereupon CITY is discharged from any further liability related thereto.

**16. CONDEMNATION:** If the entirety of the premises is taken by eminent domain, condemnation, or purchase under threat thereof, except for a taking for temporary use, this LEASE is automatically canceled as of the date of taking. If only a portion of the premises is taken, CITY may terminate this LEASE at its sole discretion. The option to terminate pursuant to this provision may be exercised by CITY not more than six (6) months after the date of taking by providing to LESSEE written notice that the option has been exercised.

If there is a taking of the premises for temporary use, this LEASE shall continue in full force and effect, and LESSEE must continue to comply with LESSEE's obligations under this LEASE except to the extent compliance is rendered impossible or impracticable by reason of the taking. All compensation awarded upon the condemnation or taking belongs to CITY and LESSEE shall have no claim thereto in law or equity. LESSEE hereby expressly waives any interest in a condemnation proceeding or litigation.

**17. SUBORDINATION:** LESSEE agrees that this LEASE is and shall be subordinate to any mortgage, deed of trust or other instrument of security, existing on the land and building of which the premises are a part. Such subordination is hereby made effective without any further act by LESSEE. LESSEE agrees at any time, upon request by CITY, to execute and deliver any instrument, release or other document that may be required in connection with subjecting and subordinating this LEASE to any lien or mortgage, deed of trust or other instrument of security.

This provision is of no legal effect unless and until the holder of the mortgage, deed of trust or other instrument of security in question delivers to LESSEE a written agreement providing in effect that so long as LESSEE is not in default in the performance of its obligations under this LEASE, LESSEE shall not be disrupted in its possession of the premises hereunder.

**18. SIGNS:** LESSEE shall not place or permit to be placed any sign, marquee, awning, decoration or other attachment on or to the roof, exterior windows, doors or exterior walls of the premises without first obtaining any applicable City permit and the written consent of CITY as Party to this Agreement. LESSEE agrees that CITY has an interest in ensuring an aesthetically tasteful uniformity in the building of which the premises are a part and further agrees that in furtherance of this interest CITY may, without prior permission or liability, enter onto the

premises and remove any such sign, marquee, awning, decoration or attachment affixed in violation of this Section. LESSEE further agrees to pay the cost of any removal thereof.

**19. SURRENDER OF LEASE:** No act or conduct of CITY, whether consisting of the acceptance of the keys to the premises or otherwise, shall be deemed to constitute an acceptance of the surrender of the premises by LESSEE prior to the expiration of the term hereof. Acceptance by CITY of surrender of the premises by LESSEE must be evidenced by a written acknowledgement of acceptance of surrender by CITY. The voluntary or other surrender of this LEASE by LESSEE, or a mutual cancellation thereof, shall not constitute a merger, and CITY may terminate all or any existing subleases, subtenancies or concessions, or may, at its sole option and discretion, accept any and all such subleases, subtenancies or concessions as being legally binding and enforceable.

**20. NOTICES:** All written notices or demand of any kind which either Party hereto may be required or may desire to serve on the other in connection with this LEASE must be delivered by personal service, by registered or certified mail, recognized overnight courier service or facsimile transmission, addressed to the respective Parties at the addresses or facsimile numbers set forth:

CITY: CARSON CITY MANAGER  
CARSON CITY  
201 N. CARSON STREET  
CARSON CITY, NV 89701  
FAX: (775) 887-2286

LESSEE: DIRECTOR  
PARTNERSHIP CARSON CITY  
P.O. BOX 613, CARSON CITY, NV 89702

Service of any such notice or demand so made by personal delivery, registered or certified mail, recognized overnight courier or facsimile transmission shall be deemed complete on the date of actual delivery as shown by the addressee's registry or certification receipt or, as to facsimile transmissions, by transmission confirmation, as applicable, or at the expiration of the third (3rd) business day after the dispatch, whichever is earlier in time. Either Party hereto may from time to time, by notice in writing served upon the other as aforesaid, designate a different mailing address or facsimile number to which all such notices or demands are thereafter to be addressed.

**21. NO ORAL CHANGES:** This LEASE may not be amended or terminated orally.

**22. SUCCESSOR AND ASSIGNS:** Except as otherwise provided, this LEASE shall bind and inure to the benefit of the Parties and their respective successors, representatives, heirs, and assigns.

**23. UTILITIES:** LESSEE shall obtain, maintain and pay for all utilities.

**24. QUIET ENJOYMENT:** CITY agrees that so long as LESSEE is in full compliance with the provisions of this LEASE, LESSEE is entitled to quietly enjoy the premises for the full term of this LEASE. No use shall be made or permitted to be made of the premises or any part thereof and no acts will be done therein which may disturb the quiet enjoyment of any other tenant in the building of which the premises are a part.

**25. SNOW REMOVAL:** Snow and ice removal from the grounds shall be the responsibility of CITY.

**26. COMPLIANCE WITH THE LAW:** LESSEE shall promptly execute this LEASE and comply with all applicable local, state and federal laws and regulations, including, without limitation, rules, orders, building codes, ordinances, policies, the Americans with Disabilities Act of 1990 (42 U.S.C. §§ 12101 et seq.), the Nevada Occupational Safety and Health Act, federal occupational safety and health standards which the Secretary of Labor promulgates or amends, and any other requirements. Nothing herein contained shall be construed to restrict LESSEE from contesting the validity of any such local, state or federal provisions, but only if LESSEE indemnifies CITY to CITY's reasonable satisfaction against the consequences of noncompliance during any period of dispute.

**27. ENTIRE AGREEMENT:** This instrument, along with any exhibits and attachments hereto, constitutes the entire agreement between the Parties. This Agreement may only be altered, amended, or revoked by an instrument in writing signed by both Parties. It is understood that there are no oral agreements between the Parties hereto and that all previous negotiations, discussions and previous leases between the Parties affecting this LEASE are expressly superseded by this LEASE.

**28. ATTORNEY'S FEES:** In the event any action or proceeding is brought for an unlawful detainer of the premises, for the recovery of any rent other applicable charges due under the provisions of this LEASE or for LESSEE's breach of any other condition contained herein, LESSEE shall pay to CITY reasonable attorney's fees, which shall be deemed to have accrued on the commencement of the action and must be paid upon the successful completion of the

action by CITY. LESSEE is entitled to attorney's fees in the same manner if judgment is rendered in favor of LESSEE.

**29. WAIVER:** The failure of CITY or LESSEE to insist upon strict performance of any of the covenants, terms or provisions contained in this LEASE or to exercise any option herein conferred in any one or more instances, shall not be construed to be a waiver or relinquishment of any said covenants, terms or provisions, but the same shall remain in full force and effect.

**30. REMEDIES:** The remedies given to CITY and LESSEE are cumulative, and the exercising of any one remedy is not to the exclusion of any other remedy.

**31. EARLY TERMINATION:** This LEASE may be terminated before the end of the term set forth hereinabove or before the expiration of any renewal or extension period, if applicable, if notice of at least 90 days is provided to the other Party:

A. By CITY, if CITY determines that there is a need to use the premises for a different public purpose.

B. By CITY, if CITY determines that insufficient public money has been appropriated to perform some or all of CITY's obligations in accordance with this LEASE, without any such termination for non-appropriation or insufficient appropriation being defined or construed as a breach or default on the part of either Party.

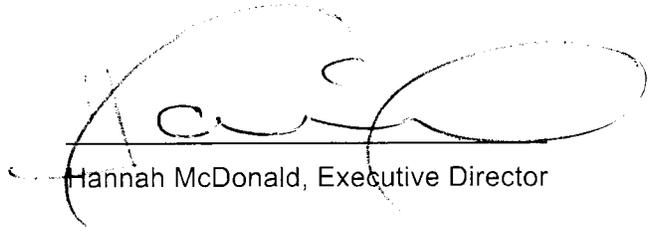
C. By LESSEE, if LESSEE determines that securing the use of different premises would be more advantageous for LESSEE and CITY agrees there is no detriment to CITY. For purposes of this provision only, termination of this LEASE alone shall not be construed as a detriment to the CITY.

D. By CITY or LESSEE, if either CITY or LESSEE determines that the purpose of this LEASE is substantially impaired or obstructed by any unforeseen event, occurrence or circumstance outside the control of CITY or LESSEE, without prejudice or penalty to either Party hereto and without such event, occurrence or circumstance being defined or construed as a breach or default on the part of either Party.

**32. FORCE MAJEURE:** Any delay or stoppage of business due to acts of God, enemy or hostile action, fire or other casualty, shall excuse the performance by either Party to this LEASE for a period equal to any such delay or stoppage.

IN WITNESS WHEREOF, the Parties have executed this LEASE on the day and year first above written.

\_\_\_\_\_  
Mayor – Robert L. Crowell



\_\_\_\_\_  
Hannah McDonald, Executive Director

Attest:

\_\_\_\_\_  
Susan Merriwether, Clerk-Recorder

Approved as to Form:

\_\_\_\_\_  
District Attorney