

## DISCLOSURE OF OWNERSHIP/PRINCIPALS

<b>Business Entity Type (Please select one)</b>						
<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Partnership	<input type="checkbox"/> Limited Liability Company	<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Trust	<input type="checkbox"/> Non-Profit Organization	<input type="checkbox"/> Other
<b>Business Designation Group (Please select all that apply)</b>						
<input type="checkbox"/> MBE	<input type="checkbox"/> WBE	<input checked="" type="checkbox"/> SBE	<input type="checkbox"/> PBE	<input type="checkbox"/> VET	<input type="checkbox"/> DVET	<input type="checkbox"/> ESB
Minority Business Enterprise	Women-Owned Business Enterprise	Small Business Enterprise	Physically Challenged Business Enterprise	Veteran Owned Business	Disabled Veteran Owned Business	Emerging Small Business
<b>Number of Clark County Nevada Residents Employed:</b>				0		
<b>Corporate/Business Entity Name:</b> Aleco Stewart Enterprises, Inc.						
<b>(Include d.b.a., if applicable)</b>						
<b>Street Address:</b>		17299 Pacific Coast Hwy		<b>Website:</b> n/a		
<b>City, State and Zip Code:</b>		Pacific Palisades, CA 90272		<b>POC Name:</b> Robert Munakash		
				<b>Email:</b> rmunakash@mac.com		
<b>Telephone No:</b>		3102668241		<b>Fax No:</b>		
<b>Nevada Local Street Address:</b>				<b>Website:</b>		
<b>(If different from above)</b>						
<b>City, State and Zip Code:</b>				<b>Local Fax No:</b>		
<b>Local Telephone No:</b>				<b>Local POC Name:</b>		
				<b>Email:</b>		

All entities, with the exception of publicly-traded and non-profit organizations, must list the names of individuals holding more than five percent (5%) ownership or financial interest in the business entity appearing before the Board.

Publicly-traded entities and non-profit organizations shall list all Corporate Officers and Directors in lieu of disclosing the names of individuals with ownership or financial interest. The disclosure requirement, as applied to land-use applications, extends to the applicant and the landowner(s).


Entities include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations.

Full Name	Title	% Owned (Not required for Publicly Traded Corporations/Non-profit organizations)
Alexandra Munakash	President	51
Robert Munakash	Secretary	33
Rosana Angelesdes	Officer	33
Richard Munakash	Officer	33

**This section is not required for publicly-traded corporations. Are you a publicly-traded corporation?** ☐ Yes ☒ No

- Are any individual members, partners, owners or principals, involved in the business entity, a Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District full-time employee(s), or appointed/elected official(s)?  
☐ Yes ☐ No (If yes, please note that County employee(s), or appointed/elected official(s) may not perform any work on professional service contracts, or other contracts, which are not subject to competitive bid.)
- Do any individual members, partners, owners or principals have a spouse, registered domestic partner, child, parent, in-law or brother/sister, half-brother/half-sister, grandchild, grandparent, related to a Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District full-time employee(s), or appointed/elected official(s)?  
☐ Yes ☐ No (If yes, please complete the Disclosure of Relationship form on Page 2. If no, please print N/A on Page 2.)

I certify under penalty of perjury, that all of the information provided herein is current, complete, and accurate. I also understand that the Board will not take action on land-use approvals, contract approvals, land sales, leases or exchanges without the completed disclosure form.

  
 Signature

Robert Munakash  
 Print Name

Secretary  
 Title

Sept 11, 2025  
 Date

**LEASE AGREEMENT  
BETWEEN  
ALECO STEWART ENTERPRISES, INC.  
AND  
CLARK COUNTY**

THIS LEASE AGREEMENT ("Lease") is made and entered into this \_\_\_\_ day of \_\_\_\_\_ 2025, by and between ALECO STEWART ENTERPRISES, INC. (hereinafter referred to as "**LESSOR**"), and CLARK COUNTY, a political subdivision of the State of Nevada (hereinafter referred to as "**LESSEE**" or "**COUNTY**"), individually a "Party" and collectively known as the "Parties".

**WITNESSETH:**

WHEREAS, on August 6, 1991, the **COUNTY** entered into an agreement entitled "Lease of Real Property" ("Lease of Real Property") for the lease of space within the Stewart and Lamb shopping Center ("Property");

WHEREAS, on September 6, 1991, United Savings Bank transferred ownership of the Property to Soli and Alexandra Munakash, who formed **LESSOR** as successor-in-interest;

WHEREAS, on September 5, 2006, the Parties entered into Amendment I to extend the lease term;

WHEREAS, on June 2, 2015, the Parties entered into Amendment II to extend the lease term and contemplate tenant improvements;

WHEREAS, the Lease of Real Property, Amendment I and Amendment II shall collectively be known as the "Original Lease";

WHEREAS, the Original Lease is due to expire on October 31, 2025, with no remaining options to renew; and

WHEREAS, the Parties desire to enter into a new lease to continue occupation of the Premises (as defined below).

NOW THEREFORE, this Lease is made upon the following terms, conditions, and covenants, to which the Parties agree:

**1. PREMISES.**

**LESSOR** hereby leases to **COUNTY**, and **COUNTY** hereby leases from **LESSOR** those certain premises, described as follows:

Approximately 6,350 square feet of office space ("Premises"), as depicted in Exhibit "A" located in the Stewart Lamb Shopping Center, at the Northwest corner of Stewart Ave. & Lamb Blvd, located at 4359 East Stewart Ave., Las Vegas, Nevada, 89110 ("Building") as depicted on the attached Exhibit "B".

**2. TERM.**

2.1 The initial term of this Lease shall commence on November 1, 2025, and shall terminate on October 31, 2030 ("Initial Term"), unless terminated earlier pursuant to Section 4 hereinbelow.

2.2 **COUNTY** may, at its option, renew this Lease for an additional five (5) one (1) year periods ("Option Period" or "Option"). **COUNTY** shall provide at least one-hundred twenty (120) days notice of its intention to exercise said Option to **LESSOR** prior to the end of the Initial Term and any Option Period exercised pursuant to the terms of this Lease.

**3. PURPOSE.**

3.1 **COUNTY** agrees to use and occupy the Premises during the term of this Lease for the purpose of conducting official government duties and for no other purpose or purposes without the written consent of **LESSOR**. **COUNTY** shall not do or permit anything to be done in or about the Premises which will in any way obstruct or interfere with the rights of other lessees or occupants of the Building.

**4. COUNTY'S BUDGETARY LIMITS AND FISCAL FUND OUT.**

4.1 The **COUNTY**, as a local governmental entity, is subject to the requirements of Nevada Revised Statutes ("NRS") 244.230 and NRS 354.626, which require **COUNTY** to budget annually for its expenses and which prohibit **COUNTY** from obligating itself to expend money or incur liability in excess of the amounts appropriated for a particular function or purpose. All **COUNTY'S** financial obligations under this Lease are subject to those statutory requirements, and subsections 4.2 and 4.3 below (hereinafter "Fund Out Clause").

4.2 Notwithstanding the monetary obligations of this Lease, the total amount of **COUNTY'S** payment obligations hereunder for any fiscal year shall not exceed the amounts that **COUNTY** has appropriated for rent, maintenance of space and related liabilities for the Department of Juvenile Justice Services. **COUNTY** reasonably believes that sufficient funds can be obtained for

Lease Agreement between Aleco Stewart Enterprises, Inc. and Clark County

this Lease from the budget for the fiscal years covered by the term of this Lease, and **COUNTY'S** staff shall take all appropriate actions and act in good faith to obtain funding for each fiscal year to satisfy **COUNTY'S** financial obligations under this Lease.

4.3 Notwithstanding the monetary obligations of this Lease, this Lease shall terminate, and **COUNTY'S** liability and payment obligations hereunder shall be extinguished at the end of the fiscal year (June 30) in which the **COUNTY'S** governing body fails to appropriate monies for the ensuing fiscal year for the payment of all amounts which will then become due. Should **COUNTY** terminate this lease pursuant to this subsection 4.3, **COUNTY** shall notify **LESSOR** no later than April 15th of the then current year.

**5. MONTHLY RENTAL AMOUNT.**

5.1 Subject to the Fund Out Clause, **COUNTY** agrees to pay, on the first day of each calendar month, the quarterly rental amount of THIRTY FOUR THOUSAND TWO HUNDRED AND NINETY DOLLARS (\$34,290.00) (or \$1.80 per square foot)(which includes all Common Area Maintenance (CAM) charges, excluding any tax for which **COUNTY** presents a statement enumerating the taxes from which it is exempt), and increasing at three (3) percent (%) per year for each subsequent year, as shown in Table 1 below.

5.2 If the **COUNTY** elects to exercise its Option to renew this Lease after the expiration of the Initial Term, as provided in subsection 2.2 hereinabove, **COUNTY** agrees to pay, during the one (1) year Option Period, subject to the Fund Out Clause, an increased quarterly rental amount of THIRTY NINE THOUSAND SEVEN HUNDRED FIFTY-ONE AND 51/100 (\$39,751.51) (or \$2.09 per square foot), and increasing three (3) percent (%) per year for each subsequent year, as shown in Table 1 below.

**Table 1**

<b><u>INITIAL PERIOD</u></b>	<b><u>Square Footage</u></b>	<b><u>Monthly Rent per SOFT</u></b>	<b><u>QUARTERLY RENT</u></b>
Year 1 11/01/25-10/31/26	6,350	\$1.80	\$34,290.00
Year 2 11/01/26-10/31/27	6,350	\$1.85	\$35,318.70
Year 3 11/01/27-10/31/28	6,350	\$1.91	\$36,378.26

Lease Agreement between Aleco Stewart Enterprises, Inc. and Clark County

Year 4 11/01/28-10/31/29	6,350	\$1.97	\$37,469.61
Year 5 11/01/29-10/31/30	6,350	\$2.02	\$38,593.69
<b><u>5-1 YEAR OPTION PERIODS</u></b>	<b><u>Square Footage</u></b>	<b><u>Monthly Rent per SOFT</u></b>	<b><u>QUARTERLY RENT</u></b>
Year 1 11/01/30-10/31/31	6,350	\$2.09	\$39,751.51
Year 2 11/01/31-10/31/32	6,350	\$2.15	\$40,944.05
Year 3 11/01/32-10/31/33	6,350	\$2.21	\$42,172.37
Year 4 11/01/33-10/31/34	6,350	\$2.28	\$43,437.54
Year 5 11/01/34-10/31/35	6,350	\$2.34	\$44,740.67

5.3 In the event the term of this Lease commences other than on the first day of a calendar month, or if the termination date is not the last day of a month, a prorated monthly amount shall be paid for the fractional month during which this Lease commences and/or terminates. Payment of rent shall be made by **COUNTY** to **LESSOR** at such addresses as shall from time to time be designated by **LESSOR** to **COUNTY** in writing.

At the beginning of each month **LESSOR** shall bill the **COUNTY** for the prior month's rent at the following address:

Clark County Real Property Management  
Attn: PMA  
500 South Grand Central Parkway, 4<sup>th</sup> Floor  
Las Vegas, Nevada, 89155-1825

**6. SECURITY DEPOSIT.**

**LESSOR** hereby waives payment of any security deposit.

**7. UTILITIES AND SERVICES**

7.1 **LESSOR** shall provide, at no additional cost to **COUNTY**, the following utilities, and services:

Electricity\_\_\_ Basic Trash Service\_\_\_ Sewer\_\_\_ Gas\_\_\_ Water\_X\_  
Phone\_\_\_ Internet\_\_\_ Interior Pest Control\_\_\_ Exterior Pest Control\_X\_  
Exterior Landscaping\_X\_ Premises Janitorial\_\_\_ Alarm Monitoring\_\_\_  
Security\_X\_(Security is limited to Remote Video Surveillance and Patrol no more than 2x a day if needed.)

7.2 For any utilities or services not enumerated above in subsection 7.1, **COUNTY** shall subscribe to or arrange for and pay directly for such services to the appropriate public utility, and reimburse **LESSOR** for proportionate sewer costs, subject to the Fund Out Clause.

**8. ALTERATIONS, ADDITIONS, OR IMPROVEMENTS TO PREMISES.**

8.1 **COUNTY** shall not, without **LESSOR'S** prior written consent, make any alterations, additions, or improvements to or on the Premises.

8.2 Tenant Improvements shall be the obligation of **LESSOR** at its sole expense as depicted on the attached Exhibit "C", "PROPOSAL". **LESSOR** shall comply with **COUNTY** standards pertaining to the installation of LED lights: minimum of twenty-foot (20') candles to a maximum of fifty-foot (50') candles and shall install on/off switches in all common areas and dimmer switches in the offices only. **LESSOR** shall comply with **COUNTY** standards pertaining to the installation of new carpet ensuring it is tiled and textured and shall provide **COUNTY** with samples to select from.

8.3 Any tenant improvements performed by **LESSOR** on behalf of **LESSOR** shall require the supervision of an on-site property manager at **LESSOR'S** sole expense.

8.4 **COUNTY** to receive from **LESSOR** a copy of all permitted plans, building permits, any instructional material for installed equipment and completed permit card or equivalent prior to occupancy.

8.5 **COUNTY** to receive from **LESSOR** a copy of any hazardous materials reports in **LESSOR'S** possession prior to beginning any tenant improvements and safety data sheets

for materials used in the course of constructing tenant improvements.

8.6 **COUNTY** to receive an air balance report from **LESSOR** and **LESSOR** to properly balance HVAC system.

8.7 Any tenant improvements performed by the **LESSOR** for the **COUNTY** and paid for with **COUNTY** funds are considered a Public Work. If the estimated costs exceed statutory limits, then NRS 244.286 and NRS 338-013 through 338-090 are applicable regarding prevailing wages. The **LESSOR** must comply with all applicable NRS statutes and provide **COUNTY** with all tenant improvement related documentation including but not limited to contracts, invoices, payroll receipts, etc. **COUNTY** will provide oversight.

## 9. REPAIRS AND MAINTENANCE.

9.1 **COUNTY**, at its sole expense, subject to the Fund Out Clause, shall repair and maintain all equipment and trade fixtures furnished by **COUNTY**, in good, safe, and sanitary condition, and shall have no obligation to repair those portions of the Building or Premises which **LESSOR** is obligated to or agrees to maintain and repair as set forth in subsection 9.2 hereinbelow.

9.2 **LESSOR** shall, at its sole expense, repair and maintain the Premises and Building, heating/air conditioning equipment/system inclusive of routine filter changes and vent cleaning, window cleaning, replacing light bulbs, flooring, exterior walls, exterior roof, cement-embedded or sub-surface non-accessible plumbing serving the Premises, sidewalks, driveways, landscaping and parking lots, fixtures and appurtenances furnished by **LESSOR** under this Lease, in good repair and tenantable condition, except that **COUNTY** shall reimburse **LESSOR**, subject to the Fund Out Clause, for any costs incurred by **LESSOR** in repair and maintenance of damage to said portions caused by the intentional or negligent acts of **COUNTY**, its officers, or employees. **LESSOR** shall also be responsible for compliance with current fire department regulations, inspections, maintenance of fire-related facilities and applicable fees.

9.3 **LESSOR** shall be liable to **COUNTY** for any damage, injury, or expense incurred by **COUNTY** that is caused by **LESSOR'S** failure to repair or maintain the portions of the Premises described in subsection 9.2 hereinabove, if **COUNTY** has given **LESSOR** written notice of the need to repair said portions and **LESSOR** has failed to make said repairs within thirty (30) days after receiving written notice. Should **LESSOR** fail to perform its maintenance and repair responsibilities within said period, **COUNTY** may, but is not obligated to, provide maintenance, and make repairs thereon and thereto which it deems necessary in the sole discretion of the Director of the Clark County Department of Real Property Management ("the Director"), charging the same to the expense of **LESSOR**. In case of an emergency, **COUNTY** is not obligated to give **LESSOR** notice and may provide such maintenance and repairs as **COUNTY** deems necessary, charging the actual cost thereof to the expense of **LESSOR**. An event which constitutes an emergency shall be determined solely in the discretion of the Director.

9.4 In the event the **LESSOR** fails to perform any service, to provide any item, to provide repairs or maintenance as provided in subsection 9.2 hereinabove, or to provide any requirement of this Lease, **COUNTY** may perform the service, provide the item, make the repair, provide the maintenance, or meet the requirement, either directly or through a contract. **COUNTY** shall deduct any costs incurred for such services or items, including administrative costs, from the rental payments.

9.5 Upon termination or expiration of the Lease, **COUNTY** shall remove all **COUNTY** personal property and return the Premises to the **LESSOR** in a broom clean condition less any ordinary wear and tear.

**10. PARKING SPACE(S).**

10.1 At no additional cost to **COUNTY**, **LESSOR** shall provide a total of 19 parking spaces adjacent to the Premises for **COUNTY** visitors and employees.

**11. RULES AND REGULATIONS.**

**COUNTY** shall, to the extent it has the legal authority to do so, and subject to the Fund Out Clause, comply with the reasonable rules and regulations adopted by **LESSOR** from time to time and all modifications or any additions thereto from time to time put into effect by **LESSOR**.

**12. DESTRUCTION OF PREMISES.**

If the Building or the Premises is partially or totally destroyed by fire or other casualty so that the Premises is untenable as determined by **COUNTY**, the **COUNTY** may terminate this Lease upon fifteen (15) calendar days written notice to the **LESSOR** and no further rent will be due.

**13. AMENDMENT OR MODIFICATION.**

This Lease constitutes the entire agreement between the Parties and may be amended or modified only with the mutual consent of the Parties hereto, which amendment or modification must be in writing, executed and dated by the Parties hereto, and approved by the **COUNTY'S** governing board.

**14. ASSIGNMENT, CHANGE OF LESSOR OWNERSHIP; SUBLEASE**

14.1 In the event **LESSOR** sells or refinances the property where the Premises is located, the **COUNTY'S** Director of Real Property Management or designee shall have the authority, on behalf of the **COUNTY**, to consent to any assignment, and to execute subordination



and attornment agreements, estoppel certificates and other documents as requested by **LESSOR** related to change of ownership or financing.

14.2 The **COUNTY** shall not sublet the whole or any part of the Premises without the written consent of **LESSOR**.

**15. NOTICES.**

Any notice required to be given hereunder shall be deemed effective when received by the Party to whom it is directed. All such notices shall be in writing and may be delivered in person by one Party to the other Party at the Premises, or may be sent by certified mail, return receipt requested, to the other Party at its respective address set forth below, or to such other address as may hereafter be designated by either Party in writing:

LESSOR:

Aleco Stewart Enterprises, Inc.  
Attn: Robert Munakash  
17299 Pacific Coast Highway  
Pacific Palisades, CA 90272

COUNTY:

Clark County Real Property Management  
500 Grand Central Pkwy, 4<sup>th</sup> Floor  
PO Box 551825  
Las Vegas, NV 89155-1825

**16. NEVADA LAW.**

The validity, construction, interpretation, and effect of this Lease shall be governed by the laws of the State of Nevada, and any dispute or legal proceeding is subject to the jurisdiction of the state courts in the State of Nevada.

**17. COVENANT OF QUIET ENJOYMENT.**

**LESSOR** represents that if **COUNTY** performs all its obligations under this Lease, **COUNTY** shall have and enjoy throughout the term of this Lease the quiet and undisturbed enjoyment of the Premises.

**18. PRIOR APPROVAL OF COUNTY'S GOVERNING BOARD.**

This Lease is contingent upon prior approval by the Clark County Board of

Commissioners and is not binding upon the Parties hereto or effective until such approval has been obtained.

**19. LIABILITY OF COUNTY AND LESSOR.**

19.1 **COUNTY** shall not be liable to **LESSOR** for any damage to **LESSOR** or **LESSOR'S** property, or for damages to persons or property arising under this Lease, except **COUNTY** shall be liable to **LESSOR** as provided in subsection 9.2 hereinabove, and for damage or injury to **LESSOR** resulting from negligent or intentional acts or omissions of **COUNTY**, its officers and employees arising under this Lease, subject to the Fund Out Clause.

**20. STRUCTURAL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA)**

**LESSOR** shall be responsible to guarantee that the Premises is structurally compliant with the Americans with Disabilities Act (ADA). In the event that any required structural changes are not made to bring the Premises into compliance with the ADA, the **COUNTY** shall make such changes as to comply with the ADA and shall deduct the cost of those changes from rent payments until the **COUNTY** is reimbursed in full for the cost of said changes. The **COUNTY** may decide, in its sole discretion, that the expense of making the structural changes required by the ADA exceeds its rental payment obligation and then may, subject to section 8, exercise the option either to make the required structural changes and bill the **LESSOR** for the work performed or to immediately terminate this Lease thereby extinguishing the **COUNTY'S** liability and payment obligations hereunder.

**21. THIRD PARTY BENEFICIARY.**

This Lease is not intended to create any rights, powers, or interest in any third party; and this Lease is entered into for the exclusive benefit of the undersigned Parties.

[SIGNATURE PAGE TO FOLLOW]

Lease Agreement between Aleco Stewart Enterprises, Inc. and Clark County

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

**COUNTY ("LESSEE"):**

CLARK COUNTY

**LESSOR:**

Aleco Stewart Enterprises, Inc.

By \_\_\_\_\_  
Shauna Bradley, Director  
Real Property Management

By \_\_\_\_\_  
Robert Munakash  
Its \_\_\_\_\_  
*Secretary*

APPROVED AS TO FORM:

By \_\_\_\_\_  
Nichole Kazimirovich  
Deputy District Attorney

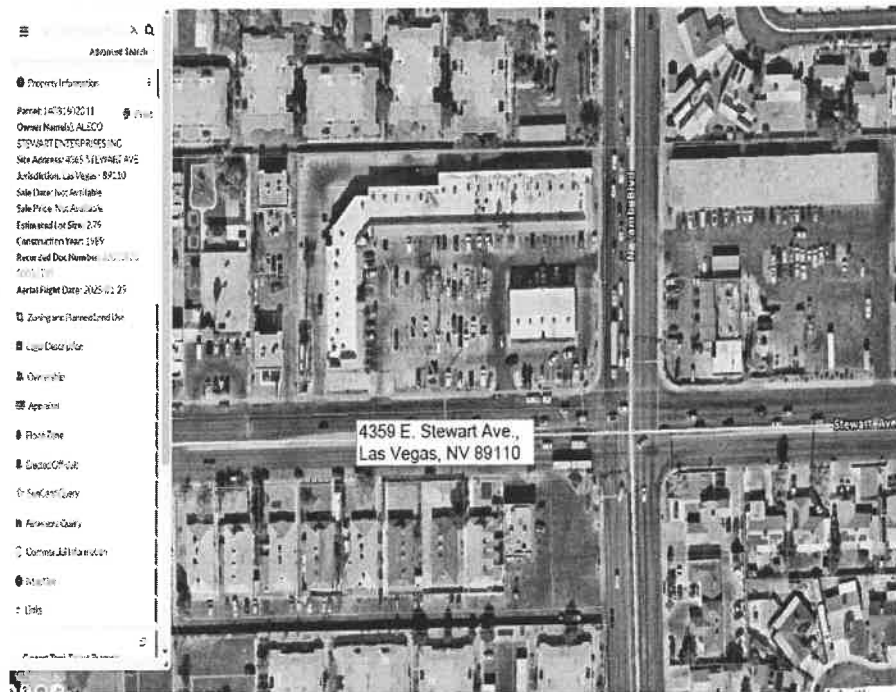
**EXHIBIT "A"**



Premises

Lease Agreement between Aleco Stewart Enterprises, Inc. and Clark County

**EXHIBIT "B"**



Building

**EXHIBIT "C"**

**JERRY RAMSEY CONSTRUCTION INC**

**4595 KEVIN WAY**

**LAS VEGAS NV 89129**

**LIC .0030551**

**PH. (702)373-3669**

**9/8/2025**

**mail@jrconstructionlv.com**

**LIMIT \$3,000,000.00**

**PROPOSAL**

**Job Address:** Department of Juvenile Justice Services  
675 N. Nellis Blvd.  
Las Vegas, NV 89110

**DESCRIPTION OF WORK:**

<b>Electrical:</b>	Dem o existing 2 x 4 & 2 x 2 lights, supply & install (90) LED lights, supply & install (5) 2 x 2 LED lights, supply & install dimmer switches in place of existing switches, supply & install (10) bugeyes, (lighting package: \$18,034.00, MC cable & box es: \$1,650.00, dimmer switches: \$3,300.00, labor: \$16,849.00)	<b>\$39,833.00</b>
<b>Flooring:</b>	Dem o existing flooring, floor prep, supply & install J & J Flooring 18" x 36" carpet tile with J & J Flooring broadloom carpet base in main entrance, reception, closets, hallways, offices & conference room supply & install Arm strong VCT tile 12" x 12" with 4" Roppe vinyl base in janitor closet, safe closet & storage closet	<b>\$32,942.00</b>
<b>Misc.:</b>	Repair holes in restroom & hallways, texture to match existing, repair window tint where needed	<b>\$ 5,500.00</b>
<b>Supervision:</b>		<b>\$ 8,500.00</b>
<b>O &amp; P:</b>		<b>\$ 9,500.00</b>

**ALL MATERIALS IS GUARANTEED TO BE AS SPECIFIED ABOVE AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED FOR ABOVE WORK AND COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER FOR THE SUM OF**

**Ninety-six thousand two hundred seventy-five (\$96,275.00)**

**YOU ARE HEREBY AUTHORIZED TO FURNISH ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THE WORK DESCRIBED IN THE ABOVE PROPOSAL, FOR WHICH THE UNDERSIGNED AGREES TO PAY THE AMOUNT STATED IN SAID PROPOSAL AND ACCORDING TO THE TERMS THEREFORE.**

**OWNER**

**DATE**