

First Amendment to Lease between Schnitzer Properties – Nevada II, LLC and Clark County

**FIRST AMENDMENT TO LEASE**

This First Amendment (“Amendment”) to Lease is dated for reference purposes only as November 25, 2025 between Schnitzer Properties – Nevada II, LLC, an Oregon limited liability company (“Landlord”) and Clark County, Nevada, a political subdivision of the State of Nevada (“Tenant”).

RECITALS

- A. Landlord and Tenant are parties to that certain Lease dated February 20, 2024, (the “Lease”), for the property located at 3320 Sunrise Avenue, Suite 108, Las Vegas, Nevada 89101, which consists of approximately 1,759 square feet (the “Premises”). The Lease Term expires on February 28, 2026, subject to an option to extend the Term for one (1) additional two (2) year period in accordance with the terms of the Lease (“the Option”). Tenant exercised the Option in a timely manner.
- B. Landlord and Tenant desire to amend the Lease on the terms and conditions set forth below.

Therefore, in consideration of the recitals and mutual covenants contained herein, the parties hereby agree as follows:

1. Term. The Lease Term shall be extended to and expires on February 29, 2028.

2. Rent. Effective March 1, 2026, the monthly Base Rent shall be:

March 1, 2026 through February 28, 2027	\$2,357.00 per month
March 1, 2027 through February 29, 2028	\$2,451.00 per month

3. General.

3.1. Effect of Amendment; Ratification. Except as otherwise modified by this Amendment, the Lease shall remain unmodified and in full force and effect. In the event of any conflict or inconsistency between the terms and conditions of the Lease and the terms and conditions of this Amendment, the terms and conditions of this Amendment shall prevail. Any capitalized terms used and not otherwise defined herein shall have the same meanings and definitions set forth in the Lease.

3.2. Authority to Execute Amendment. Each individual executing this Amendment represents that he or she is duly authorized to execute and deliver this Amendment on behalf of such party and that this Amendment is binding upon such party in accordance with its terms.

4. Counterparts. This Amendment may be executed in counterparts, each of which will be deemed to be an original copy of this Amendment and all of which, when taken together, will be deemed to constitute one and the same agreement. The exchange of copies of this Amendment and of signature pages by facsimile transmission or email means shall constitute effective execution and delivery of this Amendment as to the Parties and may be used in lieu of the original Amendment for all purposes. Signatures of the Parties transmitted by facsimile or email shall be deemed to be their original signatures for any purpose whatsoever.

**THIS DOCUMENT AND THE OBLIGATIONS HEREUNDER SHALL BECOME EFFECTIVE AND BINDING ON THE PARTIES ONLY UPON EXECUTION AND-DELIVERY OF THIS AMENDMENT BY TENANT AND BY LANDLORD.**

**[SIGNATURES APPEAR ON FOLLOWING PAGE]**

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IN WITNESS WHEREOF, the parties have executed this Amendment the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

**Landlord:**

Schnitzer Properties – Nevada II, LLC,  
an Oregon limited liability company

**Tenant:**

CLARK COUNTY, a political subdivision of the State of Nevada

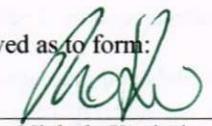
By: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

Shauna Bradley, Director  
Real Property Management

Approved as to form:

By:  \_\_\_\_\_

Nichole Kazimirovich  
Deputy District Attorney



November 13, 2025

Email: [shb@clarkcountynv.gov](mailto:shb@clarkcountynv.gov)

Clark County  
3320 Sunrise Avenue, Suite 108  
Las Vegas, Nevada 89101

**RE:** Proposal to Renew-The Spectrum of Las Vegas

Dear Clark County,

We would like to thank you for your tenancy over the years and hope your business is doing well. Schnitzer Properties would like to continue our relationship with you and accommodate your continued space needs in the future. Below, we have included a proposal with the terms and conditions to renew at your current premises:

**Premises:** A total of +/-1,759 square feet of office/warehouse space located at The Spectrum of Las Vegas, 3320 Sunrise Avenue, Suite 108, Las Vegas, Nevada 89101

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**PROPOSAL**

**Lease Term:** Twenty-Four (24) months

**Base Rent:** The Base Rent shall be paid per month as outlined in the schedule below:

March 1, 2026 through February 28, 2027	\$2,357.00 per month
March 1, 2027 through February 29, 2028	\$2,451.00 per month

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**Confidentiality:** Tenant acknowledges that the terms and conditions contained herein and the details of the ensuing negotiations will remain confidential between the parties of the Lease and no proposals, lease drafts, leases or summaries of any kind will be distributed copied or otherwise transmitted, orally or in writing, to any other entity or person.

**Disclosure:** Landlord and Tenant agree that the terms set forth herein are intended merely as an outline for negotiation of a potential lease transaction to be documented by formal written agreement, and only reflect our present understanding of the discussions we have had regarding the terms and conditions of the proposed transaction. Landlord and Tenant agree that in no event does this Proposal constitute a formal or binding agreement and that the provisions hereof are not binding on either party. Upon Landlord's receipt of a copy of this Proposal signed by Tenant, Landlord will arrange for its counsel to prepare a lease agreement (the "Lease") reflecting the terms and conditions contained herein. The legal rights and obligations of Landlord and Tenant shall be only those which are set forth in such definitive Lease when and if executed and delivered by both Landlord and Tenant. Notwithstanding any provision to the contrary contained herein, this Proposal shall not constitute an agreement to negotiate and solely constitutes an outline of the terms of negotiation. Landlord and Tenant each acknowledge and agree that each party is proceeding with negotiations related to the proposed transaction at its sole cost and expense (which may involve substantial transaction costs) and that either party may terminate negotiations for any reason, at any time, without any liability or obligation whatsoever.

**Expiration of Proposal:** This Proposal shall become null and void if not accepted prior to 5:00 p.m., December 28, 2025.





If the above terms and conditions are acceptable, please acknowledge your agreement by signing below or call 702-366-1019 or email [GregO@SchnitzerProperties.com](mailto:GregO@SchnitzerProperties.com), and we will draft the renewal amendment.

Sincerely,

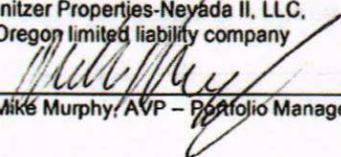
*Greg Oliver*

Greg Oliver  
Leasing Associate

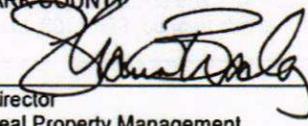
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**ACCEPTED AND AGREED**

**LANDLORD:**  
Schnitzer Properties-Nevada II, LLC,  
an Oregon limited liability company

By:   
Mike Murphy, AVP - Portfolio Manager

**TENANT:**  
CLARK COUNTY

By:   
Director  
Real Property Management



## DISCLOSURE OF OWNERSHIP/PRINCIPALS

<b>Business Entity Type (Please select one)</b>						
<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Partnership	<input checked="" type="checkbox"/> Limited Liability Company	<input 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 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: 0</b>						
<b>Corporate/Business Entity Name:</b> SCHNITZER PROPERTIES-NEVADA II, LLC						
<b>(Include d.b.a., if applicable)</b>						
<b>Street Address:</b>		3111 S VALLEY VIEW BLVD, SUITE K101		<b>Website:</b> www.schnitzerproperties.com		
<b>City, State and Zip Code:</b>		LAS VEGAS, NV 89102		<b>POC Name:</b> MICHAEL MURPHY		
				<b>Email:</b> MMURPHY@SCHNITZERPROPERTIES.COM		
<b>Telephone No:</b>		(702) 362-1400		<b>Fax No:</b>		
<b>Nevada Local Street Address:</b> (If different from above)				<b>Website:</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)
Schnitzer Properties - Nevada II, LLC	Property Owner	
Schnitzer Properties-Nevada, LLC	100% Member	100%
Jordan D. Schnitzer	President	

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

1. 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.)

2. 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:  Print Name: LEED GOTTEMANN

Title: SVP, Regional Manager Date: 2/2/24

## DISCLOSURE OF RELATIONSHIP

List any disclosures below:  
(Mark N/A, if not applicable.)

NAME OF BUSINESS OWNER/PRINCIPAL	NAME OF COUNTY* EMPLOYEE/OFFICIAL AND JOB TITLE	RELATIONSHIP TO COUNTY* EMPLOYEE/OFFICIAL	COUNTY* EMPLOYEE'S/OFFICIAL'S DEPARTMENT

\* County employee means Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District.

"Consanguinity" is a relationship by blood. "Affinity" is a relationship by marriage.

"To the second degree of consanguinity" applies to the candidate's first and second degree of blood relatives as follows:

- Spouse – Registered Domestic Partners – Children – Parents – In-laws (first degree)
- Brothers/Sisters – Half-Brothers/Half-Sisters – Grandchildren – Grandparents – In-laws (second degree)

**For County Use Only:**

If any Disclosure of Relationship is noted above, please complete the following:

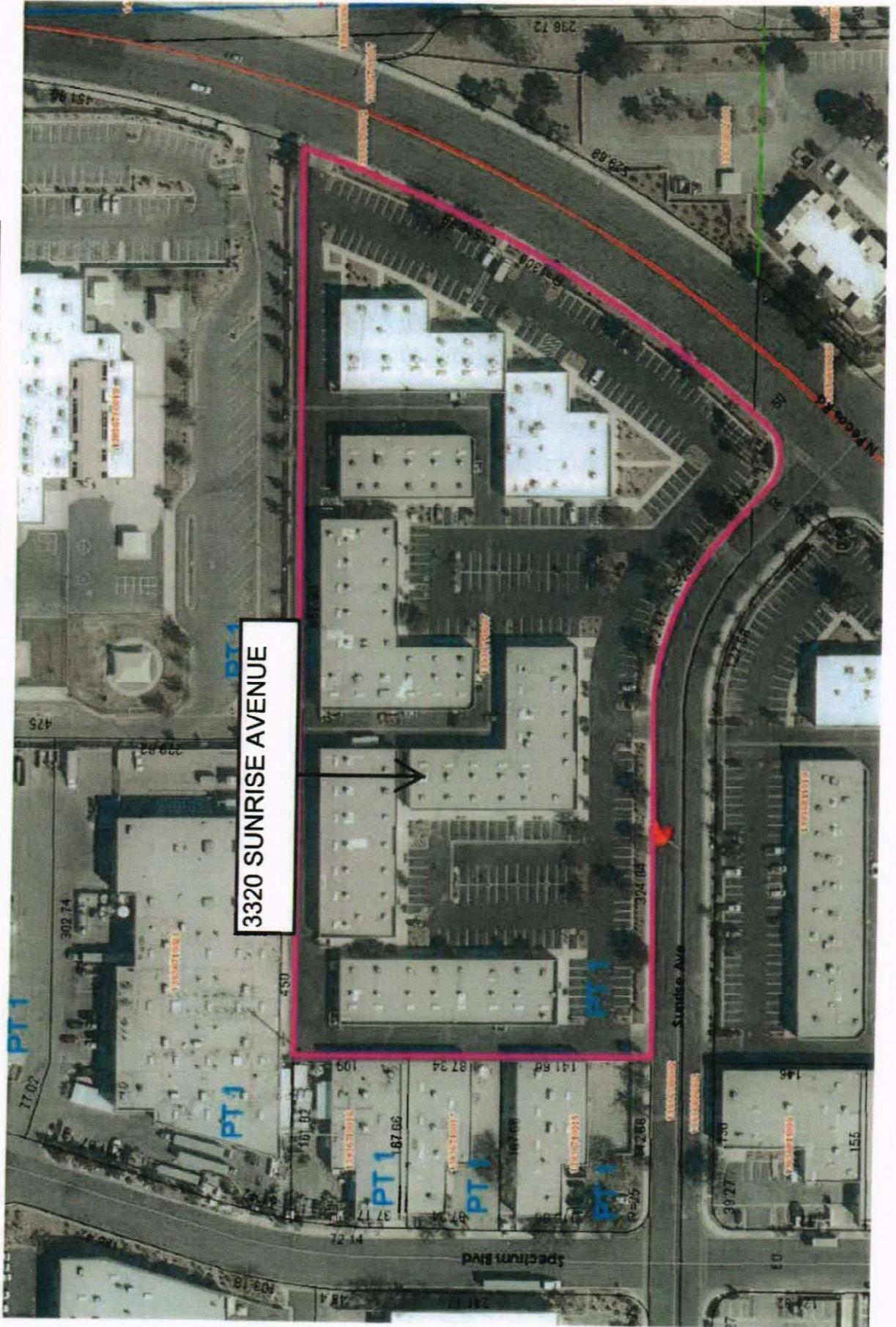
- Yes  No Is the County employee(s) noted above involved in the contracting/selection process for this particular agenda item?
- Yes  No Is the County employee(s) noted above involved in any way with the business in performance of the contract?

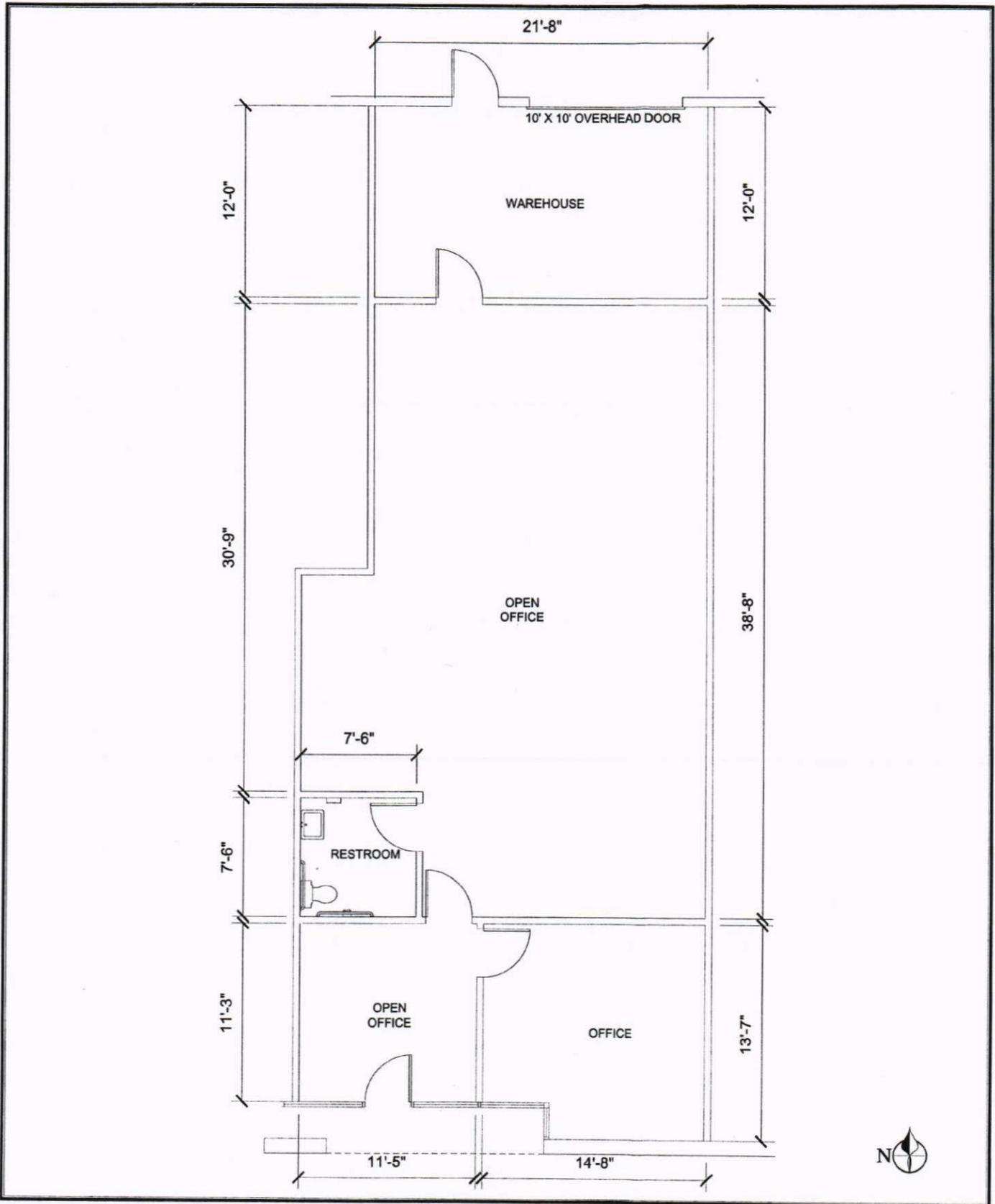
Notes/Comments:

  
Signature

REED GOTTEMAR  
Print Name  
Authorized Department Representative

**LE-057 DISTRICT COURT STORAGE  
3320 SUNRISE AVENUE LAS VEGAS, NV**





**NOTICE**

THESE DRAWINGS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE OWNER AND ITS AGENTS, WITH SOME LIMITED FIELD VERIFICATION BY JAMES E. STROH, ARCHITECT, INC./JAN CARPENTER, AND THROUGH EXAMINATION OF ACTUAL DETAILED BUILDING CONDITIONS MUST BE UNDERTAKEN PRIOR TO COMMENCING ANY DESIGN OR WORK. WITHIN OR AROUND THE SUBJECT BUILDING OR SITE, JEA SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED IN THIS DRAWING.

JAMES E. STROH, INC.  
 2100 S. FERRIS ROAD, STE. 100  
 LAS VEGAS, NEVADA 89119  
 EMAIL: JES@JESTROHARCH.COM PHONE: 432-1462

**FLOOR PLAN**

3320 SUNRISE AVENUE  
 SUITE 108  
 LAS VEGAS, NEVADA 89101



**HARSCH**  
 INVESTMENT PROPERTIES  
 3111 S. VALLEY VIEW BLVD., #K-101 LAS VEGAS, NEVADA 89102  
 PHONE: (702) 643-2476, FAX: (702) 643-2482

**SUITE SUMMARY**

JURISDICTION: C.L.V.	SPRINKLERED: NO
APN# 139-36-710-007	OCCUPANCY: VACANT
DECK HEIGHT: 13' - 5"	OFFICE S.F.: 1,479
TRUSS HEIGHT: 12' - 5"	WAREHOUSE S.F.: 280
	TOTAL S.F.: 1,759