

**CLARK COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM**

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**Petitioner:** Lisa Kremer, Director of Real Property Management

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**Recommendation:**

**Approve and authorize the Director of Real Property Management (Director) or her designee to sign the Amendment I between Clark County and B.H Rainbow Plaza LLC, for ±7,673 square feet of office space at 2655 S Rainbow Blvd Suite 200, Las Vegas, NV located on Assessor's Parcel Number 163-10-512-001 known as the DJJS Southwest Probation Center and authorize the Director or her designee to sign any other necessary documents related to management of the Lease. (For possible action)**

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**FISCAL IMPACT:**

Fund #:	1010.000	Fund Name:	N/A
Fund Center:	1120102000	Funded PGM/Grant:	N/A
Amount:	\$165,736.38		
Description:	First year annual rent		
Additional Comments:	N/A		

**BACKGROUND:**

On May 5, 2015, Clark County (County) entered into a Lease Agreement with B.H Rainbow Plaza LLC for the use of ±7,673 SF of office space at 2655 S Rainbow Blvd #200 for and on behalf of DJJS (Lease). The Lease is due to expire on July 31, 2023.

This Amendment I will extend the term of the Lease through July 31, 2028 with five (5) one (1) year options to renew thereafter. The monthly rent will be \$1.80 per square foot or \$13,811.40 a month which includes the proportionate share of operating costs and shall increase 3% annually. Lessor to complete tenant improvements at no additional cost.

This was presented to the County Long Range Planning Committee on April 12, 2023.

Cleared for Agenda

**05/16/2023**

File ID#

**23-677**