

## SIXTH AMENDMENT TO INTERLOCAL MEDICAL OFFICE LEASE

THIS SIXTH AMENDMENT TO INTERLOCAL MEDICAL OFFICE LEASE (“**Sixth Amendment**”) is made by and between the BOARD OF HOSPITAL TRUSTEES (“**Trustees**”) on behalf of UNIVERSITY MEDICAL CENTER OF SOUTHERN NEVADA (“**UMCSN**” or “**LESSOR**”) and the BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION (“**Board**” or “**NSHE**”), on behalf of the UNIVERSITY OF NEVADA, LAS VEGAS, KIRK KERKORIAN SCHOOL OF MEDICINE (“**UNLV**” or “**LESSEE**”). This Sixth Amendment is effective as of August 1, 2025 (“**Effective Date**”).

### RECITALS:

WHEREAS, Lessor and Lessee have entered into that certain Interlocal Medical Office Lease dated April 4, 2018, as amended by the First Amendment to Interlocal Medical Office Lease dated June 5, 2018, Second Amendment to Interlocal Medical Office Lease dated July 19, 2019, Third Amendment to Interlocal Medical Office Lease dated April 20, 2022, Fourth Amendment to Interlocal Medical Office Lease dated November 8, 2023, and Fifth Amendment to Interlocal Medical Office Lease dated September 20, 2024, pursuant to which Lessee is leasing 21,454 square feet of space from Lessor (collectively, the “**Lease**”).

WHEREAS, the Lease is set to expire on July 31, 2025;

WHEREAS, Lessor and Lessee mutually desire to extend the term of the Lease for an additional one (1) year period; and

WHEREAS, Lessee is not in default under the Lease.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lessee and Lessor agree that the Lease is amended as follows:

1. **Term.** The term of the Lease is hereby extended for an additional one (1) year, through July 31, 2026. The Lease may be further extended for up to two (2) additional six (6) month periods upon mutual written agreement of the parties. Either party may terminate the Lease for any reason, at any time, by providing one hundred and eighty (180) days’ prior written notice.
2. **Base Rent.** Effective August 1, 2025, the Base Rent shall be increased to \$29,118.62 per month.
3. **No Other Modifications.** Except as expressly amended by this Sixth Amendment, all the terms and conditions of the Lease remain in full force and effect. To the extent of a conflict between the terms of this Sixth Amendment and the terms of the Lease, the terms of this Sixth Amendment shall prevail. Capitalized terms not defined herein have the meanings given to such

terms in the Lease.

**IN WITNESS WHEREOF**, the parties have executed this Sixth Amendment as of the Effective Date.

**LESSOR:**

University Medical Center of  
Southern Nevada

By: \_\_\_\_\_  
Mason Van Houweling  
Chief Executive Officer

\_\_\_\_\_  
Date

**LESSEE:**

Board of Regents of the Nevada System  
of Higher Education on behalf of the  
University of Nevada, Las Vegas, Kirk Kerkorian  
School of Medicine

**RECOMMENDED BY:**

By: \_\_\_\_\_  
Christopher L. Heavey  
President

\_\_\_\_\_  
Date

**APPROVED BY:**

By: \_\_\_\_\_  
Matt McNair  
Chancellor  
Nevada System of Higher Education

\_\_\_\_\_  
Date

**APPROVED AS TO LEGAL FORM:**

By: \_\_\_\_\_  
Elda L. Sidhu  
Vice President and General Counsel  
University of Nevada, Las Vegas