

## 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 type="checkbox"/> Corporation	<input type="checkbox"/> Trust	<input type="checkbox"/> Non-Profit Organization	<input checked="" 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:</b>				26		
<b>Corporate/Business Entity Name:</b> Workforce Connections						
<i>(Include d.b.a., if applicable)</i>						
<b>Street Address:</b>		6330 W. Charleston Blvd. Suite 150		<b>Website:</b> www.nvworkforceconnections.org		
<b>City, State and Zip Code:</b>		Las Vegas, NV 89146		<b>POC Name:</b> Jim Kostecki <b>Email:</b> jkostecki@snvwc.org		
<b>Telephone No:</b>		702-638-8750		<b>Fax No:</b> 702-638-8774		
<b>Nevada Local Street Address:</b> <i>(If different from above)</i>				<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 <small>(Not required for Publicly Traded Corporations/Non-profit organizations)</small>
N/A		
_____	_____	_____
_____	_____	_____
_____	_____	_____

**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]

\_\_\_\_\_  
Signature

CFO

\_\_\_\_\_  
Title

James Kostecki

\_\_\_\_\_  
Print Name

7/8/2025

\_\_\_\_\_  
Date

## 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

\_\_\_\_\_  
Print Name  
Authorized Department Representative

**RESOLUTION OF INTENT TO LEASE CLARK COUNTY-OWNED REAL  
PROPERTY**

**5712 Missouri Avenue, Las Vegas, NV 89122  
Assessor's Parcel Number 161-28-601-001**

**WHEREAS**, County of Clark, a political subdivision of the State of Nevada ("County"), is the owner of Assessor's Parcel Number 161-28-601-001 ("Property") addressed as 5712 Missouri Avenue Las Vegas, NV 89122 ("Whitney Recreation Center"); and

**WHEREAS**, the Clark County Board of Commissioners ("Board") finds it desirable to lease +/- 745 square feet of space in the computer room ("Premises") of the Whitney Recreation Center to Workforce Connections ("WFC"), as shown on the attached Exhibit "A" & "B"; and

**WHEREAS**, pursuant to NRS 277.050, County may lease real property to a governmental entity without advertising for public bids on such terms as authorized by the Board after holding a public hearing at which objections by the public may be heard.

**NOW THEREFORE**, be it resolved by the Board that:

1. The Board has determined that it will be in the best interest of the County and the Clark County residents to lease the Premises to WFC without requiring the payment of any rent.
2. The lease term shall commence retroactively on October 16, 2024 and terminate October 15, 2029, with five (5) additional one (1) year options to renew.
3. County pays for all repairs, maintenance, utilities and services with the exception of telephone & internet.
4. The proposed lease is available for review at the Department of Real Property Management, Clark County Government Center, 500 S. Grand Central Parkway, 4<sup>th</sup> Floor, Las Vegas, Nevada, or on Clark County's website at [https://www.clarkcountynv.gov/government/departments/real\\_property\\_management/public\\_hearings.php](https://www.clarkcountynv.gov/government/departments/real_property_management/public_hearings.php)
5. Any objections to the lease shall be heard on October 7, 2025, at 10:00 a.m. in the Commission Chambers at the Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, Nevada, during the regular Commission Meeting.

**PASSED, ADOPTED AND APPROVED** this 2<sup>nd</sup> day of September 2025.

[SIGNATURE PAGE TO FOLLOW]

ATTEST:

CLARK COUNTY, NEVADA  
BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
Lynn Marie Goya, County Clerk

\_\_\_\_\_  
Tick Segerblom, Chair

APPROVED AS TO FORM:

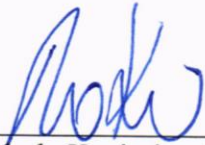
  
\_\_\_\_\_  
Nichole Kazimirovich  
Deputy District Attorney

EXHIBIT "A"

WHITNEY RECREATION CENTER  
5712 MISSOUR AVENUE LAS VEGAS, NV 89122  
A PORTION OF APN 161-28-601-001

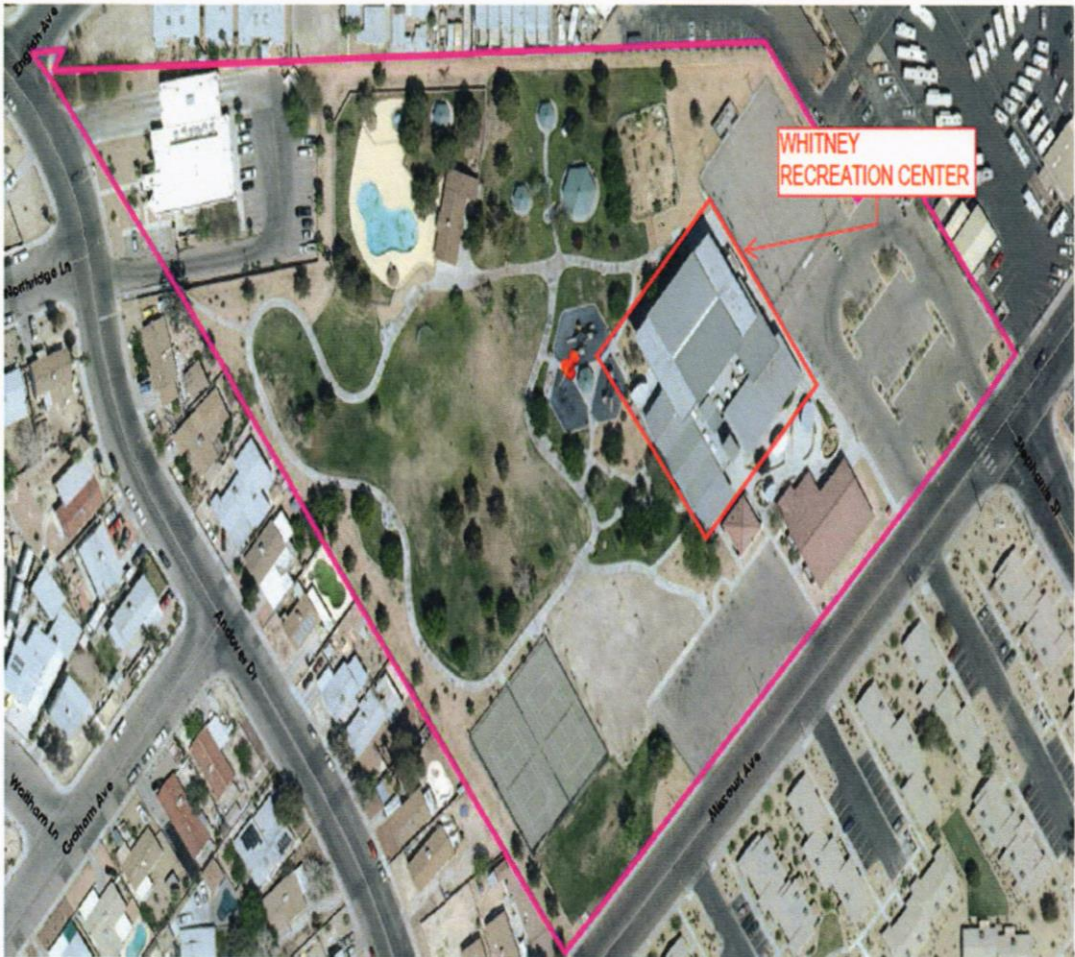
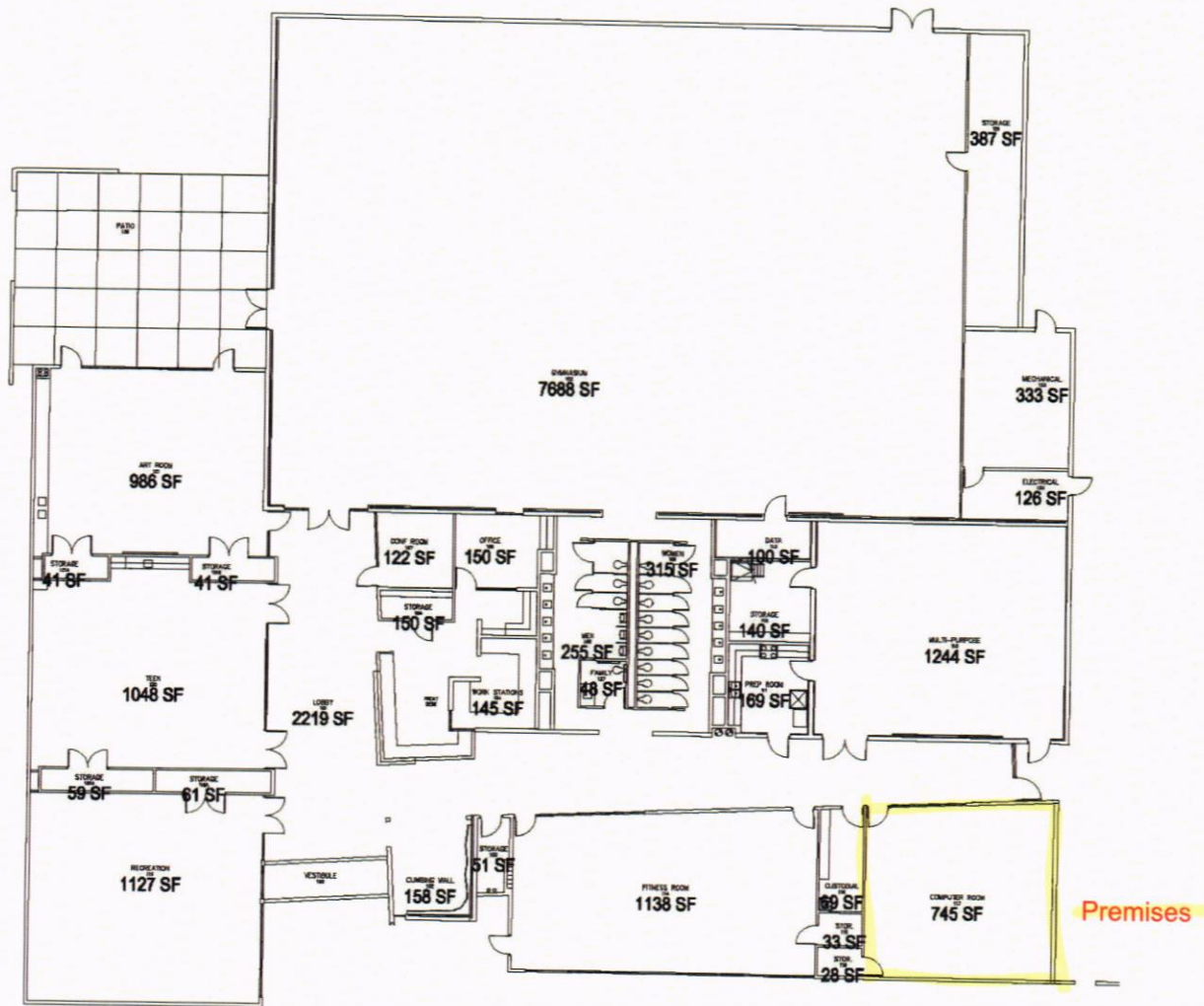


EXHIBIT "B"



TOTAL OF SQUARE FOOTAGE AMOUNTS: 19073 SF

WHITNEY RECREATION CENTER

5712 MISSOURI AVENUE, LAS VEGAS 89122

NOT TO SCALE  
9/26/2019



**INTERLOCAL LEASE AGREEMENT BETWEEN  
CLARK COUNTY  
AND  
WORKFORCE CONNECTIONS**

**THIS LEASE AGREEMENT** (hereinafter referred to as (“Lease” or “Agreement”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025 (“Effective Date”), by and between the **COUNTY OF CLARK**, a political subdivision of the State of Nevada (hereinafter referred to as “LESSOR” or “COUNTY”) and **WORKFORCE CONNECTIONS**, an administrative public entity of the State of Nevada (hereinafter referred to as “LESSEE”), individually a “Party” and collectively referred to as the “Parties”.

**WHEREAS**, the **COUNTY** may lease real property to a public agency or governmental entity pursuant to the authority of the Nevada Revised Statute (“NRS”) 244.281(1)(e)(2) and NRS 277.050 on terms authorized by the County’s Board of County Commissioners (“Board”) without conducting a public auction as otherwise required by NRS 244.283 if the real property is used for a public use and the Board adopts a resolution declaring its intention to lease it for a public use, describing the real property to be leased, specifying the lease terms, finding that the lease in question will be in the best interest of the **COUNTY**, and setting a time for a public hearing at which objections to the lease may be made (“Resolution”);

**WHEREAS**, the **COUNTY** owns certain real property known as the Whitney Recreation Center located at 5712 Missouri Avenue Las Vegas, NV 89122 (APN 161-28-601-001) (hereinafter referred to as “Building”) as shown on Exhibit “A”; and

**WHEREAS**, **LESSEE** intends to lease +/- 745 square feet of space in the Computer Room of the Building as shown on Exhibit “B” (“Premises”) in order to operate an American Job Center to connect employers to a ready workforce (“Project”); and

**WHEREAS**, **LESSEE** intends to staff the Premises with a third party who receives grant funds as allocated by the **LESSEE** (“Subrecipient”);and

**WHEREAS**, **LESSEE** may partner with other state agencies in order to complete the Project (“Partners”); and

**WHEREAS**, the Subrecipient and Partners shall collectively be known as the “OPERATOR”.

**WHEREAS**, the **COUNTY**, is willing to allow **LESSEE** or its **OPERATOR** to have access to the Premises and Building, in order to enable the **LESSEE** to complete the Project and operate the EmployNV Career Hub, subject to certain terms and conditions; and

**WHEREAS**, the Parties previously entered into a Revocable Permit dated March 27, 2023, to allow access to the Premises and Building which expired on October 15, 2024.

Interlocal Lease Agreement between Clark County and Workforce Connections

**NOW THEREFORE**, in consideration of the promises and covenants herein contained, it is mutually agreed by and between the Parties hereto as follows:

**1. DESCRIPTION OF PREMISES.**

The **COUNTY** hereby leases to **LESSEE**, the Premises, generally described as +/- 745 square feet of space in the Computer Room of the Whitney Recreation Center, as shown on Exhibit "B" attached hereto and made a part hereof.

**2. TERM.**

2.1 The term of this Lease is five (5) years commencing retroactively on October 16, 2024 ("Commencement Date"), with the option to extend for five (5) additional one (1) year periods to be exercised by giving formal written notice to **COUNTY** at least sixty (60) days before expiration of the prior term.

**3. RENT.**

In consideration of **LESSEE**'s provision of valuable services to the community, **COUNTY** agrees to lease the Premises to **LESSEE** without requiring the payment of any rent.

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

4.1 The **COUNTY**, as a local governmental entity, is subject to the requirements of 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 sections 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 maintenance of the building and for related liabilities for the **COUNTY**. **COUNTY** represents that as of the date this Lease is executed sufficient funds have been appropriated to cover **COUNTY'S** obligations hereunder through the expiration of the **COUNTY'S** Fiscal Year

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 **LESSEE'S** governing body fails to appropriate monies for the ensuing fiscal year for the payment of all amounts which will then become due. **COUNTY'S** staff shall take all appropriate actions and act in good faith to obtain funding for the **COUNTY'S** liabilities hereunder accordingly.

5. **USE OF THE PREMISES.**

5.1 **LESSEE** shall use the Premises only for the following purpose or purposes: to operate an American Job Center to connect employers to a ready workforce which is also known as the EmployNV Career Hub. Such use shall conform to applicable local ordinances, state and federal laws and this Lease. No other use of the Premises shall be allowed unless prior written approval is obtained from the Director of Real Property Management (“Director”) in his or her sole discretion. **LESSEE** may not sublease the Premises or assign this Lease to any person or entity not affiliated with **LESSEE** without the prior written approval from the Director in his or her sole discretion.

5.2 **LESSEE** shall observe and enforce all established rules and regulations of **COUNTY** in connection with **LESSEE**’s use of the Premises and Building. **LESSEE** shall not use or occupy the Premises and Building in violation of any law, covenant, condition, restriction, rule, or regulation affecting the Premises and Building. Upon notice from **COUNTY**, **LESSEE** shall immediately discontinue any use of the Premises and Building which is declared by any governmental authority having jurisdiction to be a violation of a law, covenant, condition, or restriction, rule, or regulation.

5.3 **LESSEE** shall not knowingly do or permit to be done anything which will increase the risk of fire or create a hazard on or about the Premises and Building, and shall comply with all rules, orders, regulations, requirements and recommendations of **COUNTY**’s risk manager, or any other person or organization performing a similar function.

5.4 **LESSEE** shall observe and enforce all established rules and regulations of **COUNTY** in connection with **LESSEE**’s use of the Premises and Building. **LESSEE** shall not knowingly do or permit anything to be done in or about the Premises and Building which will in any way obstruct or interfere with the rights of other **LESSEES** or occupants of the Building, or injure or annoy them, or use or allow the Premises and Building to be used for any unlawful purposes.

5.5 **LESSEE** shall not cause, maintain, or permit any nuisance or waste in, on or about the Premises and Building.

5.6 **LESSEE** shall have the right to operate only during normal business hours of the Building which are generally Monday-Friday from 8:00am-5:00pm excluding holidays. No other schedule shall be allowed unless prior written approval is obtained from the Director in his or her sole discretion.

6. **REPAIRS AND MAINTENANCE.**

6.1 **LESSEE** shall maintain the Premises in good order, condition, and repair. Such maintenance includes routine maintenance due to normal and ordinary wear and tear, including interior surfaces of the ceilings, walls and floors, doors, interior windows, plumbing, pipes and fixtures, electrical wiring, switches and fixtures, and standard building furnishings. **LESSEE** shall maintain in good repair all furniture, office equipment and fixtures.

6.2 **LESSEE** shall bear the cost of any badge, re-key, or duplicate key request for any lost or stolen keys or badges at the **COUNTY**'s prevailing rate at that time.

6.3 **COUNTY** shall service any fire extinguishers serving the Premises and provide for any inspections or repairs of the fire extinguishers, fire sprinklers, fire alarms or specialty fire suppression systems. **LESSEE** must make the Premises available for these services to be performed. **COUNTY** will provide a schedule for non-emergency services.

6.4 **COUNTY** shall, at its sole cost and expense, repair and maintain the Building, its structural or building systems (mechanical (HVAC) sub-surface or cement embedded, electrical, plumbing, and low voltage systems, exterior walls, and exterior roof) serving the Building and Premises, sidewalks, driveways, landscaping and parking lots, fixtures in common areas, and appurtenances furnished in common areas by **COUNTY** under this Lease Agreement, in good repair and tenantable condition, except that **LESSEE** shall reimburse **COUNTY**, for any costs incurred by **COUNTY** in repair and maintenance of damage to said portions caused by the intentional or negligent acts of **LESSEE**, its officers, agents or employees. **LESSEE**'S failure to repair and maintain the Premises to **COUNTY**'S satisfaction gives **COUNTY** the right to terminate this Lease in accordance with Section 11.

6.5 **LESSEE** shall be responsible for repairs to the Premises and Building, the need for which arises out of (a) **LESSEE**'s use or occupancy of the Premises and Building; (b) the installation, removal, use or operation of **LESSEE**'s property; (c) the moving of **LESSEE**'s property into or out of the Premises and Building; or (d) the act, omission, misuse or negligence of **LESSEE**, its agents, officers, employees, or invitees.

6.6 **LESSEE** must use the Premises and Building in a reasonable manner that does not create an undue burden or financial difficulties for **COUNTY**.

6.7 If **LESSEE** fails to repair the Premises and Building as provided in Subsection 6.5 above, **COUNTY** shall give **LESSEE** thirty (30) days' notice to do such acts as are reasonably required to repair the Premises and Building. If **LESSEE** fails to promptly commence such work and diligently prosecute it to completion, **COUNTY** shall have the right to do such acts and expend such funds at the expense of **LESSEE** as are reasonably required to perform such work. Any amount so expended by **COUNTY** shall be paid by **LESSEE** within thirty (30) days of such invoice. **COUNTY** shall have no liability to **LESSEE** for any damage, inconvenience, or interference with the use of the Premises and Building by **LESSEE** as a result

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of performing any such work. **COUNTY** shall nevertheless use reasonable efforts to minimize any interference with **LESSEE'S** use of the Premises and Building.

6.8 **LESSEE** shall give **COUNTY** prompt verbal notice, followed by written notice, of any damage to or defective condition in any part of the mechanical, electrical, plumbing, air conditioning or other systems serving, located in, or passing through the Premises.

6.9 Upon the expiration or earlier termination of this Lease, **LESSEE** shall return the Premises to **COUNTY** in broom-clean condition, except for normal and ordinary wear and tear. Any damage to the Premises and Building, including any structural damage, resulting from **LESSEE'S** use of the Premises and Building, or resulting from the removal of **LESSEE'S** property from the Premises and Building shall be repaired by **LESSEE** at **LESSEE'S** expense. Any amount so expended by **COUNTY** shall be promptly paid by **LESSEE**.

6.10 **COUNTY** and **LESSEE** shall each fully comply with all applicable Nevada laws, ordinances and rules of any public authority relating to their respective maintenance and repair obligations as set forth herein.

**7. SERVICES AND UTILITIES.**

**COUNTY** shall provide, at no additional cost to **LESSEE**, basic utilities, janitorial and pest control to the Premises consistent with the utilities, janitorial and pest control services offered at the Building. Any specific or deep cleaning request shall be at the expense of the **LESSEE**. **LESSEE** shall contract for its own alarm, phone, internet services, and any other services required by **LESSEE** at its sole cost and expense.

**8. ALTERATIONS AND IMPROVEMENTS.**

8.1 **LESSEE** shall have the right, at its expense, to make non-structural improvements or alterations to the Premises provided **LESSEE** requests permission, in writing, to make such changes and obtains all necessary permits, and provided the Director, in his or her sole discretion, gives written approval of the requested non-structural improvements or alterations.

8.2 Upon the termination or expiration of this Lease, **LESSEE** shall have the right, at its expense, to remove any personal property or fixture which **LESSEE** has installed or placed on the Premises. **LESSEE** shall completely repair, at its expense, any and all damage resulting from such removal.

8.3 All fixtures or other improvements remaining upon expiration or termination of this Lease shall be deemed to be the property of **COUNTY** or may be stored by **COUNTY**, in **COUNTY'S** discretion, at **LESSEE'S** expense.

9. **INDEMNIFICATION.**

To the fullest extent permitted by law as set forth in this Section, each Party shall indemnify, hold harmless and defend, not excluding the other's right to participate, the other from and against all liability, claims, actions, damages, losses, and expenses arising out of any negligent acts or omissions of the indemnifying party, its officers, employees and agents. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any Party or person described in this paragraph. However, the **COUNTY'S** liability is limited, under NRS Chapter 41 and other law. The indemnification obligation under this paragraph is conditioned upon receipt of written notice by the indemnifying Party within thirty (30) days of the indemnified Party's actual notice of actual or pending claim or cause of action. To the fullest extent permitted by law and without limitation by the provisions of this Section, the **OPERATOR**, its subcontractor (s), if any, down to the lowest tier, shall hold **LESSEE'S** local elected officials, its respective counties, and cities, the Local Workforce Development Board, their officers, agents and employees and the **COUNTY**, its officers, agents and employees, harmless from and against any claim, court costs and any other liabilities of any kind arising from the **OPERATOR'S** negligent performance or negligent management of any **OPERATOR** activities or services under this Agreement.

10. **INSURANCE.**

**LESSEE**, its **OPERATOR**, contractor, subcontractor, vendor, or other service provider, at its own cost and expense, shall procure and maintain the following insurance coverage during the initial and any extended terms of this Lease and will, prior to approval of this Lease by the Board, furnish to the **COUNTY** certificates of insurance, showing that the following insurance is in force:

10.1 Workers compensation insurance for any work-based training activity (e.g work experiences, internships). The **OPERATOR** shall not be allowed to provide work-based training activities if worker's compensation insurance or the self-insured equivalent has not been procured. If the State worker's compensation law does not apply to a program participant in work experience/internship, insurance coverage must be secured for injuries suffered by the program participant in the course of such work experience/internship.

10.2 Fire insurance with extended coverage with policy limits of Two Hundred Fifty Thousand Dollars (\$250,000). **COUNTY** shall not be liable for injury or damages to the Premises or any property or fixtures by fire or other casualty so covered by this type of insurance, no matter how caused, it being understood that in case of damage, **LESSEE** shall look solely to the insurer for reimbursement and not to **COUNTY**.

10.3 Commercial general liability, including abuse, molestation, and corporal punishment coverage, with a combined single limit for bodily injury and property damage of not less than One Million Dollars (\$1,000,000) per occurrence to protect the **COUNTY**, the **LESSEE**, **LESSEE'S** affiliates, contractors, and agents against claims for injury or death and damage to the property of others.

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10.4 Motor Vehicle Insurance: Automobile liability insurance for “non-owed” and “hired” autos, with a minimum coverage of \$1,000,000 per occurrence. This coverage must clearly specify that **LESSEE** and **COUNTY** are held harmless against claims arising from the ownership, maintenance, or use of the said vehicle if the use of the motor vehicle is related to conducting program activities. For corporate-owned vehicles, the minimum coverage of \$1,000,000 per occurrence.

10.5 Any and all insurance policies required shall be “occurrence” policies and shall not be “claims made” policies.

10.6 **LESSEE** shall provide and maintain, or provide evidence of, professional liability (malpractice) insurance for all medical service providers working or volunteering on the Premises against any claim for damages arising out of any injury or death resulting from any medical services performed. Such insurance policies shall provide coverage with policy limits of at least One Million Dollars (\$1,000,000) per claim and Three Million Dollars (\$3,000,000) in the aggregate per year.

10.7 Before a contractor commences any work, **LESSEE** shall require the contractor to obtain and maintain throughout the term of the construction contract, the bonds and insurance coverage required and shall furnish certificates of such insurance coverage to the Director. The insurance and surety companies issuing certificates of insurance and bonds must be licensed by the State of Nevada Insurance Division and certificates of insurance and bonds must be issued by an appointed producer of insurance pursuant to Nevada Revised Statutes Chapter 683A.

10.8 **OPERATORS** serving youth participants shall provide Sexual Misconduct Insurance that clearly specifies **LESSEE** and **COUNTY** are held harmless against claims arising from sexual misconduct on the part of the **OPERATOR** or **OPERATOR’S** employees, subcontractors or agents.

### 11. TERMINATION.

Notwithstanding any other provision in this Lease, this Lease may be terminated by the **COUNTY** or **LESSEE**, with or without cause and regardless of the nature of the improvement made by **LESSEE**, upon thirty (30) days written notice. At the time of termination, **LESSEE** shall return the Premises to its condition prior to **LESSEE’S** occupation. **LESSEE** understands and agrees that neither it nor its contractor, subcontractor, vendor, or other service provider has a cause of action or right of recourse based upon the **COUNTY’S** election to terminate this Lease. If the **LESSEE** elects to terminate this Lease prior to the expiration of the term of this Lease, the **LESSEE** may do so without penalty so long as all other terms and conditions of this Lease have been complied with by **LESSEE**.

### 12. BREACH.

In the event of **LESSEE** default or breach of this Lease, **COUNTY** shall give **LESSEE** written notice of the default or breach. **LESSEE** shall have thirty (30) days after

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receipt of the notice of default or breach to cure the default or breach, after which time if said default or breach has not been cured, **COUNTY** shall have the right to terminate this Lease immediately and retake possession of the Premises in compliance with Nevada law.

### 13. VACATING OF PREMISES

13.1 Upon termination or expiration of this Lease, **LESSEE** shall surrender and vacate the Premises and leave the Premises in broom swept condition. Unless otherwise agreed, all personal property and debris must be removed at the **LESSEE'S** sole cost and expense. If **LESSEE** fails to leave the Premises in broom swept condition or remove any personal property or debris, **COUNTY** reserves the right to do such acts and expend such funds at the expense of **LESSEE** as are reasonably required to perform such work. Any amount so expended by **COUNTY** shall be paid by **LESSEE** within thirty (30) days of such invoice.

13.2 Any keys, remotes or access devices provided to the **LESSEE** including badges shall be returned to the **COUNTY** upon termination or expiration of this Lease.

13.3 If **LESSEE** fails to vacate the Premises upon termination or expiration of this Lease, **COUNTY** reserves the right to retake the possession of the Premises in compliance with Nevada Law. **LESSEE** shall be responsible to reimburse the **COUNTY** for any costs incurred to complete the retaking of the Premises.

13.4 Final walk-through shall be conducted no later than two (2) business days prior to lease termination.

### 14. ANNUAL REPORTING

On or before each anniversary of the Commencement Date, **LESSEE** shall send annual reports including information regarding programs and assistance offered, number of clients assisted and any fundraising efforts or other services ("Annual Reports"). The Annual Reports shall be sent to the attention of the Director and the Commissioner of the district of which the Premises resides. **LESSEE** may be required to present the Annual Report at a Board of **COUNTY** Commissioner hearing at the **COUNTY'S** request.

### 15. LIENS

**LESSEE** shall not permit or cause to permit any lien upon the Premises or Building. Any such lien shall be paid for by the **LESSEE** within thirty (30) days of notification. Any failure to cure by **LESSEE** shall constitute a breach under this Lease.

### 16. ACCESS

**COUNTY** reserves the right to enter upon the Premises for the purposes of repairs, inspections, alterations, improvements etc. upon reasonable notice to the **LESSEE** but no less than twenty-four (24) hours except for in the case of an emergency or as otherwise agreed.

**17. NOTICES.**

All notices, approvals and demands allowed or required to be given under this Lease shall be in writing and deemed duly served or given if personally delivered or sent by certified or registered U.S. mail, postage prepaid and addressed as follows:

**To COUNTY:**

Clark COUNTY Real Property Management  
Attention: Director  
500 S. Grand Central Parkway, 4th Floor  
Las Vegas, NV 89155-1825

**To LESSEE:**

Workforce Connections  
Attn: Malik Williams  
6330 W Charleston Blvd, Suite #150  
Las Vegas, NV 89146

**18. WAIVER.**

COUNTY'S failure to enforce or its delay in the enforcement of any provision hereof or any right hereunder shall not be construed as a waiver of such provision or right. LESSEE's exercise of any right hereunder shall not preclude or prejudice the exercise thereafter of the same or any other right. This Section 18 may not be waived.

**19. RELATIONSHIP OF PARTIES.**

Nothing contained in this Lease shall be deemed or construed by the Parties hereto or by any third Party to create the relationship of principal and agent or of partnership or of joint venture or of any other association between COUNTY and LESSEE. No provisions of this Lease, or any acts of the Parties hereto, shall be deemed to create any relationship between COUNTY and LESSEE other than as set forth in this Lease.

**20. REMEDIES CUMULATIVE.**

The various rights, options, elections, and remedies of COUNTY contained in this Lease shall be cumulative, and no one of them shall be construed as exclusive of any other, or of any right, priority or remedy allowed or provided by law and not expressly waived in this Lease.

**21. GOVERNING LAW.**

The laws of the State of Nevada shall govern the validity, construction, performance, and effect of this Lease.

**22. ENTIRE AGREEMENT.**

This Lease sets forth the entire understanding and agreement between the Parties hereto and supersedes all previous communications, negotiations, and agreements, whether oral or written, with respect to the subject matter hereof. No addition to or modification of this Lease shall be binding on either Party unless reduced to writing and duly executed by or on behalf of the Parties hereto. No representation or statement not expressly contained in this Lease or in any written, properly executed amendment to this Lease shall be binding upon **COUNTY** or **LESSEE** as a warranty or otherwise.

**23. ASSIGNMENT AND SUBLEASE.**

Any attempt by **LESSEE** to assign any rights or delegate any duties arising from this Lease or to sublease the Premises without the written consent of **COUNTY** shall be void.

**24. 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.

**25. NON-DISCRIMINATION.**

**LESSEE** shall not unlawfully discriminate against any person in the use of the Premises.

**[SIGNATURE PAGE TO FOLLOW]**

Interlocal Lease Agreement between Clark County and Workforce Connections


IN WITNESS WHEREOF, we have hereto set our hands this \_\_\_\_ day of \_\_\_\_\_, 2025.

**COUNTY**

Clark County, a political subdivision of the State of Nevada

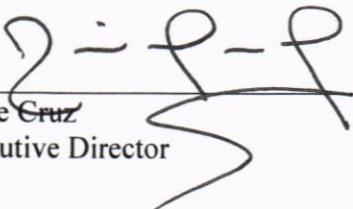
\_\_\_\_\_  
Shauna Bradley, Director  
Department of Real Property Management

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Nichole R. Kazimirovicz  
Deputy District Attorney

**LESSEE**

Workforce Connections, an administrative public entity of the State of Nevada

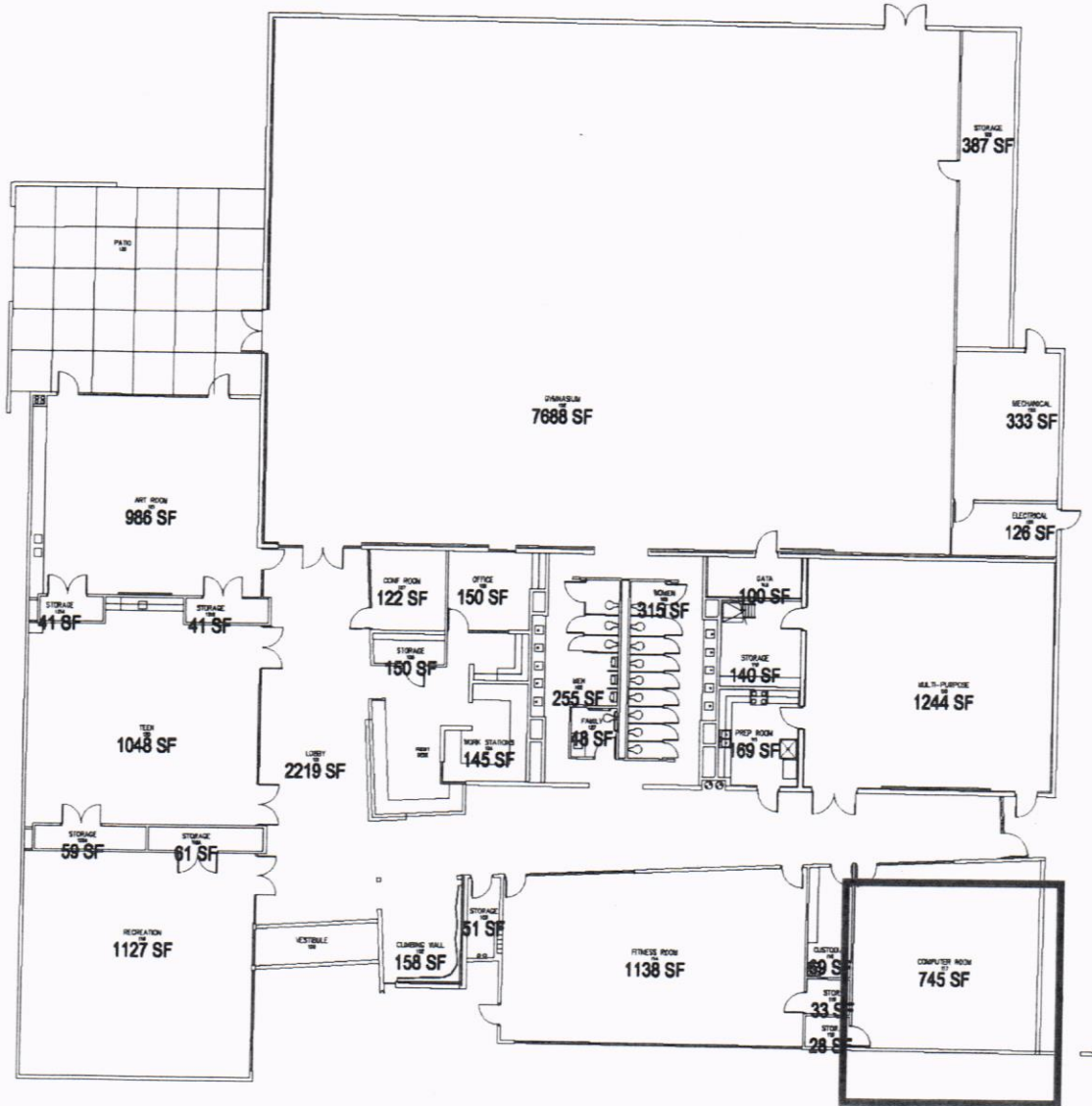
  
\_\_\_\_\_  
Jaime Cruz  
Executive Director

**EXHIBIT "A"**

**WHITNEY RECREATION CENTER  
5712 MISSOUR AVENUE LAS VEGAS, NV 89122  
A PORTION OF APN 161-28-601-001**



EXHIBIT "B"



TOTAL OF SQUARE FOOTAGE AMOUNTS: 19073 SF

WHITNEY RECREATION CENTER

5712 MISSOURI AVENUE, LAS VEGAS 89122

NOT TO SCALE  
9/26/2019



Property Information

Parcel: 16128601001



Owner Name(s): COUNTY

OF CLARK(PK & COMM SERV)

Site Address: 5712 MISSOURI AVE

Jurisdiction: CC Whitney - 89122

Sale Date: Not Available

Sale Price: Not Available

Estimated Lot Size: 10.32

Construction Year: 1956

Recorded Doc Number: 00000813

00653402

Aerial Flight Date: 2025-01-29

Zoning and Planned Land Use

Legal Description

Ownership

Appraisal

Flood Zone

Elected Officials

Commissioner: G - Jim Gibson (D)

U.S. Senator: Jacky Rosen, Catherine

Cortez-Masto

