

**RESOLUTION APPROVING LEASE  
BETWEEN PUBLIC AGENCIES**

**WHEREAS**, its regular meeting held on June 3, 2025, the Clark County Board of Commissioners (Board) adopted a Resolution of Intent to Lease certain real property and more particularly described 6925 Donald Nelson Avenue Las Vegas, NV 89131 for use as an equestrian and livestock learning facility (Assessor's Parcel Number 125-15-607-003).

**WHEREAS**, the Board resolved to lease the Property under NRS 277.050 which allows Clark County to 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.

**WHEREAS**, on June 17, 2025, the Board held a public hearing after publication of notice as required by NRS 277.050 and the Board considered any objections raised during the public hearing.

**NOW THEREFORE**, be it resolved that the Director of Real Property Management or his designee is directed to execute an Interlocal Lease Amendment with the Board of Regents of Nevada System of Higher Education on behalf of University of Nevada Cooperative Extension by and through its University of Nevada Cooperative Extension on the terms and conditions contained in the Resolution of Intent to Lease.

**PASSED, ADOPTED AND APPROVED** this 17<sup>th</sup> day of June, 2025.

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

Interlocal Lease Agreement Between Clark County and University of Nevada, Reno

**LEASE AGREEMENT  
BETWEEN  
CLARK COUNTY  
AND  
UNIVERSITY OF NEVADA, RENO**

THIS INTERLOCAL LEASE AGREEMENT ("Lease") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by and between CLARK COUNTY, a political subdivision of the State of Nevada ("LESSOR" or "COUNTY"), and the Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Reno ("LESSEE" or "UNR") (each individually a "Party" and collectively the "Parties").

WHEREAS, pursuant to a Conditional Offer to Purchase dated March 4, 2025 ("Purchase Offer"), COUNTY is or will be the owner of the real property described in Section 1 below.

WHEREAS, LESSEE, through the University of Nevada, Reno Cooperative Extension, develops educational programs based on local needs, often in partnership with other agencies and volunteers;

WHEREAS, LESSEE intends to lease the premises described in Section 1 below for the operation of its Cooperative Extension, and Lessee would thereby extend unbiased, research-based knowledge from the land-grant university to local communities in Clark County, Nevada;

WHEREAS, the COUNTY may lease real property to a government entity pursuant to the authority of 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"); and

WHEREAS, the premises leased herein to LESSEE are not needed for other public purposes of Clark County.

NOW, THEREFORE, in consideration of the promises and mutual covenants and agreements hereinafter contained, the Parties hereto agree as follows:

**1. DESCRIPTION OF PREMISES.**

COUNTY owns or will own that certain real property located at 6925 Donald Nelson Avenue Las Vegas, NV 89131, and commonly described as Assessor's Parcel Numbers 125-15-607-003 (hereinafter "Premises"). COUNTY hereby leases to LESSEE and LESSEE hereby leases from COUNTY the Premises, as depicted in **Exhibit "A"** attached hereto and

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incorporated herein by reference.

**2. TERM.**

The term of this Lease is five (5) years commencing upon the date of approval from the Board or upon close of escrow of the Purchase Offer, whichever occurs later (hereinafter "Commencement Date").

**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 of COUNTY's financial obligations under this Lease are subject to those statutory requirements and Sections 4.2 and 4.3 below. LESSEE agrees and understands that the County is not obligated, notwithstanding anything expressed in this Lease or any other agreement, to expend money or resources to maintain, repair, service, restore, replace, or upgrade the Premises or for any other purpose related to the Premises. COUNTY's obligation is to provide public services as it does for any other business or resident of the County.

4.2 Notwithstanding the monetary obligations under the terms of this Lease, the total amount of COUNTY's financial obligations hereunder for any fiscal year shall be zero, including monetary appropriations.

4.3 Notwithstanding any other provision, term or condition of this Lease to the contrary, LESSEE, pursuant to Article 9, Section 3 of the Nevada Constitution, or any applicable law enacted by the Nevada legislature, may terminate this Lease in the event any funding authority, including without limitation COUNTY, fails to appropriate funds to enable LESSEE's obligations under this Lease to be fulfilled. Such termination shall be effective thirty (30) days after receipt of written notice from LESSEE to terminate pursuant to this Section 4. LESSEE shall not be considered in default of any provision, term or condition of this Lease by terminating this Lease pursuant to this Section 4.

**5. USE OF THE PREMISES.**

5.1 Unless otherwise approved in writing by the Facility Advisory Committee ("FAC") as further described in subsection 5.8, LESSEE shall use the Premises to the extent covered by this Lease, for public purpose, recreation, programming and administration of UNR

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Cooperative Extension programs.

Any different or additional use of the Premises must be approved in advance and in writing by COUNTY. Such use shall conform to applicable local ordinances, state and federal laws and this Lease. 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 COUNTY in their sole discretion.

5.2 LESSEE's use of the Premises shall be continual in nature in accordance with the terms of this Lease. LESSEE shall not use or occupy the Premises in violation of any law, covenant, condition, restriction, rule or regulation affecting the Premises. Upon notice from COUNTY, LESSEE shall immediately discontinue any use of the Premises 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 shall comply with all rules, orders, regulations, requirements and recommendations of COUNTY's risk manager, insurance provider, or any other person or organization performing a similar function.

5.4 LESSEE 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 occupants of the Premises or injure or annoy them or use or allow the Premises 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.

5.6 Scheduling of calendar year events at the Premises ("Annual Calendar") will be completed and provided to COUNTY within ninety (90) days of the Commencement Date in order to allow for discussion of events, programming and scheduling. Thereafter, the Annual Calendar shall be finalized and provided to COUNTY annually on or before January 31st in the year the events occur. LESSEE shall be solely responsible for scheduling and maintaining the Annual Calendar. Unless such is due to county, state, or federal policies outside Lessee's control, LESSEE shall not allow the Premises to be unused, vacant or cease operations for more than a continuous six (6) month period.

5.7 LESSEE shall allow COUNTY the right to use the Premises pursuant to the following terms:

a. LESSEE shall provide COUNTY with its finalized Annual Calendar, no later than January 31 of each respective year, as provided by section 5.6.

b. COUNTY shall have a priority right of first use ("Right of First Use") to use any space within the Premises for public and recreational purposes upon thirty (30) days' prior written notice to LESSEE, unless otherwise sooner agreed to in writing by the Parties.

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Provided, however, that any scheduled use of the Premises (including the Annual Calendar) provided in writing to COUNTY shall be deemed approved and COUNTY's Right of First Use waived unless COUNTY responds to the scheduled use in writing within thirty (30) days of the notice.

c. Any such use by the COUNTY pursuant to Section 5.7 shall include reimbursement to LESSEE for the actual costs incurred by LESSEE directly related to such use.

5.8 The FAC shall be created to oversee the repair, maintenance, operation and any capital improvements for the Premises. The FAC shall be comprised of a minimum of three (3) members: one (1) representative from LESSEE, one (1) representative from the National Association of Counties Organization and one (1) representative from COUNTY. For the purposes of this Lease, the initial representative from COUNTY shall be the acting Commissioner of the district in which Premises is located as of the Effective Date. Upon expiration of the term of said Commissioner, the succeeding representative shall be a Commissioner of Clark County whose district includes a rural preservation neighborhood component as defined in NRS 277.0177. The Parties shall mutually agree as to the legal formation of the FAC, process of selection of the representatives and proceed accordingly.

Upon expiration or termination of this Lease, LESSEE's appointment to the FAC shall be automatically terminated.

The FAC shall meet a minimum of quarterly each calendar year, documenting meeting minutes and providing an annual report documenting all repairs, maintenance, operation and any anticipated capital improvements, and said meeting shall be subject to the Nevada Open Meeting Law and NRS Chapter 241.

5.9 LESSEE, at LESSEE's sole cost and expense, shall provide for any food, water, or material necessary for proper care of the livestock on the Premises.

5.10 LESSEE shall ensure that mineral materials, soil, dirt etc. used on the Premises is to COUNTY standard for equestrian facilities of its type.

## **6. REPAIRS AND MAINTENANCE.**

6.1 LESSEE, at LESSEE's sole cost expense, shall maintain the Premises in good order, condition and repair, reasonable wear and tear excepted. Such maintenance includes, but is not limited to, 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, reasonable wear and tear excepted, all furniture, office equipment and fixtures.

## **6.2 INTENTIONALLY DELETED.**

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6.3 LESSEE shall service any fire extinguishers serving the Premises and provide for any inspections or repairs of the fire extinguishers or specialty fire suppression systems.

6.4 Any necessary repairs to the structure or building systems (mechanical, plumbing, roofing, electrical and low voltage systems), that do not constitute routine maintenance, shall be at the cost and expense of the LESSEE, with approval of the FAC and pursuant to Section 6.11, including, but not limited to, the items listed in the Due Diligence Report ("Due Diligence Report"), attached hereto as **Exhibit "B"**.

6.5 LESSEE shall be responsible for all costs and expenses of repairs to the Premises that consist of routine maintenance, the need for which arises out of (a) LESSEE's use or occupancy of the Premises; (b) the operation and use of LESSEE's property; (c) the moving of LESSEE's personal property into or out of the Premises. Said costs and expenses are funded by LESSEE.

6.6 LESSEE must use the Premises 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 as provided in Section 6.5 above, COUNTY shall give LESSEE thirty (30) days' prior written notice to do such acts as are reasonably required to repair the Premises. If LESSEE fails to promptly commence such work and diligently prosecute it to completion, COUNTY shall have the right, but not the obligation, 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 LESSEE's receipt of COUNTY's written demand along with itemized invoices for such expense. COUNTY shall have no liability to LESSEE for any damage, inconvenience or interference with the use of the Premises by LESSEE as a result of performing any such work. COUNTY shall nevertheless use reasonable efforts to minimize any interference with LESSEE's use of the Premises.

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, including any structural damage, resulting from LESSEE's use of the Premises or resulting from the removal of LESSEE's property from the Premises shall be repaired by LESSEE at LESSEE's sole 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

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repair obligations as set forth herein.

6.11 Any donation of improvements or materials, major repair, capital improvement, structural or building alteration and modifications to the Premises shall not be completed without prior written approval from the COUNTY.

**7. SERVICES AND UTILITIES.**

LESSEE shall provide and pay for all utilities and services necessary for the operation of the Premises.

**8. ALTERATIONS AND IMPROVEMENTS.**

8.1 LESSEE shall not, without COUNTY's prior written consent, make any structural alteration, addition or improvement to or on the Premises, which consent shall not be unreasonably withheld or delayed.

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 sole expense, any and all material 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.**

In accordance with, and subject to, the limitation of NRS 41.0305 to NRS 41.039, inclusive, LESSEE agrees to hold harmless, indemnify and defend the COUNTY, their agents, officers and employees against any and all claims or liability of any kind, including liability for attorneys' fees and other litigation costs and expenses, for any personal injury, wrongful death, or damage to Premises relating to or arising out of LESSEE's operations or any use of the Premises due to the negligence, fault, or any act or omission of LESSEE, its agents, officers, or employees.

LESSEE further agrees to require its contractors, subcontractors, service providers, vendors, consultants and agents to hold harmless, indemnify and defend the COUNTY against and from any and all liability, loss, damage, fines, claims, demands, lawsuits, causes of action, awards, litigation, judgments, of whatever nature, whether false, groundless or fraudulent, costs and expenses, including, but not limited to, investigation costs, reasonable attorney fees and expenses, expert witness fees, analysis and expenses and court or arbitration or other alternative dispute resolution costs, which may result from injury to or death of any person, or against and from damage to or loss, or destruction, or claims relating to property when such injury, death, loss, destruction, claim, or damage is due to or arising from or as a result of any alleged act or omission,

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whether willful, reckless or negligent 1) relating to any use, maintenance or operations of the Premises, 2) work performed on the Premises or any work related to the use of the Premises, or 3) occurring in, on or in the vicinity of the Premises, public improvements, including but not limited to the adjacent streets or sidewalks or any part thereof.

Notwithstanding that this paragraph is written in the form of an agreement to indemnify, LESSEE's liability to indemnify COUNTY is limited by applicable provision of law, including NRS 41.0305 to 41.039, inclusive. LESSEE does not waive and will assert the defense of sovereign immunity in all appropriate cases.

### 10. INSURANCE.

LESSEE, subject to NRS 41 (NRS 41.0305 to 41.039, inclusive), will 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 with COUNTY named as an additional insured:

10.1 Workers compensation in accordance with Nevada law or evidence from the Nevada Division of Industrial Relations that LESSEE is exempt from such requirement.

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 Self-insurance sufficient to cover the LESSEE's liability under NRS Chapter 41. Coverage shall include liability arising out of bodily injury, wrongful death, and property damage.

10.4 Any and all insurance policies required shall be "occurrence" policies and shall not be "claims made" policies.

10.5 Before a contractor, subcontractor, or vendor commences any work or provides any services on the Premises, LESSEE shall require the contractor/vendor to obtain and maintain throughout the term of the contract, bonds and insurance coverage meeting the requirements found at [unr.edu/bcn-nshe/risk/contracts](http://unr.edu/bcn-nshe/risk/contracts) (or any successor site) and shall name LESSEE, COUNTY as additional insureds and furnish certificates of such insurance coverage to the COUNTY. 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.



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**11. TERMINATION.**

For any reason with or without cause, this Lease may be terminated solely by the COUNTY or jointly with LESSEE, if LESSEE has obtained authorization from the FAC, and upon one hundred eighty (180) days written notice to the other Party. The Parties will have sixty (60) days from written notice to attempt to fix any issues before a termination is pursued. The Parties expressly agree that this Lease shall be terminated immediately if for any reason federal, State Legislature and/or county funding ability to satisfy this Lease is withdrawn, limited, or impaired.

**12. BREACH.**

In the event of a default or breach of this Lease by either Party, the non-breaching Party shall give the other Party written notice of the default or breach. The Party receiving such notice shall have thirty (30) days after 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, the non-breaching Party shall have the right to terminate this Lease, and in the case of COUNTY, immediately 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 to COUNTY annual reports including the overall mission statement, information regarding how the Premises are being used including information regarding proformas for the previous and current

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year, annual programming, curriculum, through fundraising efforts show how fees are kept affordable to the public, FAC reports, the programs offered, number of clients served, annual operating results, reserve accounting reports, capital improvement needs, services offered, staffing model, including the number of employees assigned to the property and their respective job responsibilities, and any donations received ("Annual Reports").

The Annual Reports shall be sent to the attention of the COUNTY. In addition, by the Lease anniversary of each year, LESSEE shall provide the annual budget ("Annual Budget") for the succeeding fiscal year to the COUNTY. LESSEE may be required to present the Annual Report and Annual Budget at a Board of County Commissioner hearing at the COUNTY's request.

15. **INTENTIONALLY DELETED.**

16. **INTENTIONALLY DELETED.**

17. **INSPECTIONS.**

COUNTY shall have the right to inspect the Premises upon seventy-two (72) hours prior written notice to LESSEE.

18. **ON-SITE MANAGER.**

LESSEE, at LESSEE's sole cost and expense, may have an employee or agent on-Premises for management, operation and maintenance of the Premises. LESSEE shall provide COUNTY with the contact information for the on-site employee, or other emergency contact in the event the on-site employee will be absent from the Premises, in case of emergency. If COUNTY deems it necessary, then LESSEE shall provide additional oversight through the week.

19. **LIENS.**

LESSEE shall not permit or cause to permit any lien upon the Premises. Any such lien resulting from LESSEE's actions or omissions shall be paid for by the LESSEE within thirty (30) days of written notification of the lien. Any failure to cure by LESSEE shall constitute a breach under this Lease.

20. **ACCESS.**

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

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21. **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:**

University of Nevada, Reno  
Attn: Office of Community & Real Estate Management  
1664 N. Virginia St./MS 243  
Reno, NV 89557-0243

With a copy to:

University of Nevada, Reno  
Attn: General Counsel  
1664 N. Virginia St./MS 550  
Reno, NV 89557-0550

22. **WAIVER.**

Either Party'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. A Party's exercise of any right hereunder shall not preclude or prejudice the exercise thereafter of the same or any other right. This Section 22 may not be waived.

23. **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.

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**24. REMEDIES CUMULATIVE.**

The various rights, options, elections and remedies of the Parties 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.

**25. GOVERNING LAW.**

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

**26. 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.

**27. 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. The COUNTY may ratify any assignment at its sole discretion for any or no reason.

**28. 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.

**29. NON-DISCRIMINATION.**

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

**30. FORCE MAJEURE.**

If either Party hereto shall be delayed or prevented from the performance of any act required hereunder by reason of strikes, failure of public transportation, civil or military authority, governmental restrictions, governmental regulations, governmental controls, act of public enemy, pandemics, epidemics or other outbreaks of diseases or other infections accidents, fires,

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explosions, or acts of God, including, without limitation, earthquakes, floods, winds, or storms, or other similar cause without the fault and beyond the control of the party obligated (financial inability excepted), performance of such act shall be excused for the period of the delay, and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

**31. SIGNAGE.**

LESSEE shall not install any exterior signage on the Premises, without the prior written approval of the FAC, which shall not be unreasonably withheld, conditioned or delayed. LESSEE shall have the right to install window signage without prior permission from the FAC or COUNTY. Any and all signage installed pursuant to this Section shall comply with applicable building codes and ordinances.

**32. RESERVATION.**

Nothing contained in this Lease shall be construed to waive or limit either Party's defense of sovereign immunity, which defense is hereby expressly reserved, nor to waive or limit the protections afforded to either Party under NRS 41.0305 to 41.039.

**33. CONTINGENT ON BOARD OF REGENTS' APPROVAL.**

Effectiveness of this Lease is contingent upon approval by the Board of Regents of the Nevada System of Higher Education in their sole and absolute discretion.

**34. HEADINGS.**

The subject headings of the paragraphs and subparagraphs of this Lease are included for convenience only and shall not affect the construction or interpretation of any of its provisions.

**35. COUNTERPARTS.**

This Lease may be executed in counterparts, which together shall constitute a single instrument. A telecopy, facsimile or other electronic signature (such as a pdf) of any signatory shall be considered to have the same binding effect as an original signature.

**[SIGNATURE PAGE TO FOLLOW]**

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IN WITNESS WHEREOF, we have hereto, set our hands as of the dates stated below.

COUNTY:

CLARK COUNTY

LESSEE:

BOARD OF REGENTS OF THE NEVADA  
SYSTEM OF HIGHER EDUCATION, ON  
BEHALF OF THE UNIVERSITY OF  
NEVADA, RENO

Recommended by:

\_\_\_\_\_  
Shauna Bradley  
Director of Real Property Management  
Date: \_\_\_\_\_

\_\_\_\_\_  
Jacob DeDecker  
Associate Dean of Engagement &  
Director, UNR Extension

Date: \_\_\_\_\_

APPROVED AS TO FORM



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

\_\_\_\_\_  
Brian Sandoval  
President, University of Nevada, Reno

Date: \_\_\_\_\_

Approved by:

\_\_\_\_\_  
Dale Erquiaga  
Acting Chancellor, Nevada System of Higher  
Education

Date: \_\_\_\_\_

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**EXHIBIT "A"**



**EXHIBIT "B"**  
**DUE DILIGENCE REPORT**  
**[TO BE INSERTED]**



## Property Information

Parcel: 12515607003  
Owner Name(s): DEAN MICHAEL L & NICOLE M  
Site Address: 6925 DONALD NELSON AVE  
Jurisdiction: CC Lone Mountain - 89131  
Sale Date: 08/2019  
Sale Price: \$850,500  
Estimated Lot Size: 2.07  
Construction Year: 1986  
Recorded Doc Number: 30190805 00002872  
Aerial Flight Date: 2025-01-29

[Print](#)

## Zoning and Planned Land Use

Planned Land Use:  
Ranch Estate Neighborhood (up to 2 dwell)  
Zoning Classification:  
Residential Single-Family 40 (RS40)  
Land Use Plan Area: Lone Mountain

## Legal Description

## Ownership

## Appraisal

## Flood Zone

## Elected Officials

## SunGard Query

## Assessors Query

## Residential Information

## MapTips

## Links

Assessor's Information  
Assessor's Parcel Map  
Treasurer's Information  
Document Image Records  
Acoela Report  
Recorder's Office Information  
Soil Guidelines Map  
Expansive Soil Guidelines Map  
Flood Zone Information  
Mail Link of Current Parcel  
Google Maps  
Assessor Parcel Number Tree

Current Tool: Select Property  
Coords in: State Plane ft  
X: 755644 Y: 2681081.7  
Flight Date: Most Current Flight  
Current View: Default View  
1: 500

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Tip: Pressing ctrl and F5 keys simultaneously performs a "force reload", allowing you to enjoy new features as released

