

Amendment IV to Lease Agreement between Leonardi Properties, Inc. and Clark County

AMENDMENT IV  
LEASE AGREEMENT BETWEEN LEONARDI PROPERTIES, INC. AND CLARK COUNTY

This Lease Amendment IV ("Amendment IV") is made and entered to as of this \_\_\_ day of \_\_\_\_\_ 2026 ("Execution Date"), by and between LEONARDI PROPERTIES, INC, (hereinafter "Lessor"), and CLARK COUNTY, a political subdivision of the State of Nevada (hereinafter "County"), individually known as a "Party" and collectively known as the "Parties".

WITNESSETH:

**WHEREAS**, Lessor and County entered into a Lease Agreement dated September 8, 2003 (hereinafter "Lease Agreement") for approximately +/- 8,715 square feet of office and warehouse space in a building located at 100 Spectrum Blvd, Las Vegas, Nevada 89101 (APN 139-36-710-015) (hereinafter "Premises");

**WHEREAS**, on May 15, 2007, the Parties entered into Amendment I to the Lease Agreement to complete tenant improvements and County reimbursement to Lessor for the cost;

**WHEREAS**, on September 1, 2009, the Parties entered into Amendment II to extend the term until September 30, 2011, with five (5) one (1) year options to September 30, 2016, including two and one half percent (2.5%) annual rent increases;

**WHEREAS**, on June 7, 2016, the Parties entered into Amendment III to extend the term until September 30, 2021, with five (5) additional one (1) year options to September 30, 2026, including two and one half percent (2.5%) annual rent increases;

WHEREAS, The Lease Agreement, Amendment I, Amendment II and Amendment III shall collectively be known as the "Lease"; and

**WHEREAS**, the Parties desire to amend the Lease to extend the term and modify the rent increases.

**NOW, THEREFORE**, the Parties agree as follows:

1. The Lease shall be extended one (1) year from October 1, 2026, to September 30, 2027. County may, at its option, extend this Lease for two (2) additional one (1) year periods. County must notify Lessor, in writing, of its intent to exercise said extension options, at least sixty (60) days prior to the Lease expiration.
2. The monthly rent shall increase from \$0.80 per square foot (\$6,945.00) to \$1.05 per square foot (\$9,150.75), commencing October 1, 2026, as shown on Table A below.
3. The rental rate per square foot for the option period commencing October 1, 2027, shall increase by ten percent (10%) annually as shown on Table A below.

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Table A:

<b>TERM</b>	<b>Monthly Rent</b>	<b>Yearly Rent</b>
From 10/1/2026 to 9/30/2027	\$9,150.75	\$109,809.00
<b>EXTENSION OPTIONS</b>		
From 10/1/2027 to 9/30/2028	\$10,022.25	\$120,267.00
From 10/1/2028 to 9/30/2029	\$10,893.75	\$130,725.00

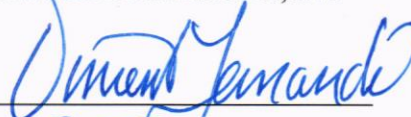
2. Except as expressly amended in this Amendment IV, the Lease shall remain in full force and effect.

**IN WITNESS WHEREOF**, the Parties have executed this Amendment IV on the Execution Date written above.


COUNTY:  
CLARK COUNTY, NEVADA

LESSOR:  
LEONARDI PROPERTIES, INC

By \_\_\_\_\_  
Shauna Bradley, Director  
Real Property Management

By   
Sec-Treasurer

Approved as to form

By:   
Nichole Kazimirovicz  
Deputy District Attorney

## 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 checked="" 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 checked="" type="checkbox"/> SBE	<input type="checkbox"/> PBE	<input checked="" 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>						
<b>Corporate/Business Entity Name:</b> LEONARDI PROPERTIES						
<b>(Include d.b.a., if applicable)</b>						
<b>Street Address:</b> 46 LOUISE STREET			<b>Website:</b>			
<b>City, State and Zip Code:</b> SAN RAFAEL, CA 94901			<b>POC Name:</b>			
			<b>Email:</b> vinceleo@earthlink.net			
<b>Telephone No:</b> 415-482-7569			<b>Fax No:</b>			
<b>Nevada Local Street Address:</b>			<b>Website:</b>			
<b>(If different from above)</b> N/A			N/A			
<b>City, State and Zip Code:</b> N/A			<b>Local Fax No:</b> N/A			
<b>Local Telephone No:</b> N/A			<b>Local POC Name:</b> N/A			
			<b>Email:</b> N/A			

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)
HENRY LEONARDI	PRESIDENT	57.2
VINCENT LEONARDI	SEC-TREAS	10.7
STEVEN LEONARDI	VICE-PRES	10.7
ELAINE & PETER LEONARDI	DIRECTORS	10.7 each

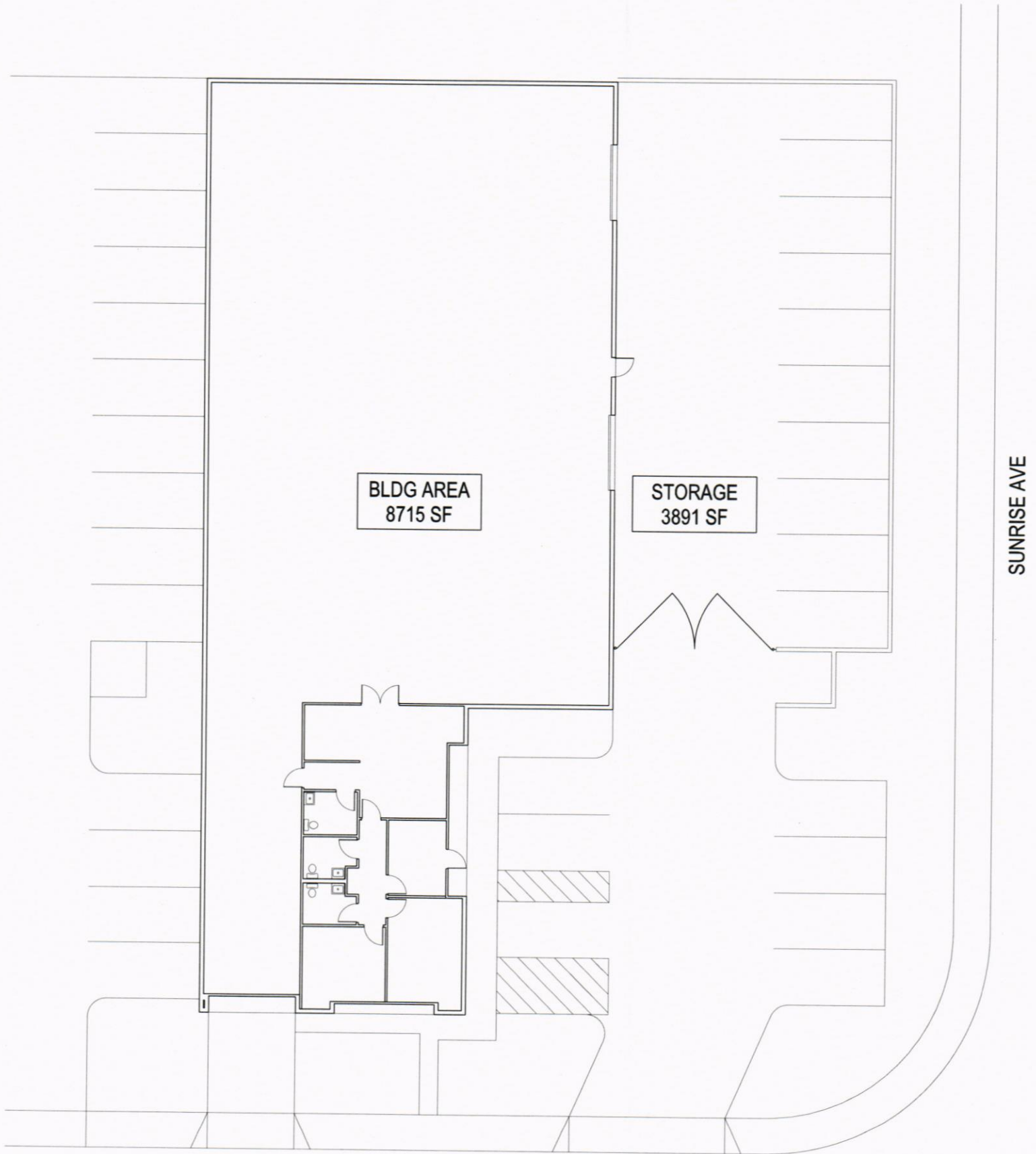
This section is not required for publicly-traded corporations. Are you a publicly-traded corporation?  Yes  No

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.

<p><u>Vincent Leonard</u> Signature</p> <p><u>Secretary-Treasurer</u> Title</p>	<p><u>VINCENT LEONARDI</u> Print Name</p> <p><u>3 MAY 2016</u> Date</p>
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BLDG AREA  
8715 SF

STORAGE  
3891 SF

SUNRISE AVE

SPECTRUM BLVD

# PUBLIC RESPONSE WAREHOUSE

100 SPECTRUM BLVD

SCALE: 1" = 20'-0"  
4/12/2016

