

## 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 checked="" type="checkbox"/> MBE                          | <input type="checkbox"/> WBE         | <input checked="" 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>         |                                      |  |   | 11  |  |                                |
| <b>Corporate/Business Entity Name:</b> Moore Family Agency, Inc  |                                      |  |   |   |  |                                |
| <b>(Include d.b.a., if applicable)</b>                           |                                      |  |   |   |  |                                |
| <b>Street Address:</b>   |                                      | 1291 Galleria Dr Ste 125                           |   | <b>Website:</b>                               |  |                                |
| <b>City, State and Zip Code:</b>                                 |                                      | Henderson NV 89014                                 |   | <b>POC Name:</b> Michael.Moore10@allstate.com |  |                                |
| <b>Telephone No:</b>   |                                      | 702-331-3002                                       |   | <b>Email:</b>                                 |  |                                |
| <b>Nevada Local Street Address:</b>                              |                                      | Same   |   | <b>Fax No:</b> 702.331.1196                   |  |                                |
| <b>(If different from above)</b>                                 |                                      |  |   | <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).

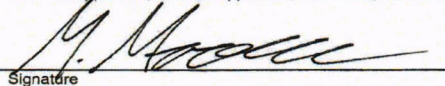
Entities include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations.

| Full Name     | Title     | % Owned<br>(Not required for Publicly Traded<br>Corporations/Non-profit organizations) |
|---------------|-----------|--|
| Michael Moore | President | 100%   |
|               |           |  |
|               |           |  |

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

Michael Moore  
Print Name

President  
Title

01/23/2025  
Date



## DISCLOSURE OF RELATIONSHIP

List any disclosures below:  
(Mark N/A, if not applicable.)

| NAME OF BUSINESS<br>OWNER/PRINCIPAL | NAME OF COUNTY*<br>EMPLOYEE/OFFICIAL<br>AND JOB TITLE | RELATIONSHIP TO<br>COUNTY*<br>EMPLOYEE/OFFICIAL | COUNTY*<br>EMPLOYEE'S/OFFICIAL'S<br>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)

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**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

Third Amendment to Lease Agreement between Clark County  
And Moore Family Agency dba Allstate Insurance

**THIRD AMENDMENT TO LEASE AGREEMENT**

THIS THIRD AMENDMENT TO LEASE AGREEMENT ("Third Amendment ") is entered on this \_\_\_\_ day of \_\_\_\_\_, 2025 ("Effective Date") by and between Clark County, a political subdivision of the State of Nevada (hereinafter "County" or "Landlord"), and Moore Family Agency dba Allstate Insurance ("Moore" or "Tenant"), individually a "Party" and collectively the "Parties".

**RECITALS**

WHEREAS, Kleytman Family Insurance Group, Inc., a Nevada corporation doing business as Allstate Insurance ("Kleytman" or "Prior Tenant") entered into a lease agreement ("Lease") with SF Galleria, LLC ("Galleria" or "Prior Landlord") which commenced on April 1, 2017, for +/- 2,094 rentable square feet, also known as Suite 125 ("Premises"), in the two-story office building located at 1291 Galleria Drive, Henderson, Nevada 89014 ("Property");

WHEREAS, the County purchased the Property as well as the land, driveways, parking facilities, similar improvements and easements associated with the building as further defined as Assessor's Parcel Number 178-03-110-022, and assumed the Lease from Galleria on October 31, 2018; and

WHEREAS, the County and Kleytman entered into the First Amendment dated October 31, 2018 ("First Amendment") that among other terms amended notice address, amended termination notification period and provided for Kleytman to pay for taxes of which they are responsible directly to the Clark County Treasurer; and

WHEREAS, the County and Kleytman entered into a Second Amendment dated February 18, 2020 ("Second Amendment"), to include +/- 52 square feet of space being used to house Kleytman's internet modem and router, and amended the rentable square footage from +/-2,094 to +/- 2,146 square feet; and

WHEREAS, the County entered into an Assignment and Assumption of Lease effective February 1, 2023, with Kleytman and Moore for Kleytman to assign and transfer all of its rights, title and interest under the Lease to Moore; and

WHEREAS, the Parties desire to amend the Lease to revise Tenant's share of operating expenses (as defined in the Lease);

NOW, THEREFORE, for and in consideration of the promises and mutual covenants herein contained, it is agreed the terms below shall be amended as follows:

The Parties agree to amend the following provisions of the Lease:

1. Section 1.13 shall be deleted and replaced with the following:  
" 1.13 Lessor Supplied Services. Notwithstanding the provision of Paragraph 22.2, Lessor is NOT obligated to provide the following: Premises Janitorial Services, phone and data services."

Third Amendment to Lease Agreement between Clark County  
And Moore Family Agency dba Allstate Insurance

2. Section 2.3(b) shall be deleted and replaced with the following:

“(b) For any such Capital Expenditure that is not the result of the specific and unique use of the Premises by Lessee (such as, governmentally mandated seismic modifications) and required after November 1, 2024, Lessor shall pay for such Capital Expenditures and Lessor may require in its sole discretion, upon thirty (30) days notification to Lessee, for Lessee to pay an amount equal to 1/144<sup>th</sup> of the portion of such costs reasonably attributed to the Premises, to be paid on the date that the Base Rent is due each month during the remainder of the term of this Lease or any extension thereof. Lessee shall pay interest on the balance but may prepay its obligations at any time. If, however, such Capital Expenditure is required during the last two (2) years of this Lease or if Lessor reasonably determines that it is not economically feasible to pay its share thereof, Lessor shall have the option to terminate this Lease upon ninety (90) days prior written notice to Lessee, unless Lessee notifies Lessor, in writing, within ten (10) days after receipt of Lessor’s termination notice that Lessee will pay for such Capital Expenditure. If Lessor does not elect to terminate and fails to tender its share of any such Capital Expenditure, Lessee may advance such funds and deduct same, with interest, from Rent until Lessor’s share of such costs have been fully paid. If Lessee is unable to finance Lessor’s share, or if the balance of the Rent due and payable for the remainder of this Lease is not sufficient to fully reimburse Lessee on an offset basis, Lessee shall have the right to terminate this Lease upon thirty (30) days written notice to Lessor. For any such Capital Expenditure that is not the result of the specific and unique use of the Premises by Lessee that occurred prior to November 1, 2024, the cost shall be covered under the Operating Expenses as outlined in paragraph 4.2.”

3. Section 4.2 (d) shall be deleted and replaced with the following:

“Lessee’s prorated share of Operating Expenses is calculated as SEVEN HUNDRED SEVENTY-ONE DOLLARS (\$771.00) (“CAM”) and payable monthly on the same day as Base Rent. The CAM is subject to an annual three percent (3%) escalation. In the event Lessor determines, in its sole discretion, that the flat fee charged is insufficient to pay the Operating Expenses, Lessor may increase the CAM on any anniversary of the Commencement Date upon thirty (30) days advance written notice to Lessee.”

4. Section 11.1 shall be deleted and replaced with the following:

“Subject to the reimbursement in paragraph 4.2(d), Lessor shall provide heating, ventilation, air conditioning, reasonable amounts of electricity for normal lighting and office machines, water for reasonable and normal drinking use in connection with an office, water for reasonable and normal lavatory use in connection with an office, and replacement light bulbs and/or fluorescent tubes and ballasts for standard overhead fixtures. Lessor shall also provide janitorial services to the Common Areas, excluding Building Holidays, or pursuant to any janitorial schedule.”

5. Section 51 shall be deleted.



Third Amendment to Lease Agreement between Clark County  
And Moore Family Agency dba Allstate Insurance

6. The amended provisions stated herein are not retroactive and shall be effective on the Effective Date.
7. Any provision of the Lease, First Amendment, and Second Amendment not amended or deleted by this Third Amendment shall remain in full force and effect.

IN WITNESS WHEREOF:

**CLARK COUNTY**

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

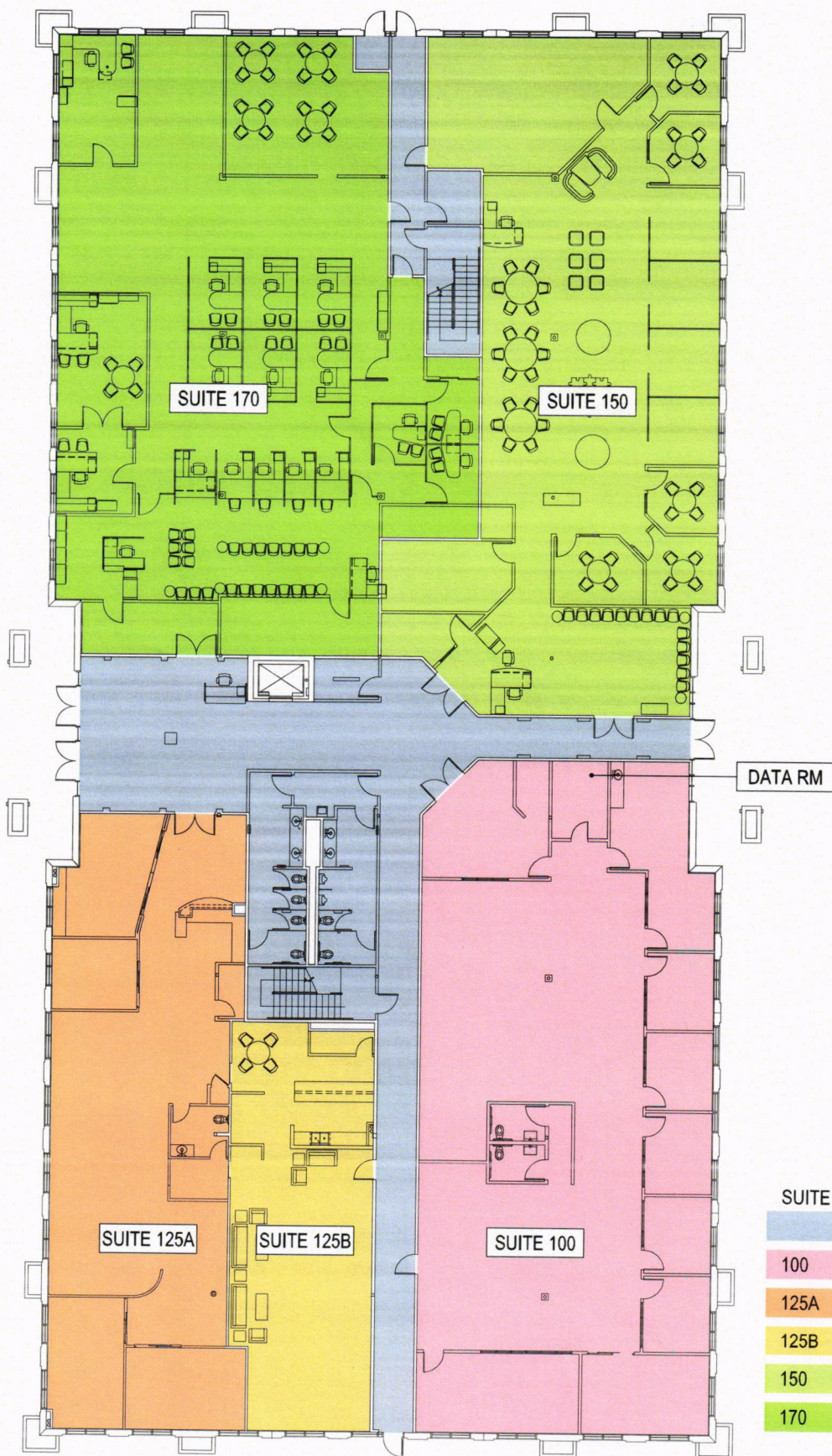
**TENANT:**

Michael Moore Family Agency  
dba Allstate Insurance

By: M. Moore  
Name: Michael Moore  
Its: President

Approved as to form:

By: Nichole Kazimirovich  
Nichole Kazimirovich  
Deputy District Attorney



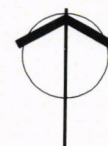
| SUITE | TENANT             | AREA     |
|-------|--------------------|----------|
|       | COMMON             | 3,014 SF |
| 100   | VACANT             | 4,376 SF |
| 125A  | ALLSTATE INSURANCE | 2,146 SF |
| 125B  | DFS                | 1,277 SF |
| 150   | DFS                | 4,017 SF |
| 170   | SOCIAL SERVICES    | 4,974 SF |



## FIRST FLOOR

1291 GALLERIA DRIVE, HENDERSON

NOT TO SCALE  
3/7/2024





Property Information

Parcel: 17803110022 [Print](#)  
Owner Name(s):  
COUNTY OF CLARK  
Site Address: 1291 W GALLERIA  
DR  
Jurisdiction: Henderson - 89014  
Sale Date: 06/2012  
Sale Price: \$3,300,000  
Estimated Lot Size: 2.36  
Construction Year: 2002  
Recorded Doc Number:  
[20181031 00004557](#)  
Aerial Flight Date: 2024-10-17

Zoning and Planned Land Use

Planned Land Use:  
[Incorporated Clark County](#)  
[\(INCORP\)](#)  
Zoning Classification:  
[Community Commercial \(CC\)](#)  
Overlay District: AE-60  
Community District: 0

Legal Description

Ownership

Appraisal

Flood Zone

Elected Officials

Commissioner: G - Jim Gibson (D)

