

LAND LEASE AGREEMENT

THIS LEASE AGREEMENT (herein "Lease Agreement") is entered into this _____ day of _____, 1998, between the CITY OF LAS VEGAS a municipal corporation of the State of Nevada, a public agency of the State of Nevada, CLARK COUNTY, a political subdivision of the State of Nevada.

WITNESSETH

WHEREAS, the City of Las Vegas is an independent public body corporate and politic created, known as the "Lessor", Clark County is an independent public body corporate and politic created, known as the "Lessee";

WHEREAS, Lessor and Lessee shall enter into this Lease Agreement for the leasing of certain real property and improvements described below ("Real Property"); pursuant to the terms and conditions of this Lease Agreement.

NOW, THEREFORE, the Lessor and Lessee, each in consideration of the representations, covenants and agreements of the other as set forth herein, mutually represent, covenant and agree as follows:

ARTICLE I
PREMISES AND TERM OF LEASE

Section 1.1: The Lessor is the owner of certain parcels of real property and improvements situated in the City of Las Vegas, Clark County, Nevada, and more specifically described on Exhibit "A" and incorporated herein by reference (herein "Leased Premises" or "Real Property"). For and in consideration of the covenants and agreements hereinafter contained, Lessor hereby demises and leases to Lessee, and Lessee hereby leases from Lessor the Leased Premises.

Section 1.2: This Lease Agreement shall be effective on the date that both parties have executed this Lease Agreement, and the Lessor's duties and obligations to lease the Leased Premises and the Lessee's duties and obligations to occupy the Leased Premises shall thereafter commence ("Commencement Date"). The Lessee shall surrender the premises to Lessor immediately on the termination of the Lease Term. The Lease term shall be for Fifty (50) years from the Commencement Date. The Lessor shall have the option to renew this Lease Agreement for Two (2) additional and consecutive Ten (10) year periods by providing Lessee notice at least ninety (90) days prior to the termination of the original Lease Term and each subsequent renewal period subject to Lessee is not in default of any term or provision of this Lease Agreement. In such event, the Monthly Base Rent may be increased as mutually agreed to in writing by the parties. The terms and conditions of any option period shall be mutually agreed to in writing by the parties and, if the parties fail to mutually agree, no option period will be granted and this Lease Agreement shall terminate at the end of the Lease Term or option period, whichever is in effect at the time.

ARTICLE II
RENT

Section 2.1: The Lessee hereby covenants and agrees to pay to the Lessor as annual rent for the Leased Premises the sum of Ten Dollars (\$10.00) (herein "Annual Base Rent" or "Rent"), payable in installments as provided in Section 2.2.

Section 2.2: Annual Base Rent shall be paid as follows:

Annual installments shall be in the amount of Ten Dollar (\$10.00) and shall be paid to Lessor on or before January 2, 1999, and on the same day of each consecutive year thereafter for the remainder of this Lease Agreement.

Section 2.3: Tenant Improvements. Lessee shall not construct improvements on the premises without Lessor's prior written consent. Lessee shall submit a written request complete with architectural drawings depicting the scaled changes to the Leased Premises. The Lessor shall have the sole and exclusive right to approve any requested changes to the Leased Premises. All improvements shall conform to that proposed instrument entitled "Las Vegas Enterprise Park Conditions, Covenants & Restrictions" which Lessee acknowledges shall be recorded at a future date and incorporated herein as a part of this Lease Agreement.

Section 2.4: Utilities. Lessee shall pay for all water, gas, sewer, heat, light, power, telephone, maintenance services and all other utilities and services supplied to the Leased Premises, together with any taxes thereon.

Section 2.5: All Taxes Payable by Lessee.

2.5.1: Real Property Taxes. Lessee shall pay all real property taxes, any general or special assessments or any other taxes or assessments ("Real Property Taxes & Possessionary Use Taxes") levied and assessed against the Leased Premises.

Section 2.6: Personal Property Taxes.

2.6.1: Lessee shall pay prior to delinquency all taxes assessed against and levied upon trade fixtures, furnishings, equipment and the personal property of Lessee contained in the Leased Premises or elsewhere. When possible, Lessee shall cause such trade fixtures, furnishings, equipment and all other personal property to be assessed and billed separately from the Real Property of Lessor.

ARTICLE III
USE OF DEMISED PREMISES AND
COMPLIANCE WITH LAWS, ORDINANCES, ETC.

Section 3.1: The Lessee will use, construct, maintain and/or sublease upon the Leased Property a community based, nonprofit, medical and dental care facility ("Medical Care Facility"). The person or entity to operate and manage the Medical Care Facility (the "Sublessee") shall be approved by the Lessor prior to the commencement of the sublease of the Medical Care Facility with the Lessee. The Leased Premises are established to provide ambulatory care to the surrounding neighborhoods during normal operating hours. This Medical Care Facility is not designed to house or provide for extended care patients. The Lessee's failure to use the Leased Premises as a Medical Care Facility during the Leased Term, shall be deemed a default under the Lease Agreement and subject to termination.

Section 3.2: During the term of this Lease Agreement, the Lessee will not use or knowingly permit any person to use all or any portion of the Leased Premises or any buildings and other improvements on the Leased Premises, in any manner which violates any laws, ordinances or regulations of the United States; the State of Nevada; Clark County, Nevada; or the City of Las Vegas, Nevada, or any other governmental authority having jurisdiction over the Leased Premises.

Section 3.3: The Lessee and its Sublessee and the Lessor shall be bound by the terms and conditions set forth in the instrument entitled "Interlocal Agreement Among Clark County, City of Las Vegas, City of North Las Vegas To Provide Funds For The Construction Of A Community Medical Services Facility" attached and incorporated herein as Exhibit B.

Section 3.4: The Lessee shall not make any alterations (i.e., construction) to the Leased Premises without the prior written consent of Lessor. Lessee may make alterations in an amount not to exceed \$3,500 to the interior of structures on the Leased Premises without the consent of the Lessor.

Section 3.5: **Hazardous Waste.** Lessee shall not cause or permit any hazardous waste or substances to be used, stored, generated or deposited on or in the Leased Premises by Lessee, its agents, employees, contractors or invitees without Lessor's consent except that which is usual and customary in the operations of medical ambulatory facilities and is compliance with Section 3.7.

Section 3.6: **Security & Special Events.** Lessee shall maintain the premises in a safe and secure manner. Lessee shall make certain no loitering, no double parking, no outdoor kiosks, will be allowed on the premises. The Lessee may apply to the Lessor from time to time, to allow for sanctioned outdoor special events which shall be approved at the Lessor's sole discretion and in any case special events shall not last more that 72 hours or within 30 days of the prior event.

Section 3.7: **Covenants, Conditions and Restrictions.** Lessee and its Sublessee shall comply with all proposed covenants, conditions and restrictions ("CC&R") of record or shall be of record and shall be responsible for and maintain the Leased Premises in condition as to not be in violation

of the CC&Rs. Any violation of the CC&Rs which have not been satisfied within the requirements of such CC&Rs, shall be the basis for termination of the this lease.

ARTICLE IV

INSURANCE

Section 4.1: At all times during the term of this Lease Agreement, the Lessee shall, require any Sublessee to carry insurance in the manner provided for in the Sublease Agreement between Lessee and Sublessee. This Sublease Agreement shall include, but not be limited to:

- a. Keep all buildings and other improvements, including the contents therein, on the Leased Premises insured against loss or damage by fire and such other casualties as may be included in the broadest form of extended coverage insurance from time to time available, in an amount or amounts at least sufficient (i) to ensure that if such buildings or improvements on the Lease Premises are substantially destroyed, the proceeds of such insurance will be sufficient to pay for removal of all remnants of the destroyed buildings or improvements, and (ii) to provide at least one hundred percent (100%) of the replacement cost of the buildings and improvements constituting part of the Leased Premises.
- b. Keep in force general public liability insurance relating to the entire Leased Premises with coverage for bodily injury and death and property damage of not less than One Million and No/100ths Dollars (\$1,000,000.00) per occurrence.

The Lessee shall present a binder to Lessor prior to Lessee or its Sublessee occupying the Leased Premises which shows Lessor as additional insured party with respect to the insurance policy or policies providing the coverage required by this Section 4.1.

Section 4.2: All insurance required by this Article shall insure both the Lessor and the Lessee as their respective interests may appear and in the case of insurance against damage to the Leased Premises by fire and other casualty shall, if requested at the sole discretion the Lessor, also insure the interest of the holder of any mortgage on the fee of the Leased Premises, if any, to which the Lease Agreement may be subordinate, and shall provide that proceeds, if any, shall be payable to the Lessee and the Lessor as their respective interests may appear.

Section 4.3: All insurance shall be taken in companies rated at least AA in Best Key Rating Index and authorized to do business in the State of Nevada. The Lessee may carry any insurance required by this Article in a blanket policy carried by it or an affiliate. Each policy pursuant to which insurance coverage is obtained in order to comply with this Section 4.3 shall provide that it may not be canceled without thirty (30) days prior written notice to the Lessor and any covered fee mortgagee.

Section 4.4: In the event of loss, the Lessor and the Lessee shall cooperate in efforts to recover any insurance proceeds covering said loss.

Section 4.5: At the request of the Lessor, the Lessee shall at any time furnish the Lessor a certificate or memorandum of any policy of insurance required to be maintained under this Article.

ARTICLE V

CONDITION OF PREMISES

Section 5.1: Except as set forth above, Lessee accepts the Leased Premises in their "as is" condition. Lessee specifically acknowledges that Lessor has made no representations or warranties regarding the condition of the Leased Premises or the suitability of the Leased Premises for Lessee's operations except as specifically set forth in this Lease Agreement.

ARTICLE VI

CONSTRUCTION, REPAIRS AND MAINTENANCE

Section 6.1: Lessee's Obligations. Lessee, at Lessee's sole expense, shall maintain the Leased Premises including any approved constructed improvements, in good order, condition and repair, including all roofs and structural members, interior surfaces of the ceilings, walls and floors and all doors and windows, all plumbing, pipes and fixtures, electrical wiring, switches and fixtures, landscaping, parking areas and all pavement, furnishings and special items and equipment installed by or at the expense of Lessee. Lessor shall have no responsibility to maintain the Leased Premises or any portion thereof. In addition, Lessee shall be responsible, at its sole cost and expense, for any changes to the Leased Premises necessitated by the passage or amendment of any law, regulation or ordinance that relates to Lessee's business. The parties acknowledge and agree that Lessor shall have no obligation to repair, maintain or replace the Leased Premises or for the operation of the Leased Premises except as specifically set forth herein. Lessee shall be solely responsible for all expenses associated with the operation and maintenance of the Leased Premises.

Section 6.2: Surrender of Leased Premises. Upon the expiration or earlier termination of this Lease Agreement, Lessee shall return the Leased Premises, including all improvements and fixtures thereon, to Lessor in a reasonably clean condition and in good order, except for normal wear and tear. Any damage to the Leased Premises, including any structural damages, resulting from Lessee's use or removal of any of Lessee's fixtures, furnishings and equipment shall be repaired by Lessee at Lessee's expense.

ARTICLE VII

ALTERATIONS AND ADDITIONS

Section 7.1: Consent of Lessor. Except as agreed to in Section 2.3, Lessee shall not make any additions, alterations or improvements to the Leased Premises without obtaining the prior written consent of Lessor, which consent may be granted or withheld in Lessor's absolute discretion. Lessor's consent may be conditioned on Lessee's removing any such additions, alterations or improvements upon the expiration of the Lease Term and restoring the Leased Premises to the same condition as on the date Lessee took possession. All work with respect to any addition, alteration

or improvement shall be done in a good and workmanlike manner by properly qualified and licensed personnel approved by Lessor, and such work shall be diligently prosecuted to completion in compliance with all applicable building codes and ordinances and required government permits and authorizations.

Section 7.2: Lessee's Obligations. Lessee shall pay the costs of any work done on the Leased Premises and shall keep the Leased Premises free and clear of liens of any kind. Subject to the limitations of NRS Chapter 41, Lessee shall indemnify and keep Lessor free and harmless from all liability, loss, damages, costs, attorneys' fees and any other expense incurred on account of claims by any person performing work or furnishing materials or supplies for Lessee or any person claiming under Lessee.

Section 7.3: Reversion to Lessor. Unless their removal is required by Lessor as provided in Section 6.2 or as otherwise agreed to by the parties, all additions, alterations and improvements made to the Leased Premises shall become the property of Lessor and be surrendered with the Leased Premises upon the expiration of the Lease Term.

ARTICLE VIII

ASSIGNMENT AND SUBLETTING

Section 8.1: Consent Required. With the exception of a Sublease Agreement with Community Health Centers of Southern Nevada, Inc., and/or University Medical Centers or otherwise set forth in this Article, Lessee shall not voluntarily assign or encumber its interest in this Lease Agreement or in the Leased Premises, or sublease all or any part of the Leased Premises, or allow any person or entity to occupy or use all or any part of the Leased Premises without the express written consent of the Lessor.

Section 8.2: Lessee's Liability. No subletting or assignment shall release Lessee or Lessee's obligations under this Lease Agreement or alter the primary liability of Lessee to pay the Rent and to perform all other obligations to be performed by Lessee. The acceptance of Rent by Lessor from any other person shall not be deemed to be a waiver by Lessor of any provision hereof. Consent to one assignment or subletting shall not be deemed consent to any subsequent assignment or subletting. In the event of default by an assignee or a sublessee of Lessee, or any successor of Lessee in the performance of any of the terms hereof, Lessor may proceed directly against Lessee without the necessity of exhausting remedies against such assigned, sublessee or successor. Lessor may consent to subsequent assignments of the Lease Agreement or subletting or amendments or modifications to this Lease Agreement with assignees of Lessee, without notifying Lessee, or any successor of Lessee, and without obtaining its or their consent thereto, and any such action shall not relieve Lessee of liability under this Lease Agreement.

ARTICLE IX HOLDING OVER

Section 9.1: If, after expiration of the Lease Term or any renewal period, Lessee remains in possession of the Leased Premises with Lessor's permission, Lessee shall become a tenant from month to month only, upon all the provisions of this Lease Agreement (except as to term), and the annual Base Rent shall become a monthly Base Rent of Ten dollars (\$10.00) payable by Lessee. Such monthly Rent shall be payable in advance on or before the first day of each month. If either party desires to terminate such month-to-month tenancy, it shall give the other party not less than thirty (30) days advance written notice of the date of termination. If Lessee remains on the Leased Premises after the expiration of the Lease Term or any renewal period, Lessee shall have a grace period of up to twenty-one (21) days to wind down its business and surrender the Leased Premises to Lessor so long as Lessee demonstrates, to the satisfaction of Lessor, that Lessee has ceased all operations related to Lessee's business prior to the commencement of the grace period. If Lessor is not satisfied that Lessee has ceased business operations, no grace period will be authorized and the Monthly Base Rent shall be due and payable by Lessee in accordance with the terms of this Lease Agreement.

ARTICLE X INDEMNIFICATION

Section 10.1: Subject to the limitations of NRS Chapter 41, Lessor and Lessee shall indemnify and hold each other harmless against and from loss, liability and claims of any kind for loss or damage to the property of each other or any other person, or for injury to or death of any person, which is caused by the fault of the other, its agents or employees.

ARTICLE XI DEFAULT

Section 11.1: The following events or any one or more of them shall be events of default under this Lease Agreement.

- a. If Lessee abandons or vacates the Leased Premises; or
- b. If Lessee fails to pay any Rent or any other amounts required to be paid by Lessee under this Lease Agreement and such failure continues for ten (10) days after such payment is due and payable; or
- c. If Lessee fails to promptly and fully perform any other covenant, condition or agreement contained in this Lease Agreement and such failure continues for ten (10) days after written notice from Lessor to Lessee; or
- d. If a writ of attachment or execution is levied on this Lease Agreement or on any of

Lessee's property; or

e. If Lessee makes a general assignment for the benefit of creditors, or provides for an arrangement, composition, extension or a judgment with its creditors; or

f. If Lessee files a voluntary petition for relief or if a petition against Lessee in a proceeding under the federal bankruptcy laws or other insolvency laws is filed and not withdrawn or dismissed within forty-five (45) days thereafter; or if under the provisions of any law providing for reorganization or winding up of corporations, any court of competent jurisdiction assumes jurisdiction, custody or control of Lessee or any substantial part of its property and such jurisdiction, custody or control of Lessee or any substantial part of its property and such jurisdiction, custody or control remains in force unrelinquished, unstated or unterminated for a period of forty-five (45) days; or

g. If in any proceeding or action in which Lessee is a party, a trustee, receiver, agent or custodian is appointed to take charge of the Leased Premises or Lessee's property (or has the authority to do so) for the purpose of enforcing a lien against the Leased Premises or Lessee's property; or

h. If Lessee is a partnership or consists of more than one (1) person or entity, if any partner of the partnership or other person or entity is involved in any of the acts or events described in subparagraphs d through g above.

Section 11.2: If there is an event of default under this Lease Agreement (regardless of the pendency of any proceeding which has or might have the effect of preventing the Lessee from complying with the terms of this Lease Agreement), the Lessor may, at any time while the situation which constitutes an event of default continues, exercise any one or more of the following remedies:

a. The Lessor may terminate this Lease Agreement by a notice in writing to the Lessee on a date (herein "Early Termination Date") specified in the notice (which may be the date the notice is given), without any right by the Lessee to reinstate its rights by paying any rent or other sum which is due or otherwise curing the situation which constituted an event of default. On the Early Termination Date, the term of this Lease Agreement shall terminate as fully and with the same effect as if that were the termination date specified in Article I, and the Lessee shall immediately surrender possession of the Leased Premises to the Lessor, and the Lessee shall have no further rights under this Lease Agreement. Upon termination of this Lease Agreement in accordance with this Paragraph a., the Lessor shall immediately become entitled to receive from the Lessee damages equal to the aggregate rentals the Lessee would be required to pay for the balance of the term of this Lease Agreement; the Lessee understands that due to the short term of this Lease Agreement that Lessor shall be under no obligation to attempt to re-lease the Leased Premises for any remaining term of the Lease Agreement after a default by Lessee, and Lessee hereby waives any such common law or statutory requirement of Lessor, if any.

- b. The Lessor may relet the Leased Premises after it has terminated the Lease Agreement pursuant to Section 11.2a.

If Lessor is compelled to incur any expenses, including reasonable attorneys' fees, in instituting and prosecuting any action or proceeding by reason of any default of Lessee hereunder, the sum or sums so paid by Lessor with all interest, costs and damages shall be due from Lessee to Lessor on the tenth (10th) day of the month following the incurring of such expenses.

Section 11.3: Neither the termination of this Lease Agreement pursuant to Section 11.2a or by operation of law or otherwise (except expiration of the term specified in Article I), nor repossession of the Leased Premises or any part of it pursuant to Section 11.2 or otherwise, will relieve the Lessee of its liabilities and obligations under this Lease Agreement, all of which will survive the expiration, termination or repossession, and the Lessor may, at its option, sue for and collect rent and other charges due under this Lease Agreement at any time and from time to time when those charges accrue.

Section 11.4: If the Lessor terminates this Lease Agreement or relets, as provided in Section 11.2a, the Lessor may remove the Lessee, all persons claiming under the Lessee, and its respective property, from the Leased Premises, and store that property in a public warehouse, or elsewhere, at the cost of, and for the account of, the Lessee without service of notice or resort to legal process (all of which the Lessee expressly waives) and without being deemed guilty of trespass or becoming liable for any resulting loss, damage or injury. The Lessor shall have a lien upon the Leased Premises and all the Lessee's property in the Leased Premises to secure payment by the Lessee of all rent and other sums required, which lien is to be in addition to any Lessor's lien now or hereafter provided by law.

Section 11.5: The remedies in this Article XI are intended to be cumulative, and no right or remedy made available to the Lessor is intended to be exclusive of any other right or remedy provided in this Lease Agreement or by law.

ARTICLE XII

LESSEE'S POSSESSION AND LESSOR'S ACCESS TO LEASED PREMISES

Section 12.1: On the Commencement Date, the Lessor shall deliver to the Lessee the right to the use, possession and occupancy of the Leased Premises. Lessee acknowledges that Lessor will have unrestricted access to the Leased Premises throughout the Lease Term and any renewal period for the following purposes:

- a. To show the Leased Premises to prospective persons interested in the Real Property for business purposes or other reasonable purposes or to their agents;
- b. To enter the Leased Premises for the purpose of making inspections, including but not limited to inspections for Lessee's compliance with all hazardous waste and maintenance

requirements and to take all steps as may be necessary or desirable for the safety, protection, maintenance or preservation of the Leased Premises or the building or as may be necessary or desirable for the operation or improvement of the building or to comply with laws, orders or requirements of governmental or other authority. Lessor agrees to use its best efforts (except in an emergency) to minimize interference with Lessee's business in the Leased Premises in the course of any such entry;

- c. To maintain and preserve, for any other reasonable purpose of Lessor, any portion of the Leased Premises; and
- d. To authorize any employee of Lessor or any independent contractor or agent hired by the Lessor to perform work for any reasonable purpose of Lessor.

ARTICLE XIII

NO ABATEMENT OF RENT

Section 13.1: Except as otherwise provided in this Lease Agreement, unless otherwise agreed to in writing by the parties, no diminution or abatement of Rent, or any other charge required to be paid by Lessee as provided for in this Lease Agreement shall be claimed by or allowed to Lessee, under any circumstance whatsoever, including, but without limiting the generality of the foregoing, war, insurrection, revolution, civil war, riot, riot attending a strike, civil commotion, act of God, the partial or total destruction of the Leased Premises, the making of any changes in or to the Leased Premises or the interruption of any business now or hereafter conducted or to be conducted on the Leased Premises.

ARTICLE XIV

DISCHARGE OF LIENS

Section 14.1: The Lessee will not create or permit to be created or to remain, and will discharge, any lien, encumbrance or charge (levied on account of any imposition or any mechanic's, laborer's or materialmen's lien or any mortgage, conditional sale, title retention agreement or security interest, or otherwise not created by Lessor) upon the Leased Premises or any part thereof or the income thereof, having any priority or preference over or ranking on a parity with the estate, rights and interest of Lessor in the Leased Premises or any part thereof or the income therefrom, and the Lessee will not suffer any other matter or thing whereby the estate, rights and interest of Lessor in the Leased Premises or any part thereof might be impaired.

Section 14.2: If any mechanic's, laborer's or materialmen's lien shall at any time be filed against the Leased Premises or any part thereof as a consequence of any undertaking by the Lessee, the Lessee, within thirty (30) days after notice of the filing thereof, shall cause the same to be discharged of record by payment, deposit, bond, order of a court of competent jurisdiction or otherwise, and Lessee shall indemnify and save harmless Lessor from any loss, claim or damage (including reasonable attorney's fees) resulting therefrom or by reason thereof.

ARTICLE XV
MISCELLANEOUS PROVISIONS

Section 15.1: Except as expressly provided in this Lease Agreement, no person shall become entitled, directly or indirectly, to any interest in, or encumbrances on, the Lessor's estate or interest in the Leased Premises as a result of any act, agreement or omission of the Lessee which is not consented to in writing by the Lessor.

Section 15.2: The Lessee shall not at any time during the term of this Lease Agreement permit waste of the Leased Premises or allow the Leased Premises to depreciate in value by reason of any act or neglect of the Lessee, its customers, agents or employees.

Section 15.3: The various rights and privileges of the Lessor under this Lease Agreement shall be cumulative, and no one of them shall preclude use by the Lessor of any other or other of them. Neither the Lessee nor the Lessor shall have any rights not expressly granted in this Lease Agreement or provided by law.

Section 15.4: This Lease Agreement shall be governed by and construed under the laws of the State of Nevada.

Section 15.5: The captions of the Articles of this Lease Agreement are for convenience only and in no way affect the construction of the terms and conditions of this Lease Agreement.

Section 15.6: This Lease Agreement may not be changed or terminated except by a written document.

Section 15.7: The failure of the Lessor or the Lessee to insist upon strict performance of any of the terms, covenants and conditions of this Lease Agreement shall not be deemed a waiver of any rights or remedies that such party may have and shall not be deemed a waiver of any subsequent breach or default in any such terms, covenants and conditions.

Section 15.8: If any term, covenant, condition or provision of this Lease Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

Section 15.9: The prevailing party in any litigation or suit arising under or out of this Lease Agreement shall be entitled to recover all reasonable attorney's fees expended in connection therewith.

Section 15.10: Lessee shall seek and obtain approval of Lessor prior to erecting any signage on the Leased Premises. Such signage shall comply to all City of Las Vegas ordinances and the CC&Rs associated with the Enterprise Park.

Section 15.11: Any notices required, or which may be given, under the terms of this Lease Agreement shall be mailed to the following:

LESSOR:

~~City of Las Vegas~~
Office of Business Development
Attn: Jeff Maresh, Director
400 Las Vegas Boulevard South
Las Vegas, Nevada 89101

LESSEE:

Clark County
Community Resources
Attn: Earl Hawkes, Director of General Services
500 S. Grand Central Parkway
Las Vegas, NV 89101

Section 15.12: The Lessor has the right, upon not less than seventy-two (72) hours notice, at all reasonable times, to inspect the books and records of the Lessee pertaining to the Leased

...
...
...

Premises as pertinent to the purposes of this Lease Agreement.

IN WITNESS WHEREOF, the Lessor and Lessee have executed this Lease Agreement the day and year first above written.

CITY OF LAS VEGAS

By:

JAN LAVERTY JONES Mayor

"LESSOR"

ATTEST:

BARBARA JO RONEMUS
BARBARA JO RONEMUS, City Clerk

APPROVED AS TO FORM:

2. APPROVED 11/18/98
Date

CLARK COUNTY

By:

Its:

"LESSEE"

ATTEST:

LORETTA BOWMAN
LORETTA BOWMAN, County Clerk

ACKNOWLEDGMENTS

STATE OF NEVADA }
COUNTY OF CLARK } ss.

This instrument was acknowledged before me on the 11th day of December, 1998,
by JAN LAVERTY JONES, as Mayor of the City of Las Vegas.

Beverly K. Bridger
NOTARY PUBLIC, in and for said County and State
My Commission Expires:



STATE OF NEVADA }
COUNTY OF CLARK } ss.

This instrument was acknowledged before me on the ____ day of _____, 1998,
by _____, as _____, of Clark County.

NOTARY PUBLIC, in and for said County and State
My Commission Expires:

**INTERLOCAL AGREEMENT AMONG CLARK COUNTY,
CITY OF LAS VEGAS, AND THE CITY OF NORTH LAS VEGAS
TO FUND AND DEVELOP A MEDICAL AND DENTAL FACILITY WITHIN THE
SOUTHERN NEVADA ENTERPRISE COMMUNITY, A FEDERAL EMPOWERMENT
ZONE AND ENTERPRISE COMMUNITY**

THIS AGREEMENT, made and entered into this 15th day of December, 1998, by and among Clark County, a political subdivision of the State of Nevada, hereinafter called the "County", the City of Las Vegas, a municipal corporation of the State of Nevada located within the County, hereafter called the "City of Las Vegas", the City of North Las Vegas, a municipal corporation of the State of Nevada, hereafter called the "City of North Las Vegas" (the City of North Las Vegas and the City of Las Vegas may collectively be referred to as "the City") is made pursuant to Nevada Revised Statute Chapter 274, Zones for Economic Development.

WITNESSETH

WHEREAS, the County, the City of Las Vegas, and the City of North Las Vegas desire to jointly design, fund, and develop a medical and dental care facility of approximately 18,300 square feet to be located within the Las Vegas Enterprise Park; and

WHEREAS, the medical and dental care facility will be generally located near the intersection of Martin Luther King Boulevard and Wyatt Avenue, hereinafter referred to as "the Project", and

WHEREAS, Nevada Revised Statutes Chapter 274 establishes the legislative guidelines on Zones for Economic Development; and

WHEREAS, in compliance with NRS 274.170, the Governor for the State of Nevada, on June 23, 1994 nominated and the U.S. Department of Housing and Urban Development on December 21, 1994 designated nine census tracts within Clark County/Las Vegas/North Las Vegas area as an Enterprise Community; and

WHEREAS, NRS 274.060 defines municipality to mean any county, with respect to the unincorporated areas of the county, or any city in this state; and

WHEREAS, NRS 274.250 authorizes the delegation of services to private organizations for the benefit of residents and businesses within the empowerment zone and also authorizes a designated neighborhood organization to coordinate with the municipality to provide or contract for health and clinical services; and

WHEREAS, the County, the City of Las Vegas, and the City of North Las Vegas desire to jointly provide and develop a community health care facility within the Las Vegas Enterprise

EXHIBIT B TO SUBLEASE 2 of 13

Park in compliance with NRS 274.250; and

WHEREAS, the County, the City of Las Vegas, and the City of North Las Vegas agree to furnish funding for the design and construction of a medical and dental care building as designated in Exhibit "A", Expenditures Eligible for Reimbursement;

WHEREAS, Exhibit "C" establishes a lease agreement between the County and the City of Las Vegas for the 3.1 acre site located within the Las Vegas Enterprise Park (the "Lease"); and

WHEREAS, the County desires to contract with Community Health Centers of Southern Nevada ("CHCSN"), pursuant to NRS 274.250, to operate the medical and dental building under a separate lease agreement, Exhibit "B", (the "Sublease") and provide medical and dental services for the benefit of the residents within the Southern Nevada Enterprise Community; and

WHEREAS, the County has been designated as the lead agency regarding the design and construction of the medical and dental building; and

WHEREAS, CHCSN is a qualified organization pursuant to NRS 274.250; and

WHEREAS, the City of Las Vegas is authorized to lease property to the County pursuant to NRS 277.050 and the County is authorized to lease to a nonprofit organization pursuant to NRS 244.284; and

WHEREAS, the County, the City of Las Vegas, and the City of North Las Vegas agree to the terms and conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED that the County, Cities of Las Vegas and North Las Vegas funds be provided for the construction of a medical and dental services facility, subject to the following conditions and limitations:

I. Scope of Services

A. The County will provide a total of TWO MILLION AND NO/100TH DOLLARS (\$2,000,000) in Fiscal Year 1996/97 County Capital Fund 437 funds (the "Funds"), and THREE HUNDRED THIRTY TWO THOUSAND, FIVE HUNDRED TWENTY FOUR AND NO/100TH DOLLARS (\$332,524) in Fiscal Year 1998/99 CDBG Funds for construction of a 14,000 square foot new health services facility ("facility") in the Las Vegas Enterprise Park near the intersection of Martin Luther King Boulevard and Wyatt Avenue in Las Vegas for the Project, as outlined in Exhibit "A", "Expenditures Eligible for Reimbursement".

B. The City of North Las Vegas will provide a total of ONE HUNDRED NINETY THOUSAND DOLLARS (\$190,000); \$150,000 in Fiscal Year 1996/97 and \$40,000 in Fiscal Year 1997/98 Community Development Block Grant (CDBG) funds for engineering and

EXHIBIT B TO SUBLEASE 3 of 13

architectural design costs for construction of the new facility.

C. Pursuant to Exhibit "C", the City of Las Vegas will lease to the County 3.1 improved acres of real property within the Las Vegas Enterprise Park for construction of the project in addition to all curb and site improvements. The City of Las Vegas is responsible for complying with the procedural provisions of NRS 277.050 in executing the lease and the requirements of NRS 274.250 for delegating services to Community Health Centers of Southern Nevada, if required. The City of Las Vegas is contributing \$560,000 of Fiscal Year 1996/97 and Fiscal Year 1997/98 CDBG funds for a 4,300 square foot dental clinic. The construction and maintenance of the Project will conform to the procedures and limitations contained in the City of Las Vegas' zoning regulations, Covenants, Conditions and Restrictions (CC & R's), and conditions of any and all other governmental entities necessary to develop the site.

D. Pursuant to Exhibit "C", Clark County shall lease the land from the City of Las Vegas for a period of 50 years from the effective date of the Lease Agreement. At its discretion, Clark County may have the option of renewing this Agreement with the City of Las Vegas and leasing the property and building for up to two (2) consecutive 10-year renewal periods.

(1) The County will not be responsible for the costs of operating and maintaining a health care facility to provide comprehensive primary health care services to low income residents of Clark County but instead shall Sublease the Project to CHCSN and CHCSN shall assume such responsibilities in accordance with the Sublease.

(2) Should the CHCSN fail to provide the services to a minimum of 500 clients per month pursuant to the Sublease, the County shall reserve the right to terminate upon 30 days notice and to Sublease facility to another nonprofit medical provider for persons of low income. Should the County no longer require use of the property after the first Lease period or after any of the two 10-year renewal periods, the County reserves the right to terminate the Lease pursuant to Exhibit "C" upon a 90 day notice. No monies shall be expended for construction or improvements until such time as the Lease is fully executed between the City of Las Vegas and the County.

(3) Should the Sublease be terminated by the County or Community Health Centers, the facility shall continue to be used as a permanent health care facility either managed by the County or under lease from the County by another non-profit health care provider such as the University Medical Center ("UMC") or for some other CDBG eligible purpose to be approved by the Cities of Las Vegas and North Las Vegas.

II. General Conditions

A. The County will obtain any and all federal, state, and local permits and licenses required to execute the Project, as described in this Agreement's Scope of Services.

EXHIBIT B TO SUBLEASE 4 of 13

- B. If all or a portion of these CDBG funds are used for construction by a contractor, and the labor is not donated by a contractor, the bidding and award process related to Project construction shall be administered by the County and the County may reject any bid deemed to be excessive of the budget apportioned for this Project. In the event a bid is awarded, the construction contract shall be between the County and the approved contractor(s). Furthermore, the County will have sole discretion to select and contract with a professional architect to provide project plans and specifications, assist in the bidding process, and supervise construction of the Project.
- C. The County or its Sublessee will provide records on a monthly basis for a period of three (3) years after completion of construction. These records will contain but are not limited to, the following data regarding the program target areas:
1. Total clients served.
 2. Clients served per political entity.
 3. Racial breakdown of clients served including Black, White, Hispanic, American Indian/Alaskan and Asian/Pacific Islander.
 4. Number and percentage of Low and Moderate Income clients as defined by HUD Section 8 Income Guidelines
 5. Number of handicapped clients served.
 6. Number of female heads-of-household served.
 7. Sex and Age of youth served.
- D. The County may not assign or delegate any of its rights, interest, or duties under this Interlocal Agreement without the written consent of the City. Any such assignment or delegate made without the required consent shall be void any may, at the option of the City, result in the forfeiture of all obligations of the City herein.
- E. The County, City, or Sublessee shall obtain any and all federal, state, and local permits and licenses required to operate the medical and dental care facility.
- F. The County or its Sublessee assumes the cost of maintenance and repair of the Facility during the period of its occupancy thereof.
- G. The County or its Sublessee must keep and maintain in effect at all times any and all licenses, permits, notices, and ordinance or state or federal statutes.

EXHIBIT B TO SUBLEASE 5 of 13

- H. The County will require its Sublessee to be bound by all City and County ordinances and state and federal statutes as required.
- I. The County may sublease the facility to parties other than CHCSN and UMC, which falls under the jurisdiction of this Interlocal Agreement, upon prior written approval from the City. Any lessee, Sublessee, or assignee must meet CDBG program requirements and provide medical and dental services to eligible low to moderate income residents.
- J. Upon completion of the facility, the County or its Sublessee shall allow duly authorized representatives of the City, independent auditors contracted by the City, HUD, the Comptroller General of the United States, or any combination thereof, to conduct such occasional reviews, audits, and on-site monitoring of the facility as the reviewing agency deems to be appropriate in order to determine:
1. Whether the objectives of the facility are being achieved;
 2. Whether the facility is being conducted in an efficient and effective manner;
 3. Whether management control systems and internal procedures have been established to meet the objectives of the facility;
 4. Whether the financial operations of the facility are being conducted properly;
 5. Whether the periodic reports to the City contain accurate and reliable information;
and
 6. Whether all of the activities of the facility are conducted in compliance with the provisions of Federal laws and regulations and this Agreement.
- K. Visits by the City, independent auditors contracted by the City, representatives of HUD, or the Comptroller General of the United States, shall be announced to the County or Sublessee in advance of those visits, and shall occur during normal operating hours. Such persons may request, and if such a request is made, shall be granted, access to all of the books, documents, papers, and records of the County or Sublessee which relate to the Project. Such persons may interview recipients of the services of the facility.

EXHIBIT B TO SUBLEASE 6 of 13

- L. At any time during normal business hours, the County's or Sublessee's records with respect to the Project shall be made available for audit, examination, and review by the County and City, contracted independent auditors, HUD, the Comptroller General of the United States, or any combination thereof.
- M. Subject to the conditions and limitations of NRS Chapter 41, the City of Las Vegas, the City of North Las Vegas, and County will each bear responsibility for its own actions and conduct and that of its own officers, agents, and employees, and agrees to hold the other harmless from any claim arising from any negligence in the performance of this agreement unless such claim is based upon the actions or conduct of the other, or its officers, agents, or employees.
- N. Nothing in this Interlocal Agreement is intended to appoint the County as an agent of the City of Las Vegas or City of North Las Vegas. The Board of County Commissioners has not delegated to any County or City officer or employee the authority to appoint, and no review or approval of services, invoices, or records may be construed as appointing the County as an agent to the City of Las Vegas or City of North Las Vegas.
- O. The County, City of Las Vegas, or City of North Las Vegas may not assign or delegate any rights, interests, or duties under this agreement without the written consent of the other parties. Any such assignment or delegation made without the required consent shall be void, and may, at the option of the County, City of Las Vegas, and City of North Las Vegas, result in the forfeiture of all financial support provided herein.
- P. The County, City of Las Vegas, or City of North Las Vegas will not use any funds or resources in litigation against any person, natural or otherwise, or in its own defense in any such litigation and will notify the County City of Las Vegas, and City of North Las Vegas of any legal action which is filed by or against it.
- Q. No officer, agent, consultant, or employee of County, Cities of Las Vegas and North Las Vegas may seek or accept any gifts, service, favor, employment, engagement, emolument, or economic opportunity which would tend improperly to influence a reasonable person in that position to depart from the faithful and impartial discharge of the duties of that position.
- R. No officer, agent, consultant, or employee of County, Cities of Las Vegas and North Las Vegas may use his or her position to secure or grant any unwarranted privilege, preference, exemption or advantage for himself or herself, any member of his household, any business entity in which he has a financial interest or any other person.

EXHIBIT B TO SUBLEASE 7 of 13

- S. No officer, agent, consultant, or employee of the County, Cities of Las Vegas and North Las Vegas may participate as an agent in the negotiation or execution of any contract between such County or City and any private business in which he or she has a financial interest.
- T. No officer, agent, consultant, or employee of County, Cities of Las Vegas and North Las Vegas may suppress any report or other document because it might tend to affect unfavorably his or her private financial interests.
- U. No officer, agent, consultant, employee, or elected or appointed official of the County, City of Las Vegas, City of North Las Vegas, shall have any interest, direct or indirect, financial or otherwise, in any contract, subcontract, or agreement with respect thereto, or the proceeds thereof, either for himself or herself, or for those whom he or she has family or business ties, during his or tenure, or for one year thereafter, for any of the work to be performed pursuant to the Project.
- V. None of the personnel employed in the administration of the Project shall be in any way or to any extent engaged in the conduct of political activities prohibited by Chapter 15 Title 5, U.S. Code, as applicable.
- W. None of the Funds to be paid under this Agreement shall be used for any partisan political activity, or to support or defeat legislation pending before Congress.
- X. As the lead agency for these funds, in connection with public services offered through the Project, the County and its lessees must:
 - a. not discriminate against any employee or applicant for employment on the basis of religion and not limit employment or give preference in employment to persons on the basis of religion;
 - b. not discriminate against any person applying for such public services on the basis of religion and not limit such services or give preference to persons on the basis of religion; and
 - c. provide no religious instruction or counseling, conduct no religious worship or services, engage in no religious proselytizing, and exert no other religious influence in the provisions of such public services.

EXHIBIT B TO SUBLEASE 8 of 13

III Federal General Conditions

A. The County shall comply with the following laws and directives in respect to activities undertaken pursuant to this Agreement:

1. The Hatch Act as set forth in Title 5, Chapter 15, of the United States Code.
2. The National Environmental Policy Act of 1969 as set forth in P.L. 91-190 and the implementing regulations in 24 CFR, Parts 51 and 58.
3. Title VIII of the Civil Rights Act of 1968, P. L. 90-284.
4. Section 109 of the Housing and Community Development Act of 1974.
5. Title VI of the Civil Rights Act of 1964, P. L. 88-352, and the regulations of HUD with respect thereto, including 24 CFR, Parts 1 and 2.
6. The Fair Housing Act, as amended.
7. Section 3 of the Housing and Urban Development Act of 1968, as amended, and the regulations of HUD with respect thereto, including 24 CFR, Part 135.
8. Executive Order 11063, as amended.
9. The Age Discrimination Act of 1975.
10. Section 504 of the Rehabilitation Act of 1973.
11. Executive Order 11246, as amended, and the regulations which are issued pursuant thereto.
12. The Federal Labor Standards Act.
13. Section 202(a) of the Flood Disaster Protection Act of 1973.
14. Sections 302 and 401(b) of the Lead-Based Paint Poisoning Prevention Act and implementing regulations in 24 CFR, Part 35.
15. The Davis-Bacon Act, as amended, which requires that all laborers and mechanics who are employed to perform work on the Project, or any contractor or construction work which is financed, in whole or in part, with assistance which is received under the Housing and

EXHIBIT B TO SUBLEASE 9 of 13

Community Development Act of 1974 shall be paid wages at rates which are not less than those that prevail in the locality for similar construction and shall receive overtime compensation in accordance with the Contract Work Hours and Safety Standards Act. The contractor and its subcontractors shall also comply with all applicable Federal laws and regulations which pertain to labor standards, including the minimum wage law.

16. 24 CFR, Part 576, of the Stewart B. McKinney Homeless Assistance Act.
 17. 45 CFR, Part 76, Subpart F of the Drug-Free Workplace Act of 1988.
 18. Section 319 of Public Law 101-121, of the Department of the Interior Appropriations Act, which prohibits the County from using appropriated Federal funds for lobbying the Executive or Legislative Branches of the Federal Government in connection with a specific contract, grant, or loan, and requires that no Federal appropriated funds have been paid or will be paid, by or on behalf of the County, to any person for influencing or attempting to influence an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- B. The County shall carry out its activities in respect to activities undertaken pursuant to this agreement in compliance with all Federal laws and regulations described in 24 CFR Part 570, Subpart K (570.600 - 570.612).
 - C. The County shall agree to comply with applicable uniform administrative requirements, as described in 24 CFR 570.502.
 - D. The County shall maintain records in accordance with 24 CFR 570.502(b).
 - E. The County shall agree to comply with the requirements of Executive Order 11625 which provides for the utilization of minority businesses in all federally assisted contracts.
 - F. Program income for the City's contribution under this agreement, as defined in 24 CFR 570.500, shall be returned to the City unless the City authorizes in writing that all or a specific portion thereof of such program income will be retained by the County.

EXHIBIT B TO SUBLEASE 10 of 13

- G. As an alternative to complying with conditions of this Section III, the County may require its Sublessee to comply.

IV. Period of Agreement

This Agreement shall continue in force and effect for the term that the lease remains in effect.

V. Financial Management

- A. The County shall incur costs as is related to design and construction of the facility and will invoice the City of North Las Vegas to cover those costs.
- B. The County shall invoice the City of Las Vegas for the reimbursement of eligible construction costs for the Project. Expenditures will be reviewed for consistency with the approved budget and scope of services. Approved invoices will be paid in a timely manner.
- C. Expenditures eligible for reimbursement are delineated in Exhibit "A". The Cities of Las Vegas and North Las Vegas shall not make any changes in the line item expenditures in Exhibit "A" without prior written approval of the County.
- D. Expenditures submitted for reimbursement by the County to the City of Las Vegas and City of North Las Vegas will be accounted for in a ledger separate from all other revenue sources.
- E. In the event that the County, City of Las Vegas and City of North Las Vegas finds that the total amount of the Funds allocated for the Program are not expended in the time and manner prescribed in this Interlocal Agreement, the County, City of Las Vegas, City of North Las Vegas reserve the right to extract that portion for other projects and programs in their jurisdiction.
- F. The County or its Sublessee shall agree to comply with the requirements of the United States Office of Management and Budget (OMB) Circular No. A-110 "Grants and Agreements With Institutions of Higher Education, Hospitals, and Other Non-Profit Organizations" and its relevant attachment "A" through "O"; and Circular A-122, entitled "Cost Principles for Non-Profit Organizations".
- G. The County shall comply with OMB Circular No. A-133 entitled "Audits of Institutions of Higher Education and Other Non-Profit Institutions" to meet the audit requirements of this Circular, as applicable.
- H. All City cost of the Project shall be recorded by budget line items and be

EXHIBIT B TO SUBLEASE 11 of 13

supported by checks, payrolls, time records, invoices, contracts, vouchers, orders, and other accounting documents evidencing in proper detail the nature and propriety of all cost. At any time during normal business hours, the County's financial transactions with respect to the Program may be audited by the County, City, independent auditors contracted by the County or City, HUD, the Comptroller General of the United States, the General Accounting Office, or any combination thereof. The representatives of the auditing agency or agencies shall have access to all books, documents, accounts, records, reports, files, papers, things, property, recipients of program services, and other persons pertaining to such financial transactions and necessary to facilitate the audit.

- I. Copies, excerpts, or transcripts of all of the books, documents, papers, and records, including checks, payroll, time records, invoices, contracts, vouchers, orders, and accounting documents concerning matters that are reasonably related to the Project will be provided upon request by the County and City.
- J. The County will pay the construction or construction-related cost for the Project, as applicable, up to the total amount of the Funds. The City of Las Vegas will participate by providing \$560,000 in CDBG funds for construction cost of the dental clinic of the facility. Expenditures will be reviewed for consistency with the approved budget and scope of work as well as Federal Management Circular 74-4. Approved invoices will be paid in a timely manner.
- K. The funds for repayment of costs for the dental clinic by the County, or reimbursement of any cost by the City of Las Vegas, shall be expended with the City of Las Vegas' CDBG funds allocated for payment first and the County's funds expended after the City's funds have been exhausted.

V. Expiration, Modification, or Revocation of Agreement

- A. This Interlocal Agreement will commence upon its approval and signature by all parties and shall be completed after all the obligations of the parties as provided herein been performed.
- B. The parties hereto will be required to amend or otherwise revise this Agreement should such modification be required by any applicable state or federal statutes or regulations.
- C. If the County, Cities of Las Vegas and North Las Vegas fails to fulfill in a timely and proper manner their respective obligations under this Agreement, or if any agency violates any of the conditions or limitations of this Agreement, the County, City of Las Vegas, or City of North Las Vegas may suspend or revoke this Interlocal Agreement, and may terminate its participation in the Project at any time.

EXHIBIT B TO SUBLEASE 12 of 13

PASSED, ADOPTED, and APPROVED this 15th day of December 1998.

ATTEST:

Loretta Bowman
LORETTA BOWMAN, County Clerk

COUNTY OF CLARK

By Yvonne Atkinson Gates
YVONNE ATKINSON GATES, Chair
Board of County Commissioners

ATTEST:

Barbara Jo Ronemus
BARBARA JO RONEMUS, City Clerk

CITY OF LAS VEGAS

By Jan Laverty Jones
JAN LAVERTY JONES, Mayor
MICHAEL J. McDONALD, MAYOR PRO-TEM

ATTEST:

Eileen M. Sevigny
EILEEN M. SEVIGNY, City Clerk

CITY OF NORTH LAS VEGAS FEB 03 1999

By Michael Montandon
MICHAEL MONTANDON, Mayor

STEWART BELL
DISTRICT ATTORNEY

BRADFORD JERBIC, City Attorney
City of Las Vegas

By Christy Geisler
Christy Geisler
Deputy District Attorney

By J. Anticelli

RICHARD C. MAURER, City Attorney
City of North Las Vegas

By Mark L. Palmer, Chief Deputy
1-27-99

EXHIBIT B TO SUBLEASE 13 of 13

EXHIBIT "A"

EXPENDITURES ELIGIBLE FOR REIMBURSEMENT

COMMUNITY HEALTH CENTERS OF SOUTHERN NEVADA

Fiscal Year 1996/97 County Fund 437 Funds
Fiscal Year 1998/99 Clark County CDBG Funds

The County retains the right to administer any funds contributed to the construction of the medical services facility in addition to those previously allocated under terms of this agreement, whether received by the County, City of Las Vegas, City of North Las Vegas, or other party.

CONSTRUCTION/DESIGN

Construction of new 14,000 square foot
medical services facility --

FY 1996-97 Fund 437 monies contributed by Clark County

\$2,000,000

FY 1998-99 CDBG Funds contributed by Clark County

\$332,524

Engineering and Design --

FY 1996-97 and FY 1997-98 CDBG Funds

Contributed by City of North Las Vegas

\$190,000

Dental Clinic

FY 1996-97 and FY 1997-98 CDBG Funds

Contributed by City of Las Vegas

\$560,000

SUBTOTAL

\$3,082,524

OTHER

Three Acre Land Acquisition (\$4 per square foot) --

Donated by City of Las Vegas

\$348,480

SUBTOTAL

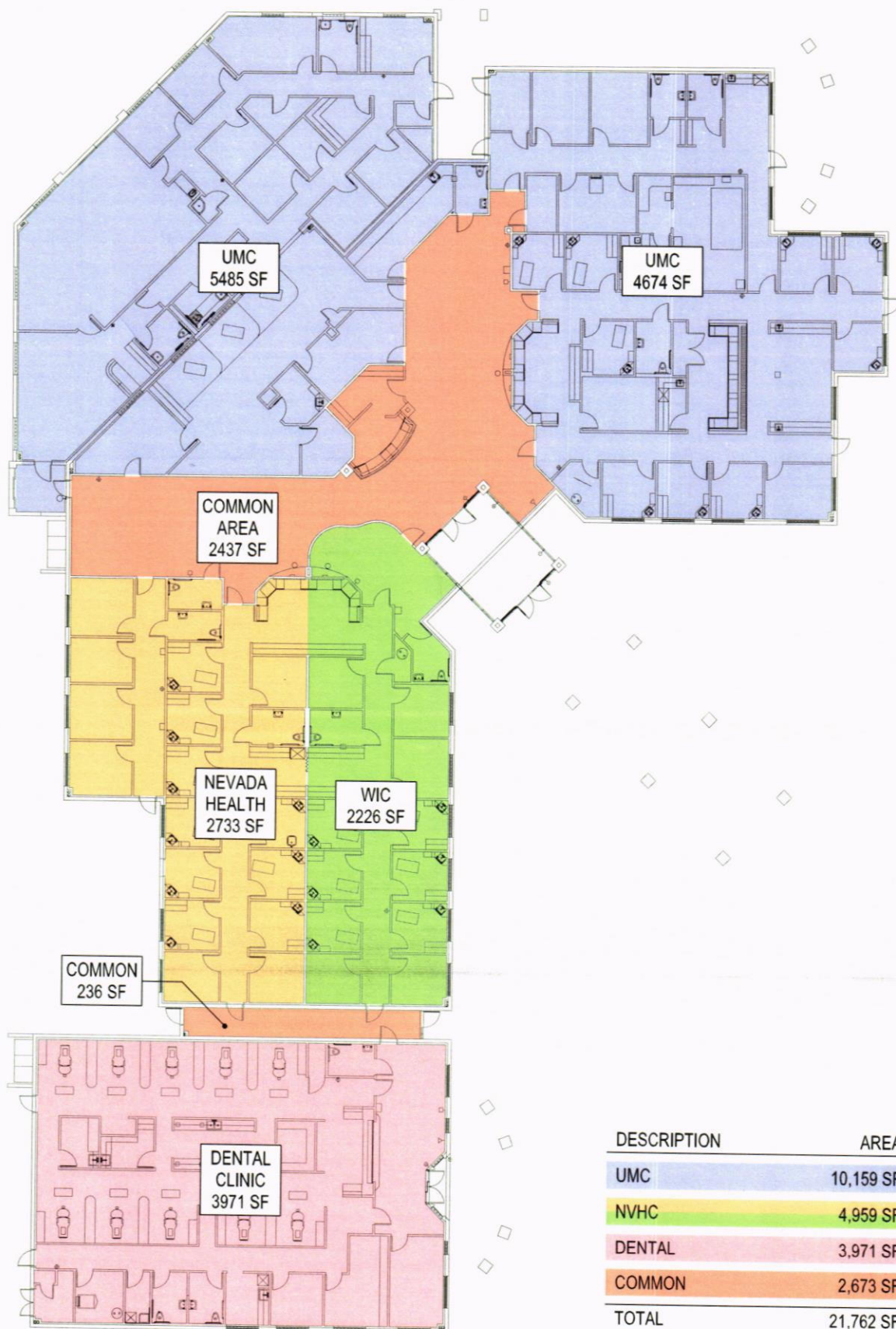
\$3,431,004

TOTAL COSTS FOR
DESIGN AND CONSTRUCTION
MINUS LAND ACQUISITION COSTS

\$3,082,524

All costs are based upon current estimates. Final costs cannot be obtained until actual bids are secured.

Exhibit C



ENTERPRISE MEDICAL CENTER

1700 WHEELER DR, LAS VEGAS 89106

NOT TO SCALE
8/4/2021



Operator	Operator Unit w/Curing light	Dental Patient Chair	Rear Delivery system w/Tray	Rear Delivery Cabinet	Overhead Operator Light Arm	Center & Side cabinets
1	104362 & CL104372	104351	104405	104403	104354	104389 (side) & 104382 (center)
2	104369 & CL104373	104349	104408	104404	104353	104394 (side)
3	No operator unit & no curing light	104343	104411	104400	104359	104390 (side) & 104383 (center)
4	104368 & CL104375	104344	104414	104401	104352	104384 (center)
5	104365 & CL104376	104342	104406	104402	104358	104392 (side)
6	104371 & no curing light	104350	104412	104397	104355	104393 (side) & 104388 (center)
7	104363 & CL104380	104346	104409	need to assign a number	104357	104387 (center)
8	104367 & CL104379	104345	104407	104396	104360	104386 (center)
9	104366 & CL104378	104348	104413	104395	104356	104385 (center)
10	104370 & CL104377	104347	104410	104398	104361	104391 (side)
	Type of Equipment	Operator	County Number			
	Plan Meca X-Ray Unit w/arm	3	104322			
	Plan Meca X-Ray Unit w/no arm	9	104326			
	Sirona	Date of manufacture	Type D3352			
	Panorex	February 2015	Serial # 389506			
	Handler					
	Midmark M11 Sterilizer	104355				
	Assistina 103-40	104333				
	Whip Mix Vacuum Mixer	104336				
	Triad Light Cure Machine	104337				
	Proform					
	post vacuum forming machine	PF110382				
	Harvey Chemclave EC5500	Model # 166270				
	30 - burgundy color lobby chairs w/black plastic back					
	one (1) "L" shaped desk					
	10 - operator chairs					
	10 - assistant chairs					
	View Sonic TV					
	Whirlpool Gold dishwasher					
	Biolazard					
	waste container w/wheels					
	Rolling cart with desktop					
	4-drawer filing cabinet					
	Whirlpool washer/dryer unit					
	12 compartment locker					
	1 - rolling office chair w/mesh back					
	7 - phones					

EXHIBIT "E"

1. Format/Time: The //TYPE// shall provide Owner with Certificates of Insurance, per the sample format (page B-3), for coverages as listed below, and endorsements affecting coverage required by this Contract within 10 calendar days after the award by the Owner. All policy certificates and endorsements shall be signed by a person authorized by that insurer and who is licensed by the State of Nevada in accordance with NRS 680A.300. All required aggregate limits shall be disclosed and amounts entered on the Certificate of Insurance, and shall be maintained for the duration of the Contract and any renewal periods.
2. Best Key Rating: The Owner requires insurance carriers to maintain during the contract term, a Best Key Rating of A.VII or higher, which shall be fully disclosed and entered on the Certificate of Insurance.
3. Owner Coverage: The Owner, its officers and employees must be expressly covered as additional insureds except on workers' compensation and professional liability insurance coverages. The //TYPE//s insurance shall be primary as respects the Owner, its officers and employees.
4. Endorsement/Cancellation: The //TYPE//s general liability and automobile liability insurance policy shall be endorsed to recognize specifically the //TYPE//s contractual obligation of additional insured to Owner and must note that the Owner will be given thirty (30) calendar days advance notice by certified mail "return receipt requested" of any policy changes, cancellations, or any erosion of insurance limits.
5. Deductibles: All deductibles and self-insured retentions shall be fully disclosed in the Certificates of Insurance and may not exceed \$25,000.
6. Aggregate Limits: If aggregate limits are imposed on bodily injury and property damage, then the amount of such limits must not be less than \$2,000,000.
7. Commercial General Liability: Subject to paragraph 6 of this Exhibit, the //TYPE// shall maintain limits of no less than \$1,000,000 combined single limit per occurrence for bodily injury (including death), personal injury and property damages. Commercial general liability coverage shall be on a "per occurrence" basis only, not "claims made," and be provided either on a Commercial General Liability or a Broad Form Comprehensive General Liability (including a Broad Form CGL endorsement) insurance form.
8. Automobile Liability: Subject to paragraph 6 of this Exhibit, the //TYPE// shall maintain limits of no less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage to include, but not be limited to, coverage against all insurance claims for injuries to persons or damages to property which may arise from services rendered by //TYPE// and any auto used for the performance of services under this Contract.
9. Professional Liability: The //TYPE// shall maintain limits of no less than \$1,000,000 aggregate. If the professional liability insurance provided is on a Claims Made Form, then the insurance coverage required must continue for a period of 2 years beyond the completion or termination of this Contract. Any retroactive date must coincide with or predate the beginning of this and may not be advanced without the consent of the Owner.
10. Workers' Compensation: The //TYPE// shall obtain and maintain for the duration of this contract, a work certificate and/or a certificate issued by an insurer qualified to underwrite workers' compensation insurance in the State of Nevada, in accordance with Nevada Revised Statutes Chapters 616A-616D, inclusive, provided, however, a //TYPE// that is a Sole Proprietor shall be required to submit an affidavit (Attachment 1) indicating that the //TYPE// has elected not to be included in the terms, conditions and provisions of Chapters 616A-616D, inclusive, and is otherwise in compliance with those terms, conditions and provisions.
11. Failure To Maintain Coverage: If the //TYPE// fails to maintain any of the insurance coverages required herein, Owner may withhold payment, order the //TYPE// to stop the work, declare the //TYPE// in breach, suspend or terminate the Contract, assess liquidated damages as defined herein, or may purchase replacement insurance or pay premiums due on existing policies. Owner may collect any replacement insurance costs or premium payments made from the //TYPE// or deduct the amount paid from any sums due the //TYPE// under this Contract.
12. Additional Insurance: The //TYPE// is encouraged to purchase any such additional insurance as it deems necessary.
13. Damages: The //TYPE// is required to remedy all injuries to persons and damage or loss to any property of Owner, caused in whole or in part by the //TYPE//, their subcontractors or anyone employed, directed or supervised by //TYPE//.

14. Cost: The //TYPE// shall pay all associated costs for the specified insurance. The cost shall be included in the price(s).
15. Insurance Submittal Address: All Insurance Certificates requested shall be sent to the Clark County Purchasing and Contracts Division, Attention: Insurance Coordinator. See the Submittal Requirements Clause in the RFP package for the appropriate mailing address.
16. Insurance Form Instructions: The following information must be filled in by the //TYPE//s Insurance Company representative:
1. Insurance Broker's name, complete address, phone and fax numbers.
 2. //TYPE//s name, complete address, phone and fax numbers.
 3. Insurance Company's Best Key Rating
 4. Commercial General Liability (Per Occurrence)
 - (A) Policy Number
 - (B) Policy Effective Date
 - (C) Policy Expiration Date
 - (D) General Aggregate (\$2,000,000)
 - (E) Products-Completed Operations Aggregate (\$2,000,000)
 - (F) Personal & Advertising Injury (\$1,000,000)
 - (G) Each Occurrence (\$1,000,000)
 - (H) Fire Damage (\$50,000)
 - (I) Medical Expenses (\$5,000)
 5. Automobile Liability (Any Auto)
 - (J) Policy Number
 - (K) Policy Effective Date
 - (L) Policy Expiration Date
 - (M) Combined Single Limit (\$1,000,000)
 6. Worker's Compensation
 7. Professional Liability
 - (N) Policy Number
 - (O) Policy Effective Date
 - (P) Policy Expiration Date
 - (Q) Aggregate (\$1,000,000)
 8. Description: RFP Number and Name of Contract (must be identified on the initial insurance form and each renewal form).
 9. Certificate Holder:

Clark County
c/o Purchasing and Contracts Division
Government Center, Fourth Floor
500 South Grand Central Parkway
P.O. Box 551217
Las Vegas, Nevada 89155-1217
 10. Appointed Agent Signature to include license number and issuing state.

CLARK COUNTY CERTIFICATE OF INSURANCE						ISSUED DAY (MM/DD/YY) <div style="border: 1px solid black; width: 50px; height: 20px; margin: 0 auto;"></div>
PRODUCER 1. INSURANCE BROKER'S NAME, ADDRESS, CONTACT NAME, PHONE & FAX NUMBERS			THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.			
INSURED 2. SUCCESSFUL BIDDER'S NAME, ADDRESS, PHONE & FAX NUMBERS			COMPANIES AFFORDING COVERAGE		3. BEST RATING	
			COMPANY A LETTER		COMPANY'S	
			COMPANY B LETTER		BEST KEY	
			COMPANY C LETTER		RATING	
			COMPANY D LETTER			
COMPANY E LETTER						
COVERAGES THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
4. GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> OWNER'S & CONTRACTOR'S PROT. <input type="checkbox"/> UNDERGROUND EXPLOSION & COLLAPSE DEDUCTIBLE \$25,000	(A)	(B)	(C)	GENERAL AGGREGATE \$(D) 2,000,000 PRODUCTS-COMP/OP AGG. \$(E) 2,000,000 PERSONAL & ADV. INJURY \$(F) 1,000,000 EACH OCCURRENCE \$(G) 1,000,000 FIRE DAMAGE (Any one fire) \$(H) \$0,000 MED. EXPENSE (Any one person) \$(I) \$,000		
5. AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS DEDUCTIBLE \$25,000	(J)	(K)	(L)	COMBINED SINGLE LIMIT \$(M) 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$		
EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM				EACH OCCURRENCE \$ AGGREGATE \$ STATUTORY LIMITS		
6. WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY				EACH ACCIDENT \$ DISEASE/POLICY LIMIT \$ DISEASE/EACH EMPLOYEE \$		
7. PROFESSIONAL LIABILITY	(N)	(O)	(P)	AGGREGATE \$(Q) 1,000,000		
8. DESCRIPTION: RFP NO. Error! Reference source not found.; NON-PROFIT DENTAL ORGANIZATION TO LEASE ENTERPRISE DENTAL CENTER						
9. CERTIFICATE HOLDER CLARK COUNTY, NEVADA C/O PURCHASING AND CONTRACTS DIVISION GOVERNMENT CENTER, FOURTH FLOOR 500 S. GRAND CENTRAL PARKWAY P.O. BOX 551217 LAS VEGAS, NV 89155-1217			CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT. 10. APPOINTED AGENT SIGNATURE INSURER LICENSE NUMBER _____ ISSUED BY STATE OF _____			

POLICY NUMBER: _____

COMMERCIAL GENERAL AND AUTOMOBILE LIABILITY

RFP NUMBER AND PROJECT NAME: _____

THIS ENDORSEMENT CHANGED THE POLICY. PLEASE READ IT CAREFULLY
ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY AND AUTOMOBILE LIABILITY COVERAGE PART.

SCHEDULE

Name of Person or Organization:

CLARK COUNTY, NEVADA
C/O PURCHASING & CONTRACTS DIVISION
500 S. GRAND CENTRAL PKWY 4TH FL
PO BOX 551217
LAS VEGAS, NEVADA 89155-1217

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

WHO IS AN INSURED (Section II) is amended to include as an insured the person or organization shown in the Schedule as an insured but only with respect to liability arising out of your operations or premises owned by or rented to you.

CLARK COUNTY, NEVADA, ITS OFFICERS, EMPLOYEES AND VOLUNTEERS ARE INSURED WITH RESPECT TO LIABILITY ARISING OUT OF THE ACTIVITIES BY OR ON BEHALF OF THE NAMED INSURED IN CONNECTION WITH THIS PROJECT.

EXHIBITS E1 - E9

Exhibit E1

Changing Smiles Pediatric Dentistry
Terry Meads, DMD
Board Certified Pediatric Dentist
1760 W. Wheeler Peak Dr.
Las Vegas, NV 89106
(P) 702.281.1922

Estimate Details

T4 Construction

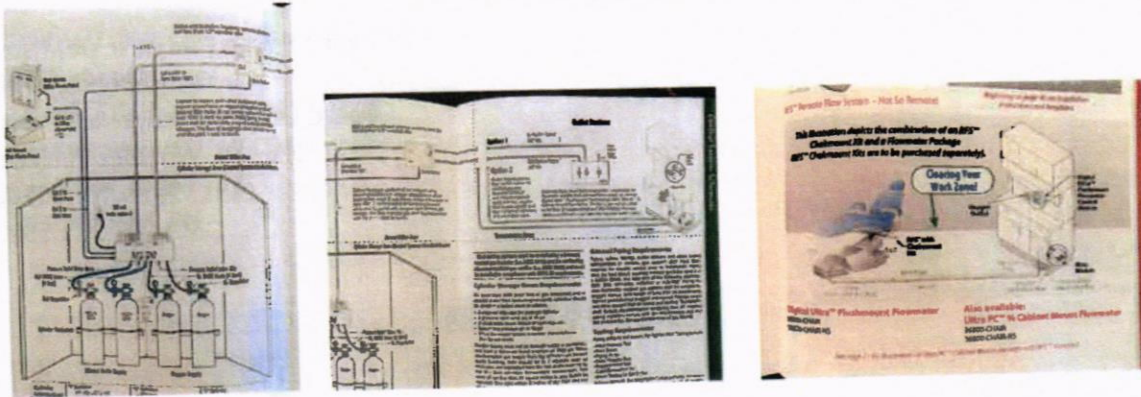
- Tenant improvements are to maximize efficiency of patient flow for the large volume of children that will be seen daily and to provide a full scope of pediatric dentistry (comprehensive exams, sedation dentistry, trauma, infection and pain)
- The existing three semi-closed dental rooms near rear of clinic will be reconstructed into two separate sedation suites for sedation dentistry and an infant consult room (lap room) for children under 3 years old.
- The existing large office space will be reconstructed into two separate consult rooms for parent/patient education, pre-sedation preparation and post-sedation recovery.
- Existing wall separating sterilization area from two semi-closed treatment rooms will be opened up to improve in-office traffic flow
- Hygiene Side – Existing 5 chairs on the right side of clinic will remain and be dedicated to cleanings, radiograph review and exams.

Benco Dental Distributor

- Treatment Rooms – Five chairs on left side will be replaced with four new chairs for operative dental procedures (fillings, crowns, extractions, etc.). Two chairs closer to the rear will be for closed room sedation suites. Two chairs near the front will be semi-closed treatment rooms.
- Nitrous room will house nitrous tanks
 - Nitrous and oxygen tanks will reside in nitrous oxide (N2O) room. Piping system will flow through the ceiling and walls to reach cabinetry behind dental chair. Gasses will be mixed in the main module located in cabinetry. Mixed gas will be delivered under the floor to the dental chair. This will make for a clean working space free from dangling/dragging hoses.
 - Please see attached photos that illustrate nitrous setup

Exhibit E1

Illustration of Nitrous Setup



Dental Design System/Integrated Dental Systems

- In-operatory patient entertainment provided via ceiling mounted televisions and in-office audio system.
- Various monitors will be strategically mounted in front office and clinical areas to facilitate an ergonomic and streamlined practice flow.
- Security cameras, motion detectors, window sensors and door sensors will be fixed to building to protect against intrusion and internal theft.

XDR Radiology

- 2 digital sensors will be utilized daily to accurately diagnose dental decay/infection and formulate treatment plans for all patients.

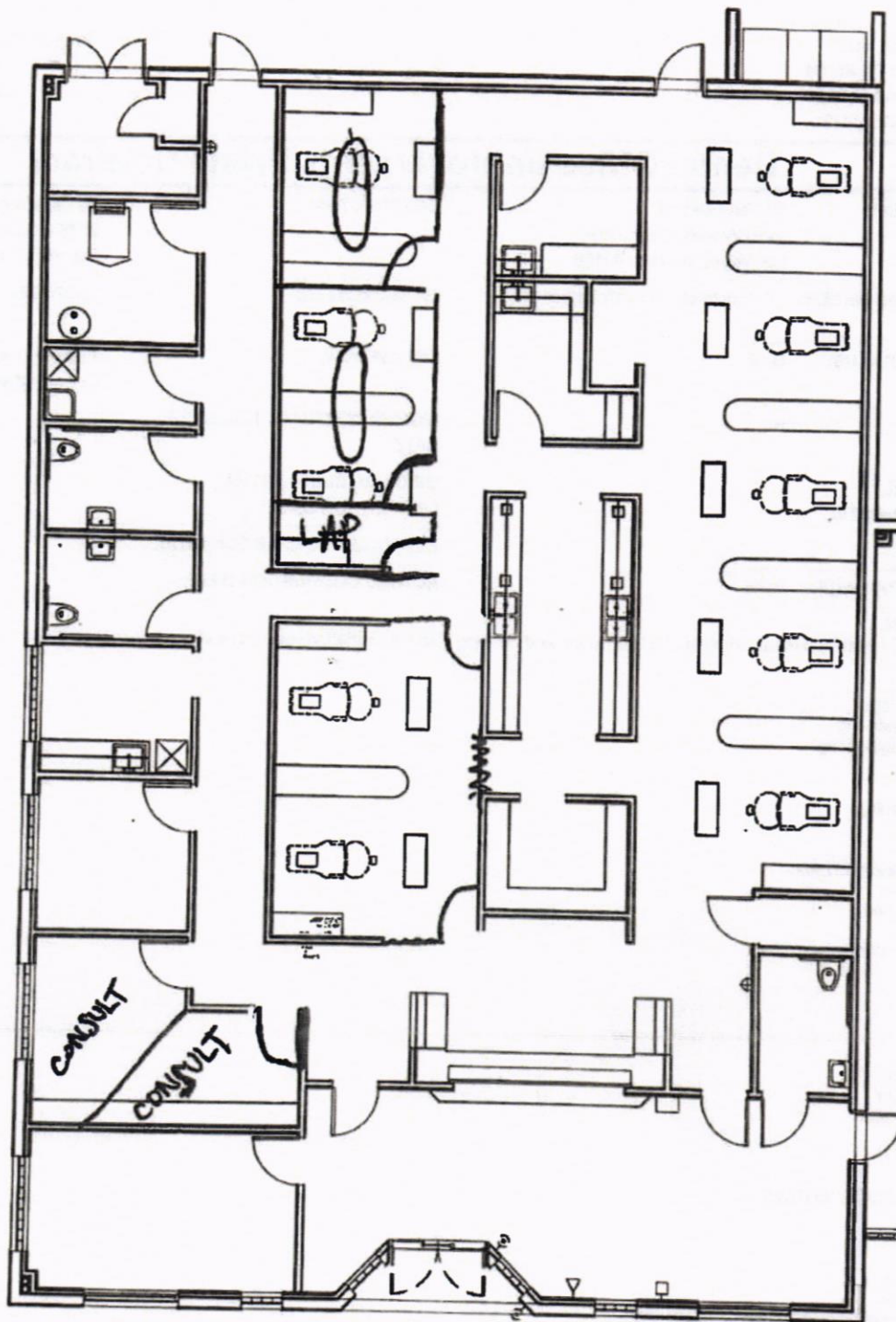
UniQue Signs USA

- Signage will be fixed along the front of the building
 - "Changing Smiles Pediatric Dentistry" + phone number and website

Estimates

T4 Construction	57,191.13
Benco Dental Distributors	179,213.34
Dental Design System	36,953.44
Integrated Dental Systems	33,822.14
XDR Radiology	10,819.00
UniQue Signs USA	8,950.00
Total	\$326,949.05

Exhibit E2





T4 Construction, LLC
2275 E Sunset Rd Ste #4
Las Vegas, Nevada 89119
Phone: (702) 270-3343

Prime Contract 1

Project: Dental Office Improvements
1716 Wheeler Peak Drive
Las Vegas, Nevada 89106
Phone: 702-281-1922

Dental Office Improvements Prime Contract

OWNER/CLIENT:	Dr. Terry Meads 1716 Wheeler Peak Drive Las Vegas, Nevada 89106	CONTRACTOR:	T4 Construction 2275 E Sunset Rd Ste #4 Las Vegas, Nevada 89119
ARCHITECT/ENGINEER:	T4 Construction (T4 Construction)	DATE CREATED:	05/07/2021
CONTRACT STATUS:	Draft	CREATED BY:	Tommie Townsend (T4 Construction)
EXECUTED:	No	SIGNED CONTRACT RECEIVED DATE:	
SUBSTANTIAL COMPLETION DATE:		ORIGINAL SUBSTANTIAL COMPLETION DATE:	
START DATE:		ESTIMATED COMPLETION DATE:	
DEFAULT RETAINAGE:	0.0%	ACTUAL COMPLETION DATE:	

DESCRIPTION:
Building of a Consultation room, addition of a LAP room, and building Two new sedation rooms at a existing dental office.

INCLUSIONS:
architectural plans
electrical engineering
mechanical engineering
plan copies
plan submittal
demolition opening
framing
drywall
acoustical ceiling grid repair
electrical scope
mechanical scope
painting
doors/hardware/frames
cove base
cleaning
dumpsters
horn strobe
sprinklers
superintendent
project manager
project accountant
profit
insurance

QUOTE GOOD FOR 30 DAYS

EXCLUSIONS:
permit fees
plan check fees
connection fees
relocation of medical chairs to be done by others

ATTACHMENTS:

#	COST CODE	DESCRIPTION	TYPE	AMOUNT
1	01-000 - Purpose	Plan Copies	Professional Services	\$150.00

2	01-010 - Project Manager	Project Manager	Professional Services	\$1,900.00
3	01-012 - Superintendent	Superintendent	Professional Services	\$2,028.51
4	01-013 - Project Coordinator	Plan Submittal	Professional Services	\$500.00
5	01-014 - Project Executive	Project Accountant	Professional Services	\$1,217.11
6	01-133 - Engineering Services	Plumbing Engineering, Electrical Engineering, Mechanical	Professional Services	\$1,500.00
7	01-134 - Architectural Services	Architectural Plans For Permitting	Professional Services	\$1,800.00
8	01-137 - Electrical Services	Add Switch And Light At Newly Constructed Consult Room, LAP Room, And 2 Sedation Rooms.	Professional Services	\$3,808.00
9	01-740 - Cleaning	Cleaning of Contractor Scopes Of Work	Professional Services	\$1,200.00
10	01-750 - Dumpsters	Trash Removal/ Haul Off	Professional Services	\$455.00
11	02-210 - Demolition	Saw Cut of Floor for relocation	Professional Services	\$2,100.00
12	03 - Concrete	Concrete Pour Back Of Relocated Plumbing For Chairs/ Stations	Professional Services	\$1,200.00
13	05-400 - Cold-Formed Metal Framing	3 5/8 Metal Stud Framing	Professional Services	\$4,090.00
14	07-200 - Thermal Protection - Insulation	Supply Sound insulation at all newly built walls at sedation room and consolation room as well	Professional Services	\$1,200.00
15	07-800 - Fire and Smoke Protection	Relocate Sprinkler Heads To Accommodate For Addition Of Walls	Professional Services	\$1,800.00
16	08-100 - Doors	Supply Install 3 Doors To Match Existing	Professional Services	\$4,500.00
17	09-290 - Drywall	Supply/Hang/Tape/ 5/8 Drywall To Match Existing	Professional Services	\$4,079.00
18	09-900 - Paints and Coatings	Paint All New Drywall To Match Existing	Professional Services	\$1,267.20
19	09-600 - Flooring	Supply/Install Flooring At sedation Rooms to Match Existing	Professional Services	\$953.70
20	09-700 - Wall Finishes	Supply Install Cove Base at New Walls	Professional Services	\$125.00
21	09-800 - Acoustical Treatment	Repair Ceiling Grid To Accommodate For Newly Built Walls	Professional Services	\$1,480.00
22	09-900 - Paints and Coatings	Paint Newly Built Walls To Match Existing	Professional Services	\$750.00
23	10-520 - Fire Protection Specialties	Relocation and Addition Of Horn Strobe As Needed	Professional Services	\$4,528.00
24	15-050 - Basic Mechanical Materials and Methods	Relocation of cans as they are required with the addition of rooms	Professional Services	\$230.00
25	17-020 - Insurance	Insurance	Professional Services	\$243.42
26	15-100 - Plumbing	Relocation of Spa Chairs/Capping off relocated chairs/Relocation	Professional Services	\$7,276.00
27	01-137 - Electrical Services	Add switches, lights at new doors and additional lights to match existing where needed	Professional Services	\$3,808.00
28	17-040 - Profit	Profit	Professional Services	\$3,002.19
Grand Total:				\$57,191.13

T4 Construction (T4 Construction)

Dr. Terry Meads
1716 Wheeler Peak Drive
Las Vegas, Nevada 89106

T4 Construction
2275 E Sunset Rd Ste #4
Las Vegas, Nevada 89119

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE



295 Centerpoint Blvd
Pittston, PA 18640
http://www.benco.com

Fixture Quote

Ref No:	4116
Purchase Order:	00004116
Printed On:	3/29/2021
Prices Firm Until*:	3/29/2021

*Prices subject to change with manufacturer price changes

Customer Information

97440736 - EQAC TERRY MEADS, DMD
1760 Wheeler Peak Dr.
Las Vegas, NV 89106
702-281-1922

Installation Address

1 - EQAC TERRY MEADS, DMD
1760 Wheeler Peak Dr.
Las Vegas, NV 89106
702-281-1922

Benco Information

Equipment Specialist:	Cameron Hutchinson (S)
	801-699-0288
Sales Representative:	Steve Dutson (A)
	435-668-4700

Qty	Item #	Mfr	Item Description	Retail	Net	Net Ext	Cash	Cash Ext
N20								
1	4787-537	ACCUTR	DIGI-FLO AUTO PKG B / PREINS	\$6,446.00	\$5,092.86	\$5,092.86	\$4,993.00	\$4,993.00
DIGI-FLO AUTOMATIC SWITCHING MANIFOLD/PACKAGE B - WALL ALARM PANEL. THIS INCLUDES THE PRE-INSTALLATION KIT								
1	4662-322	ACCUTR	DIGI-FLO ZONE VALVE	\$1,581.00	\$1,273.98	\$1,273.98	\$1,249.00	\$1,249.00
4	4716-130	ACCUTR	DIGITAL ULTRA FLUSH PK H CHRNS	\$6,569.00	\$4,937.82	\$19,751.28	\$4,841.00	\$19,364.00
DIGITAL ULTRA FLUSHMOUNT PACKAGE H, NS CHAIR INCLUDES: REMOTE FLOW SYSTEM D 25' VACUUM HOSE 25' MIXED GAS HOSES REQUIRES PURCHASE OF THE APPROPRIATE CHAIR BRAND RFS CHAIRMOUNT KIT								
4	5175-857	ACCUTR	RFS CHAIR MT DCI SERIES 5	\$357.00	\$300.90	\$1,203.60	\$295.00	\$1,180.00
4	3177-144	ACCUTR	Oxygen Check Valve Riser - DISS Fitting (for Operator)	\$151.00	\$154.02	\$616.08	\$151.00	\$604.00
4	3177-153	ACCUTR	Nitrous Oxide Check Valve Riser - DISS Fitting (for Operator)	\$151.00	\$154.02	\$616.08	\$151.00	\$604.00
Chair Unit								
4	5402-520	DCI	SERIES 5 DENTAL CHR 200W TRANS	\$7,800.00	\$5,729.43	\$22,917.72	\$5,617.09	\$22,468.36
COLOR: TBD UPHOLSTERY STYLE: Plush ERGOBACK OR NARROW BACK: Narrow Back with Slings								
4	5044-560	DCI	SWING MOUNT AUTO UNIT ONLY GRY	\$5,900.00	\$4,205.96	\$16,823.84	\$4,123.49	\$16,493.96
SWING MOUNT AUTO TENSAL UNIT SERIES 5								
4	5036-426	DCI	ISO-C 6-PIN PWR OPT TBG STR 7'	\$175.00	\$128.38	\$513.52	\$125.86	\$503.44
ISO-C 6-PIN POWER OPTIC IIF TUBING, 100% STEELING								
4	5035-785	DCI	DELUXE 1-HP LIGHT SOURCE SYS	\$125.00	\$91.77	\$367.08	\$89.97	\$359.88
4	5045-023	DCI	LIGHT LED S4 TRACK MT 115V WHT	\$4,200.00	\$2,993.73	\$11,974.92	\$2,935.03	\$11,740.12
TRACK MOUNT SERIES 4 LED LIGHT, 105V								
4	5236-433	DCI	120CLO CAB MT ASSIS INST	\$3,000.00	\$2,178.58	\$8,714.32	\$2,135.86	\$8,543.44
4	5236-460	DCI	ADDITIONAL HVE OPTION 12'O DEL	\$80.00	\$58.72	\$234.88	\$57.57	\$230.28
Mechanical room								

Exhibit E4

1	4474-866	MIDMA	POWERVAC G6 TWIN 6-10 USERS 200-250V	\$25,822.00	\$20,844.05	\$20,844.05	\$20,435.34	\$20,435.34
1	3886-977	MIDMA	P72 OIL-LESS COMP 230V 7-10USR 4.8HP	\$14,725.00	\$11,575.12	\$11,575.12	\$11,348.16	\$11,348.16
1	5191-384	SOLMET	NXT HG5 AMALGAM SEPARATOR SUPPORTS 1 - 10 CHAIRS.	\$860.00	\$826.20	\$826.20	\$810.00	\$810.00
1	3914-570	MIDMA	MASTER CTRL PANEL AIR/VAC/VAC Lap Room Light.	\$384.00	\$310.52	\$310.52	\$304.43	\$304.43
2	5044-908	DCI	LIGHT LED S4 CEIL MT 115V GRY	\$3,200.00	\$2,248.69	\$4,497.38	\$2,204.60	\$4,409.20

Subtotal :	\$127,537.35	\$125,640.61
Freight :	\$4,866.73	\$4,771.30
Tax :	\$10,713.13	\$10,553.81
Total :	<u>\$143,117.21</u>	\$140,965.72



295 Centerpoint Blvd
Pittston, PA 18640
http://www.benco.com

Exhibit E5

Equipment Quote

*Prices subject to change with manufacturer price changes

Ref No:	4115
Purchase Order:	00004115
Printed On:	5/5/2021
Prices Firm Until*:	7/5/2021

Customer Information

97440736 - EQAC TERRY MEADS, DMD
7100 Grand Montecito Pkwy
APT 3060
Las Vegas, NV 89149
702-281-1922

Installation Address

1 - EQAC TERRY MEADS, DMD
APT 3060
7100 Grand Montecito Pkwy
Las Vegas, NV 89149
702-281-1922

Benco Information

Equipment Specialist: Cameron Hutchinson (S)
801-699-0288
Sales Representative: Steve Dutson (A)
435-668-4700

Qty	Item #	Mfgr	Item Description	Retail	Net	Net Ext	Cash	Cash Ext
4	5043-338	DCI	STOOL SERIES5 DOCTOR DOCTOR'S STOOL UPHOLSTERY COLOR: TBD	\$700.00	\$499.96	\$1,999.84	\$490.16	\$1,960.64
4	5043-347	DCI	STOOL SERIES5 ASSISTANT ASSISTANT: 1 STOOL WITH BODY SUPPORT AND FOOTREST UPHOLSTERY COLOR: TBD	\$850.00	\$588.03	\$2,352.12	\$576.50	\$2,306.00
4	5439-590	DCI	Naugasoft Kid Cushion	\$369.44	\$257.18	\$1,028.72	\$252.14	\$1,008.56
1	5179-602	MIDMA	QuickClean Ultrasonic Cleaner 3.3gal Tabletop Unit INCLUDES 1 BASKET	\$2,521.00	\$2,027.76	\$2,027.76	\$1,988.00	\$1,988.00
1	5472-017	MIDMA	Midmark M11 Steam Sterilizer 115V 115V STEAM STERILIZER, 115V, 115V WITH COLOR 315 VOLT	\$8,687.00	\$7,207.32	\$7,207.32	\$7,066.00	\$7,066.00
1	4569-817	SCICAN	Statim G4 5000 Autoclave STATIM G4 AUTOClaves THE OPERATION OF FAST, SAFE, EFFICIENT STERILIZATION VIA A NEW CYCLE TECHNIQUE AND THE ABILITY TO DIAGNOSE AND TEST THE MACHINE REMOTELY	\$8,330.00	\$7,600.02	\$7,600.02	\$7,451.00	\$7,451.00
1	4481-821	KAVO	Quattrocare Plus QUATTRO CARE PLUS 2.0 LITER MULTIPLE ADAPTERS, 2.0 LITER ADAPTERS, 1.0 LITER OF SPRAY	\$3,320.00	\$2,879.46	\$2,879.46	\$2,823.00	\$2,823.00
1	5327-004	ARIBEX	NOMAD PRO2 HANDHELD XRAY SYS NOMAD PRO2	\$8,295.00	\$7,691.82	\$7,691.82	\$7,541.00	\$7,541.00

Subtotal :	\$32,787.06	\$32,144.20
Freight :	\$587.75	\$576.22
Tax :	\$2,721.32	\$2,667.96
Total :	\$36,096.13	\$35,388.38



Exhibit E6

Estimate

DENTAL DESIGN SYSTEMS

PO Box 708098, Sandy, UT 84070
8619 S Sandy Pkwy, Ste 111, Sandy, UT 84070

Name / Address
Dr. Terry Meads

Date	Estimate #
9/23/2020	1887
This estimate is only valid for 30 days from date listed above.	

*** A 2/3 deposit is required prior to work being performed. Please remit deposit to Dental Design Systems LLC. PO Box 708098, Sandy, UT 84070. If you would like to pay your deposit over the phone, call our office manager, Hillary at 801-369-0222. Please note, a 1.5% processing fee will be added to any credit card payment over \$1500. ***

Phone #	(801) 368-0080
---------	----------------

Description	Qty	Rate	Total
*** TECHNOLOGY INTEGRATION / NEW PRACTICE LOCATION ***			
*** SERVER & NETWORK EQUIPMENT ***			
Intel Xeon 3.3GHz / 32GB RAM (1600MHz) / 2TB (RAID1) / DVD+-RW / MS Server 2019Std (**Per Device Microsoft License CALs Req'd for EACH Connecting Workstation)	1	3,195.00	3,195.00T
Microsoft Windows Server 2019 1 Device CAL OLP	12	32.50	390.00T
Asus19" Basic Monitor / TV for Media rack server & A/V control	1	139.00	139.00T
APC 1000C Smart UPS with SmartConnect	1	429.00	429.00T
Professional Computer Service. Install- Setup / Configure new server onto network. Configure with all necessary services, Active Directory, and User Accounts settings. Install and configure all necessary management, imaging, and commerce softwares. Migrate all critical data from existing (outdated) server. Setup / configure backup system and test. Reset all server access paths (i.e. Docs on Server) for each admin station.	14	100.00	1,400.00
Cisco Small Business Smart 24 Port Gigabit Switch	1	289.00	289.00T
Sophos XG115 Firewall - REV. 3 ENTERPRISE PROTECT 2 Year	1	895.00	895.00T
Sophos APX 320 WAP (Central Wireless Standard 12mo)	1	345.00	345.00T
APC Back-UPS 600VA 8-Outlet Uninterruptible Power Supply	1	89.00	89.00T
Signature			
Subtotal			
Sales Tax (7.25%)			
Total			



DENTAL DESIGN SYSTEMS

PO Box 708098, Sandy, UT 84070
8619 S Sandy Pkwy, Ste 111, Sandy, UT 84070

Exhibit E6

Estimate

Date	Estimate #
9/23/2020	1887
This estimate is only valid for 30 days from date listed above.	

Name / Address
Dr. Terry Meads

*** A 2/3 deposit is required prior to work being performed. Please remit deposit to Dental Design Systems I.L.C. PO Box 708098, Sandy, UT 84070. If you would like to pay your deposit over the phone, call our office manager, Hillary at 801-369-0222. Please note, a 1.5% processing fee will be added to any credit card payment over \$1500. ***

Phone #	(801) 368-0080
---------	----------------

Description	Qty	Rate	Total
Setup / Configure new Sophos firewall into network configuration. Configure all security and ports settings specific to this network. Activate all subscriptions (antivirus / content filter). Setup and configure VPN / Remote access needs and train staff on use. **Mount Sophos Wireless Access Point into centralized location for maximum Wi-Fi range. Configure Secured and Guest Wi-Fi Logins, connect and integrate with Sophos firewall configuration settings.	2.5	100.00	250.00
Professional Computer Service, Install- Mount and connect all network terminations in network distribution / equipment rack. Perform cable management and test all connections to each workstation.	3	100.00	300.00
*** ADMINISTRATIVE AREA (Checkin / Checkout) ***			
Dell Optiplex 3070 Micro - Intel i5-9500T / 16GB RAM / M.2 256GB SSD / Windows 10 Pro / Dell Optiplex Micro VESA Mount	2	969.00	1,938.00T
Asus 23.6" Monitor	4	189.00	756.00T
Logitech Cordless Desktop EX MK320 / 335 Keyboard - wireless - RF - mouse - USB wireless receiver	2	49.00	98.00T
APC Essential Surgearrest 6 Outlets Black	2	20.00	40.00T
HP LaserJet M404	1	359.00	359.00T
Fujitsu ScanSnap iX1500	1	449.00	449.00T
Signature			
Subtotal			
Sales Tax (7.25%)			
Total			



Exhibit E6

Estimate**DENTAL DESIGN SYSTEMS**

PO Box 708098, Sandy, UT 84070

8619 S Sandy Pkwy, Ste 111, Sandy, UT 84070

Date	Estimate #
9/23/2020	1887
This estimate is only valid for 30 days from date listed above.	

Name / Address
Dr. Terry Meads

*** A 2/3 deposit is required prior to work being performed. Please remit deposit to Dental Design Systems LLC, PO Box 708098, Sandy, UT 84070. If you would like to pay your deposit over the phone, call our office manager, Hillary at 801-369-0222. Please note. a 1.5% processing fee will be added to any credit card payment over \$1500. ***

Phone #	(801) 368-0080
---------	----------------

Description	Qty	Rate	Total
Professional Computer Service, Install- Setup / Configure new checkin and checkout workstations onto network. Configure with all necessary software (Dentrix / Dexis / Imaging / eCommerce / MSOffice / Etc) and Peripherals (Printers / Scanners / Etc). Migrate all critical / user-specific data from existing (outdated) workstations to new (if any). configure user-specific settings, install & configure main laser printer, install Scansnap document scanner, perform cable management, and test.	6	100.00	600.00
*** ADMINISTRATIVE AREA (Consultation1) ***			
Dell Optiplex 3070 Micro - Intel i5-9500T / 16GB RAM / M.2 256GB SSD / Windows 10 Pro / Dell Optiplex Micro VESA Mount	1	969.00	969.00T
Asus 23.6" Monitor	1	189.00	189.00T
Logitech Cordless Desktop EX MK320 / 335 Keyboard - wireless - RF - mouse - USB wireless receiver	1	49.00	49.00T
APC Essential Surgearrest 6 Outlets Black	1	20.00	20.00T
Professional Computer Service, Install- Setup / Configure new consultation workstation onto network. Configure with all necessary software (Dentrix / Dexis / Imaging / eCommerce / MSOffice / Etc) and Peripherals (Printers / Scanners / Etc). Migrate all critical / user-specific data from existing (outdated) workstations to new (if any). configure user-specific settings. perform cable management, and test.	2.5	100.00	250.00
Signature			
Subtotal			
Sales Tax (7.25%)			
Total			



Exhibit E6

Estimate

DENTAL DESIGN SYSTEMS

PO Box 708098, Sandy, UT 84070
8619 S Sandy Pkwy, Ste 111, Sandy, UT 84070

Date	Estimate #
9/23/2020	1887
This estimate is only valid for 30 days from date listed above.	

Name / Address
Dr. Terry Meads

*** A 2/3 deposit is required prior to work being performed. Please remit deposit to Dental Design Systems LLC, PO Box 708098, Sandy, UT 84070. If you would like to pay your deposit over the phone, call our office manager, Hillary at 801-369-0222. Please note, a 1.5% processing fee will be added to any credit card payment over \$1500. ***

Phone #	(801) 368-0080
---------	----------------

Description	Qty	Rate	Total
*** ADMINISTRATIVE AREA (Private Office) ***			
Dell Optiplex 3070 Micro - Intel i5-9500T / 16GB RAM / M.2 256GB SSD / Windows 10 Pro / Dell Optiplex Micro VESA Mount	1	969.00	969.00T
Asus 23.6" Monitor	1	189.00	189.00T
Logitech Cordless Desktop EX MK320 / 335 Keyboard - wireless - RF - mouse - USB wireless receiver	1	49.00	49.00T
APC Essential Surgearrest 6 Outlets Black	1	20.00	20.00T
Professional Computer Service. Install- Setup / Configure new private office workstation onto network. Configure with all necessary software (Dentrix / Dexis / Imaging / eCommerce / MSOffice / Etc) and Peripherals (Printers / Scanners / Etc). Migrate all critical / user-specific data from existing (outdated) workstations to new (if any). configure user-specific settings, perform cable management, and test.	1.5	100.00	150.00
*** CLINICAL AREA (Quiet Ops 4) ***			
Dell 7470 All-In-One 24" Touch Display - Space-saving & Versatile - Intel i5 4.4Ghz / 16GB RAM / M.2 256 SSD	4	1,395.00	5,580.00T
Strong Universal Double-Arm Articulating Mount for 13-27" Small Displays	4	105.00	420.00T
Ultra Thin Compact Wireless Keyboard and Mouse Set	4	49.00	196.00T
Subtotal			
Sales Tax (7.25%)			
Total			

Signature



DENTAL DESIGN SYSTEMS

PO Box 708098, Sandy, UT 84070
8619 S Sandy Pkwy, Ste 111, Sandy, UT 84070

Exhibit E6

Estimate

Date	Estimate #
9/23/2020	1887
This estimate is only valid for 30 days from date listed above.	

Name / Address
Dr. Terry Meads

*** A 2/3 deposit is required prior to work being performed. Please remit deposit to Dental Design Systems LLC. PO Box 708098, Sandy, UT 84070. If you would like to pay your deposit over the phone, call our office manager, Hillary at 801-369-0222. Please note, a 1.5% processing fee will be added to any credit card payment over \$1500. ***

Phone #	(801) 368-0080
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Description	Qty	Rate	Total
APC Essential Surgearrest (Special Outlet Mount)	4	29.9975	119.99T
Professional Computer Service, Install- Setup / Configure (4) new Quiet operatory workstations onto network. Configure with all necessary software (Dentrix / Dexis / Imaging / Etc) and Peripherals (Intraoral Cams / Sensors / Etc). Migrate all critical / user-specific data from existing (outdated) workstations to new (if any), configure user-specific settings, mount All-in-One workstation, perform cable management, and test.	12	100.00	1,200.00
*** CLINICAL AREA (Open Bay 5) ***			
Dell 7470 All-In-One 24" Touch Display - Space-saving & Versatile - Intel i5 4.4Ghz / 16GB RAM / M.2 256 SSD	5	1,395.00	6,975.00T
Strong Universal Double-Arm Articulating Mount for 13-27" Small Displays	5	105.00	525.00T
Ultra Thin Compact Wireless Keyboard and Mouse Set	5	49.00	245.00T
APC Essential Surgearrest (Special Outlet Mount)	5	29.998	149.99T
Professional Computer Service, Install- Setup / Configure (5) new open bay operatory workstations onto network. Configure with all necessary software (Dentrix / Dexis / Imaging / Etc) and Peripherals (Intraoral Cams / Sensors / Etc). Migrate all critical / user-specific data from existing (outdated) workstations to new (if any), configure user-specific settings, mount All-in-One workstation, perform cable management, and test.	15	100.00	1,500.00
Signature			
Subtotal			
Sales Tax (7.25%)			
Total			



Exhibit E6

Estimate**DENTAL DESIGN SYSTEMS**

PO Box 708098, Sandy, UT 84070
8619 S Sandy Pkwy, Ste 111, Sandy, UT 84070

Date	Estimate #
9/23/2020	1887
This estimate is only valid for 30 days from date listed above.	

Name / Address
Dr. Terry Meads

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Phone #	(801) 368-0080
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Description	Qty	Rate	Total
*** CLINICAL AREA (X-Ray Acquisition Station) ***			
Dell 7470 All-In-One 24" Touch Display - Space-saving & Versatile - Intel i5 4.4Ghz / 16GB RAM / M.2 256 SSD	1	1,395.00	1,395.00T
Strong Universal Double-Arm Articulating Mount for 13-27" Small Displays	1	105.00	105.00T
Ultra Thin Compact Wireless Keyboard and Mouse Set	1	49.00	49.00T
APC Essential Surgearrest (Special Outlet Mount)	1	30.00	30.00T
Professional Computer Service. Install- Setup / Configure new X-Ray Acquisition workstation onto network. Configure with all necessary software (Dentrix / Dexis / Imaging / Etc) and Peripherals (Panoramic Unit / Sensors / Etc). Migrate all critical / user-specific data from existing (outdated) workstations to new (if any), configure user-specific settings, mount All-in-One workstation, perform Pano Unit and Intraoral X-Ray systems, perform cable management, and test.	4	100.00	400.00
*** CLINICAL AREA (Sterilization Area) ***			
Dell 7470 All-In-One 24" Touch Display - Space-saving & Versatile - Intel i5 4.4Ghz / 16GB RAM / M.2 256 SSD	1	1,395.00	1,395.00T
Strong Universal Double-Arm Articulating Mount for 13-27" Small Displays	1	105.00	105.00T
Ultra Thin Compact Wireless Keyboard and Mouse Set	1	49.00	49.00T
Subtotal			
Sales Tax (7.25%)			
Total			

Signature



DENTAL DESIGN SYSTEMS

PO Box 708098, Sandy, UT 84070

8619 S Sandy Pkwy, Ste 111, Sandy, UT 84070

Exhibit E6

Estimate

Date	Estimate #
9/23/2020	1887
This estimate is only valid for 30 days from date listed above.	

Name / Address
Dr. Terry Meads

*** A 2/3 deposit is required prior to work being performed. Please remit deposit to Dental Design Systems LLC, PO Box 708098, Sandy, UT 84070. If you would like to pay your deposit over the phone, call our office manager, Hillary at 801-369-0222. Please note, a 1.5% processing fee will be added to any credit card payment over \$1500. ***

Phone #	(801) 368-0080
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Description	Qty	Rate	Total
APC Essential Surgearrest (Special Outlet Mount)	1	30.00	30.00T
Professional Computer Service, Install- Setup / Configure new sterilization workstation onto network. Configure with all necessary software (Dentrix / Dexis / Imaging / Etc) and Peripherals (Printers / Scanners / Etc). Migrate all critical / user-specific data from existing (outdated) workstations to new (if any), configure user-specific settings, mount All-in-One workstation, perform cable management, and test.	2.5	100.00	250.00
Professional Computer Service. Install- New Client Relations Discount	-7	100.00	-700.00
<p>** NOTE: This estimate assumes a traditional local database software will be employed (a local server will be necessary). If a cloud-based software is selected, the server portion of this estimate can be eliminated.</p> <p>*** NOTE: This estimate assumes all clinical workstations will be All-in-One units for space-saving consolidation. If separate workstations / monitors are desired, these can be utilized for identical cost.</p>			
Subtotal			\$34,833.98
Sales Tax (7.25%)			\$2,119.46
Total			\$36,953.44

Signature _____



12001 Pineridge Rd, Sandy, UT 84094
Jason @integrateddental.com 801-259-8851

Exhibit E7

Estimate

Date	Estimate #
09/24/2020	2543

Name / Address
DR Terry Meads Las Vegas, NV

A 2/3 Deposit is required prior to work being performed.
There is a 3% additional charge for credit card transactions

Description	Qty	Rate	Total
New Office Wiring and Systems estimate			
Pre-Wire - Includes wiring for Network(20), Phone(10), TV(11), Audio(5), Security(Doors(6) Motions(7)) Recessed Outlets(4), HDMI(4), Maglock(1), Cameras (8)	1	4,664.00	4,664.00
Finish Trimout of Plates and distribution - Includes Wallplates(10), Network Connectors(30), Phone Connectors(20), TV Connectors(11), Brush Plates(4), Network Distribution 24 Port Rack Panel(2) - Termination, Testing and Labeling	1	2,543.50	2,543.50
Security System for a Dr Office - Motions(8) Doors(3), Control System for Self Monitoring, System interface Module, Thermostats(3)	1	2,617.00	2,617.00
Mag Lock System for 1 Door - Includes Wiring - Maglock or Strike, Readers and exit buttons, System - including Installation Programming and training Monitoring for Security System and Door locks are integrated together and \$55 per month	1	2,333.00	2,333.00
Data Rack 72" Tall with 6 Shelves and 20 outlet Power Strip and Power Conditioner	1	756.00	756.00
TV System - Includes 24" TV in ceiling in (9) OPs with Apple TV's(5) . Wireless Headphones(9) - Open bay TV's grouped on One Source	1	9,464.00	9,464.00
50" TV Mounted on Wall in Kids Room with Apple TV 32G -	1	753.00	753.00
32" TV Mounted on Wall above doors - For Security Monitor of Kids Room - With Link to NVR	1	1,244.00	1,244.00
Audio System - Speakers(12) Volume Controls (5) with control through Sonos	1	3,543.00	3,543.00
Camera System - IP Cameras(8), NVR, POE Network Switch, Rack Monitor - Installation, Programming and training	1	5,305.00	5,305.00

Subtotal \$33,222.50

Sales Tax (7.125%) \$599.64

Total \$33,822.14

Signature _____

XDR Radiology

Imaging Through Science

Exhibit E8

11300 W. Olympic Blvd. Suite 710 Los Angeles, CA 90064

www.XDRradiology.com

Phone: 844-937-7000

Fax: 888-937-9728

info@XDRradiology.com

XDR Specialist

Nick Arthur

Phone: 844-937-7000

Fax: 888-937-9728

NArthur@XDRemail.com

FORMAL QUOTE

5/14/2021

CUSTOMER

Terry Meads

Practice Name

Address

City, State ZIP

Quoted Pricing effective for 30 days

DESCRIPTION	QTY	Unit Price	Amount
enter system name here			
Size 1 XDR Anatomic Sensor	2	4590.00	9,180.00
XDR Positioner Kit	2	110.00	220.00
Barriers	2	29.00	58.00
5 Concurrent XDR Imaging Software Usage Software Licenses			
Network Server/First License	1	1495.00	1,495.00
Additional Licenses	4	150.00	600.00
Remote Installation	1	750.00	750.00
Hardware Replacement Plan (HRP) Coverage for Size-1 Sensor	1	495.00	495.00

Software Support - Billed Separately. Required for first 12 mont

Subtotal before discount and applicable taxes	\$	12,798.00
System Bundled Discount		(\$1,484.00)
CDA Tradeshow Discount - Free HRP		(\$495.00)
Subtotal with Discounts	\$	10,819.00
Taxable Subtotal	\$	10,819.00
Non-Taxable Subtotal	\$	-

TERMS AND CONDITIONS

1. Customer has read and initialed Important Information page.
2. Customer will be billed after indicating acceptance of this quote.
3. Payment will be due prior to delivery of service and goods.

(TAX Rate 0% X \$6090) Tax due

\$

\$

TOTAL 10,819.00

Customer Acceptance (sign below):

X _____

Date _____

Print Name: _____

UniQue Signs USA

FW: CHANGING SMILE - TT091820W - 1760 WHEELER PEAK DR - CL, FCO Inbox x

Dave <dave@uniquesigns.com>
to me

Oct 5, 2020, 3:53 PM (3 days ago) ☆ ↵

Hi Terry

Attached is a rendering of the sign for you to review. Please note that the letters " Changing Smile Pediatrics Dentistry " will be illuminated but the other letters will not . The price which includes the installation , tax & permit is **\$8950.00**

Thank you

Dave Monk

UniQue Signs USA, Inc.

4325 West Patrick Ln. # 155 • Las Vegas, NV 89118

Tel (702) 795-7446 • Fax (702) 795-8005

Cell Tel. (702) 203-7204

www.uniquesigns.com Please consider us for ALL of your sign needs.

Electrical, Channel Letters, Light Boxes, Neon, Interior, Exterior, Architectural,

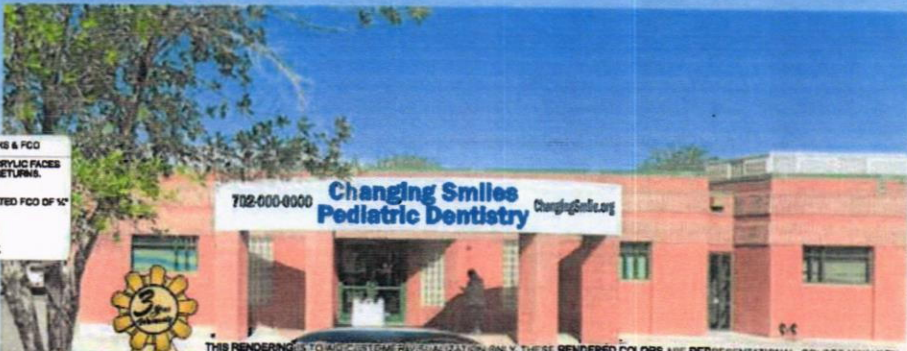
Apartments, Hotels, Casinos, Construction Site Signs, Banners, Door/Window Graphics,

Vehicle Graphics & MUCH MORE!!!

CHANNEL LETTERS & FCO

702-000-0000 Changing Smiles Pediatric Dentistry

ChangingSmile.org



INTERIALLY ILLUMINATED CHANNEL LETTERS & FCO

CHANNEL LETTERS FEATURE 3/4" BLUE ACRYLIC FACES WITH BLUE LEDS TO PROVIDE ILLUMINATION.

FCO TELEPHONE AND URL IS NON-ILLUMINATED FCO OF 1/2" COMPOSITE ALUMINUM.

OPTIONAL: NO CHANNEL LETTERS, ALL FCO

INSTALLED TO UL STANDARDS WITH PERMIT.

702-000-0000 Changing Smiles Pediatric Dentistry ChangingSmile.org

THIS RENDERING IS TO ASSIST CUSTOMERS IN VISUALIZATION ONLY. THESE RENDERED COLORS ARE REPRESENTATIONAL. COLORS MAY VARY FROM ACTUAL MATERIALS. A FIELD CHECK IS REQUIRED.

UL LISTED

Nevada Contractors License # 55031

Unique Signs USA, Inc.

4325 W Patrick Ln #155
Las Vegas, NV 89118
Ph: 702-795-7446
Fax: 702-795-8005
www.uniquesigns.com

Changing Smiles
1760 Wheeler Peak Dr
Las Vegas, NV 89108
N of Downtown
Terry
702-281-1922

JOB NUMBER: TT091820W
DRAWN BY: Troy
SALES PERSON: Dave Monk
CELL: 702-203-7204
dave@uniquesigns.com

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