

**ADDENDUM TO STANDARD INDUSTRIAL/COMMERCIAL MULTI-TENANT LEASE –
GROSS DATED May 7, 2019, BY AND BETWEEN LOS ANGELES IRON & STEEL
COMPANY, A CALIFORNIA CORPORATION, AS LESSOR AND WASHOE COUNTY,
NEVADA, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA, AS LESSEE, FOR
THE PREMISES COMMONLY KNOWN AS 405WESTERN ROAD, UNITS 15, 20 & 23, RENO,
NEVADA 89506**

50. **TERMS:** Capitalized terms used in this Addendum shall have the meanings given to them in the Lease. In the event of any conflict between the provisions of this Addendum and the Lease this Addendum shall be controlling
51. **RENT ADJUSTMENT:** Monthly Base Rent shall be due and payable monthly in accordance with the following schedule:

<u>Period</u>	<u>Monthly Base Rent</u>
July 1, 2019 – June 30, 2020	\$3,120.00
July 1, 2020 – June 30, 2021)	\$3,213.60
July 1, 2021 – June 30, 2022)	\$3,301.01
July 1, 2022 – June 30, 2023)	\$3,409.31
July 1, 2023 – June 30, 2024)	\$3,511.59

All rent payments not made electronically shall be mailed to Lessor at 561 Keystone Avenue, #355, Reno, NV 89503.

52. **LESSEE'S COMPLIANCE WITH LAW(S)/NON DISTURBANCE RULES:** Lessee shall comply with all governmental laws, ordinances and regulations applicable to the use and occupancy of the Premises and shall promptly comply with all governmental orders and directions for the correction, prevention and abatement of any violations in or upon, or in connection with the Premises, all at Lessee's sole cost and expense. Lessee shall not create a nuisance affecting any of the adjacent tenants and shall take whatever steps are necessary to eliminate business noises, vibrations, fumes, odors, excessive vehicular traffic and/or any other factors that may create interference with or cause a disturbance to any of the adjacent tenants located at the Project of which the Premises is a part.
53. **MAINTENANCE OF HVAC EQUIPMENT:** Lessee shall maintain the heating, ventilation and air conditioning (HVAC) equipment by Lessee's Facility Management staff or a service contract with contractors specializing and experienced in the maintenance of HVAC systems, as Lessee's discretion. If Lessee fails to perform proper maintenance, Lessor shall have the right, but not the obligation, to contract for maintenance of heating, ventilation and air conditioning (HVAC) equipment that services or may service the Premises, and, in such an event, Lessee shall reimburse Lessor said for costs actually incurred by Lessor on a monthly basis, on the same terms and conditions as normal rental payments.
54. **AVAILABILITY OF ELECTRICAL SERVICES:** Lessee agrees to confirm the adequacy and/or availability of the electrical services to the Premises with Lessee's electrical contractor and/or with Nevada Energy, or such other applicable utilities service company, and shall hold Lessor harmless from and against any costs, liabilities and/or damages that arise due to any insufficiencies that may exist with respect to any electrical services.

55. **OUTSIDE STORAGE; REFUSE REMOVAL:** Notwithstanding anything to the contrary contained in the Lease, no goods or equipment, except a maximum of one (1) operable and licensed vehicle shall be stored outside the Premises for more than forty-eight (48) hours without Lessor's prior consent. Trailers, campers or other vehicles on blocks are prohibited. Lessee is responsible for arranging for regular refuse removal. All refuse stored outside the Building is to be stored in a trash container with a lid. Any such goods, equipment or improperly stored refuse may be removed by Lessor at Lessee's expense within two (2) days following Lessor's notice to Lessee of Lessor's intent to remove same. At Lessor's option, excess vehicles parked at the Project for more than 48 hours may be towed by Lessor, at Lessee's expense.

56. **NOTICE TO TENANTS CONCERNING HAZARDOUS WASTES OR SUBSTANCES AND UNDERGROUND STORAGE TANKS:**

THIS IS AN IMPORTANT NOTICE – READ IT CAREFULLY

Under current Federal and State laws governing the use, storage, handling, cleanup, removal and/or disposal of "hazardous wastes or substances" an owner, buyer, tenant and other users of real property can be held responsible for costs incurred in the cleanup of hazardous substances or waste, for the payment of damages and for the modification of the real property to conform to environmental safety standards (for example, the removal of asbestos or the closure of an underground storage tank).

The terms "hazardous waste" and "hazardous substances" include, but are not limited to any petroleum product, paints and solvents, lead, cyanide, DDT, printing inks, acids, pesticides, ammonia compounds, asbestos, PCBs and toxic chemicals.

Since these laws affect every kind of real property, it is essential that Lessee obtain legal and technical advice to determine whether any such laws must be complied with, and what, if anything, is required to be done in connection with this proposed lease for the real property described herein, to minimize Lessee's potential liability. Such professionals as attorneys, engineers and geologists specializing in toxic waste matters are among those Lessee should consult to obtain a clear understanding of the condition of the real property and Lessee's rights and obligations under hazardous waste and substance laws as same relate to this transaction.

WE STRONGLY RECOMMEND THAT LESSEE RETAIN LEGAL, ENGINEERING AND GEOLOGICAL EXPERTS TO ADVISE LESSEE AS WELL AS ANY OTHER EXPERTS WHICH LESSEE OR THEY DEEM APPROPRIATE.

57. **ATTORNEY REVIEW:** Lessee hereby acknowledges and agrees that it has been afforded an opportunity to have its attorney review this Lease and the parties agree that for purposes of interpretation of the Lease the Lease shall be deemed to have been jointly drafted by Lessor and Lessee and shall not be construed more strictly against either party.
58. **NOTICE CONCERNING THE CULTIVATION, PROCESSING AND/OR SALE OF MARIJUANA:** The cultivation, processing and/or sale of marijuana, marijuana products or derivatives of marijuana is expressly prohibited and constitutes an incurable breach of this Lease. In the event Lessor discovers Lessee has violated this provision the rental rate shall retroactively be increased by a factor of five hundred percent (500%) of the rate in effect at the time the breach is discovered, commencing ninety (90) days prior to the date Lessee is notified in writing by Lessor of the breach. Said increased rate shall continue in effect until Lessee has vacated the Premises and delivered possession to Lessor.

59. **ADDRESS FOR NOTICES:** Pursuant to Section 23.1 of the Lease Lessor and Lessee's respective address for notices shall be as follows:

Lessor: (For Notices and Payment of Rent) Los Angeles Iron & Steel Company
561 Keystone Avenue, Suite 355
Reno, NV 89506
(775) 788-1700

Lessee: Washoe County Health District
Vector Borne Diseases Program
1001 E. Ninth St.
Reno, NV 89512

60. **FUNDING OUT CLAUSE.** Under NRS 244.320 and 354.626, if the County's governing body does not appropriate or budget funds for the purposes specified in the Agreement or this Addendum, or the County's governing body has been required, in its discretion, to amend previous appropriations or budgeted amounts to eliminate or reduce funding for the purposes of the Agreement or this Addendum, the Agreement, including this Addendum, shall be terminated without penalty, charge, or sanction.

61. **TERMINATION.** In the event Lessee shall acquire a County owned building or space in one becomes available in which Lessee shall conduct the same function it is currently performing in place of its operations in the Premises, Lessee may cancel this Agreement, at anytime, without penalty by giving the Lessor six (6) months prior written notice of its intention to do so; provided however, that Lessee is not in default of any of the terms contained in this Agreement

ACCEPTED AND AGREED TO AS OF THE DATE FIRST HEREINABOVE WRITTEN:

LESSOR:

LOS ANGELES IRON & STEEL COMPANY,
a California corporation

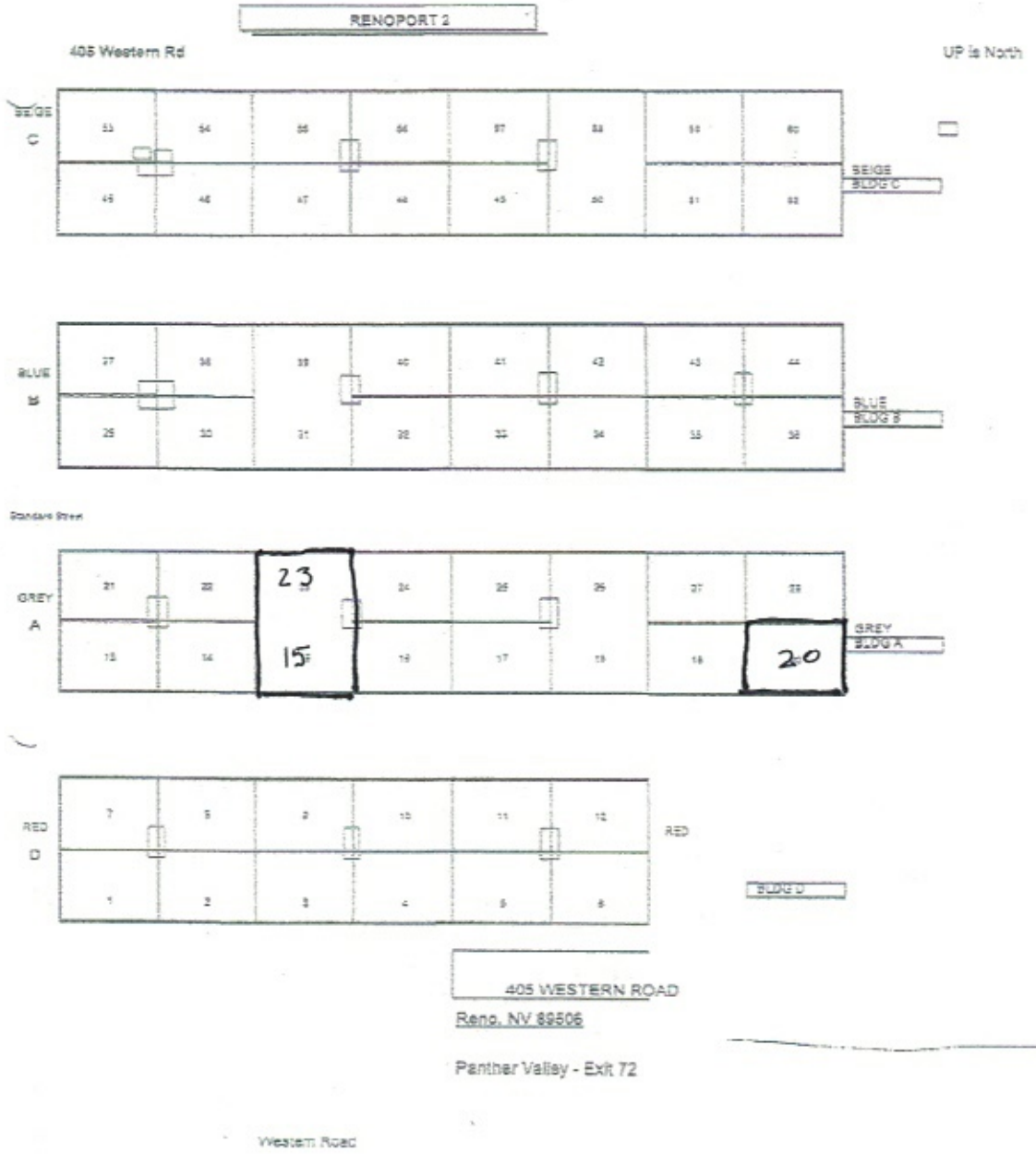
By: _____
Mary L. Watkins
Title: Executive Vice President

LESSEE:

WASHOE COUNTY, NEVADA
a political subdivision of the State of Nevada

By: _____
Print Name: _____
Title: _____

EXHIBIT A - SITE PLAN



**RULES AND REGULATIONS FOR STANDARD MULTI-TENANT
COMMERCIAL/INDUSTRIAL LEASE
405 WESTERN ROAD, RENO NV 89506**

1. Lessee shall not suffer or permit the obstruction of any Common Areas, including driveways, walkways and stairways.
2. Lessor reserves the right to refuse access to an persons Lessor in god faith judges to be a threat to the safety and reputation of the Project and its occupants.
3. Lessee shall not make or permit any noise or odors that annoy of interfere with other lessees or persons having business within the Project.
4. Lessee shall not alter any lock or install new or additional locks or bolts.
5. Lessee shall be responsible for the inappropriate use of any toilet rooms, plumbing or other utilities. No foreign substances of any kind are to be inserted therein.
6. Lessee shall not deface the walls, partitions or other surfaces of the Premises or Project.
7. Lessee shall not suffer or permit anything in or around the Premises or Building that causes excessive vibration or floor loading in any part of the Project.
8. Lessee shall not employ any service or contractor for services to be performed in the Building or Project except as approved by Lessor.
9. Lessee shall return all keys at the termination of its tenancy and shall be responsible for the cost of replacing any keys that are lost.
10. Lessee shall employ Lessor's locksmith ABC Lock (775-331-5308) to rekey the entrance to the Premises so that Lessor's master key will open any doors so re-keyed.
11. No window coverings, shades or awnings shall be installed or used by Lessee.
12. No lessee, Lessee employee or Lessee invitee shall go upon the roof of the Building.
13. Lessee shall not suffer or permit smoking or carrying lighted cigars or cigarettes in areas reasonably designated by Lessor or by applicable governmental agencies as non-smoking areas.
14. Lessee shall not use any method of heating or air conditioning as to the entire Premises other than as provided by Lessor, provided that Lessee shall utilize a heater as necessary in the Premises' restroom to prevent pipes from freezing.
15. Lessee shall not install, maintain or operate any vending machines upon the Premises without Lessor's prior written consent.
16. The Premises shall not be used for lodging, cooking or food preparation.
17. Lessee shall comply with all safety, fire protection and evacuation regulations established by Lessor or an applicable governmental agency.
18. Lessee shall not permit or allow any vehicles that belong to or are controlled by Lessee or Lessee's employees, suppliers, shippers, customers or invitees to be loaded, unloaded or parked in areas other than those areas designated by Lessor for such activities.
19. Users of the parking areas will obey all posted signs and park only in the areas designated for vehicle parking.
20. Lessor is not responsible for any damage to vehicles, injury to persons or loss of property, all of which risks are assumed by the party using the parking area.
21. Validation, if established, will be permissible only by such method or methods as Lessor and/or its licensee may establish at rates generally applicable to visitor parking.
22. Lessor reserves the right to waive any one of these rules and regulations, as it may from time to time deem necessary for the appropriate operation and safety of the Project and its occupants. Lessee agree to abide by these and such rules and regulations.