

AMENDMENT TO LAND LEASE AGREEMENT

THIS AMENDMENT is dated February 25, 2025, by and between GERLACH GENERAL IMPROVEMENT DISTRICT, (“Gerlach”) and WASHOE COUNTY, NEVADA, a political subdivision of the State of Nevada, (“County”)

WITNESSETH

WHEREAS, Gerlach and County are Parties to a Land Lease Agreement (“Lease Agreement”) dated April 12, 2005 leasing property to the County described therein at 385 E. Sunset Blvd, Gerlach, Nevada 89412; and,

WHEREAS, the term of that Agreement commenced on April 12, 2005, for (10) years with County having two (2) separate and successive renewal options, each for a period of ten (10) years; and,

WHEREAS, no formal renewal or extension has been executed, the parties have continued to perform their respective obligations under the Agreement in a manner consistent with its terms, thereby demonstrating their mutual intent to maintain the contractual relationship; and,

WHEREAS, the Parties to the Lease Agreement have been negotiating a new or extended lease pursuant to Section Four of the Lease Agreement and mutually seek to extend the term of the Lease Agreement for an additional period of time described herein to allow for the finalization of an amended lease agreement, which is in the best interests of both Parties,

NOW THEREFORE in consideration of the mutual covenants contained herein, the Parties hereto agree as follows:

1. “SECTION 4 TERM AND RENT, SUBSECTION 4.1” shall be amended to reflect a new termination date of April 12, 2035 and to read as follows:

“The term of this Agreement shall be from April 1, 2025, retroactively, and terminate on May 31, 2035, unless this Agreement is terminated sooner pursuant to Section 10. County shall have two (2) separate and successive renewal options, each for a period of ten (10) years. County shall, sixty (60) days prior to the expiration date of the initial term of this Agreement or any extensions thereof, provide written documentation for its renewal of this Agreement for either of the option terms. The rental amount shall be One Dollar (\$1.00) per year.”

2. All other terms and conditions shall remain in full force and effect
3. There are no amendments, deletions or other changes to the Lease Agreement not described herein, and all other terms of the Lease Agreement which are not inconsistent with this Lease Amendment shall continue in full force and effect.

