DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT LEASE AMENDMENT ADDRESS OF PREMISES: Fire Station 220, 3405 White Lake Road Reno, NV 89508 LEASE AMENDMENT No. 1 TO LEASE NO. L16PL00011 Consisting of 2 pages,1 Exhibit page and Attachment: 7 pages

THIS AMENDMENT is made and entered into between Truckee Meadows Fire Protection District, whose address is 3663 Barron Way, Reno, NV 89511-1802, hereinafter called the LESSOR and the UNITED STATES OF AMERICA, hereinafter called GOVERNMENT, hereinafter jointly referred to as the "Parties":

WHEREAS, the Parties hereto desire to amend the above Lease to provide for additional square footage at the Leased Premises, replace the Exhibit, increase the annual rent, incorporate an advance lump sum payment for 5 years rent and incorporate a one-time lump sum payment for GOVERNMENT'S Propane usage.

NOW THEREFORE, these Parties for the consideration hereinafter mentioned, covenant and agree that the said Lease is amended, effective October 1, 2020 as follows:

Lease Amendment No. 1 is issued to reflect the following revision(s):

- A. Amend **Paragraph 1** of the Lease to include additional square footage to the Premises and replace the 04.05.2016 lease Exhibit.
- B. Amend **Paragraph 3** of the Lease to adjust the rent for the additional square footage added to the Lease.
- C. Incorporate Paragraph 17. ONE-TIME LUMP SUM PAYMENT FOR GOVERNMENT'S PROPANE USE.

Therefore, effective October 1, 2020, Paragraph 1. AGREEMENT and Paragraph 3 A. RENTAL are hereby amended as follows:

"1. AGREEMENT

FOR THE LESSOR:

Date:

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT, Cold Springs Fire Station 220, Reno, Nevada ("LESSOR"), leases to the UNITED STATES OF AMERICA, BUREAU OF LAND MANAGEMENT ("GOVERNMENT"), the below described Leased Premises (Leased Premises):

Continued on Page 2 of 2

FOR THE GOVERNMENT:

All other terms and conditions of the lease shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties subscribed their names as of the below date.

TORTHE ELOCOTO	TORTILE GOVERNMENT.
Signature:	
Name:	Barbra A. Burns-Fink
Title:	Lease Contracting Officer
Date:	Date:
WITNESSED FOR THE LESSOR BY:	
Signature:	
Name/Title:	_

Lease Amendment No. 1 NV, Cold Springs L16PL00011 Page 2 of 2

Approximately 1 acre of land and extant structures for GOVERNMENT use including, but not limited to, 3,022.5 rentable/useable square feet of fire support space as shown on the Exhibit attached to this Agreement (replaced by attached satellite aerial view of Leased Premises, dated February 16, 2021), parking of support vehicles, and large trailers located at 3405 White Lake Road, Reno, Nevada, 89508 for the operation of its Carson City District Fire Management Program.

3. RENTAL

- A. Effective May 1, 2016, GOVERNMENT shall pay LESSOR annual rent of \$12,000.00 at the rate of \$1,000.00 per month.
- B. Effective October 1, 2020, GOVERNMENT shall pay LESSOR, annual rent of \$20,765.00.
- C. Beginning with the next year of the lease and each year thereafter, GOVERNMENT shall pay adjusted annual rent as stated in paragraph **6. OPERATING COST ADJUSTMENT** of the lease agreement.
- D. Rent shall be an annual payment, paid in advance. Rent for a period of less than a year shall be prorated. In the event either party exercises its option to terminate, rentals received shall be prorated to coincide with the termination date. Rent shall be made payable through the Automated Clearing House (ACH) payment system to LESSOR according to its data in the System for Award Management (SAM)."

17. ONE-TIME LUMP SUM PAYMENT FOR GOVERNMENT'S PROPANE USE

GOVERNMENT shall pay LESSOR a one-time lump sum payment in the amount of \$6,298.51, for charges associated with the GOVERNMENT's use of propane from December 2016 through December 2020, as reflected in the attached invoices. All other payments for GOVERNMENT'S propane use will be through the National Operations Center Utilities Group."

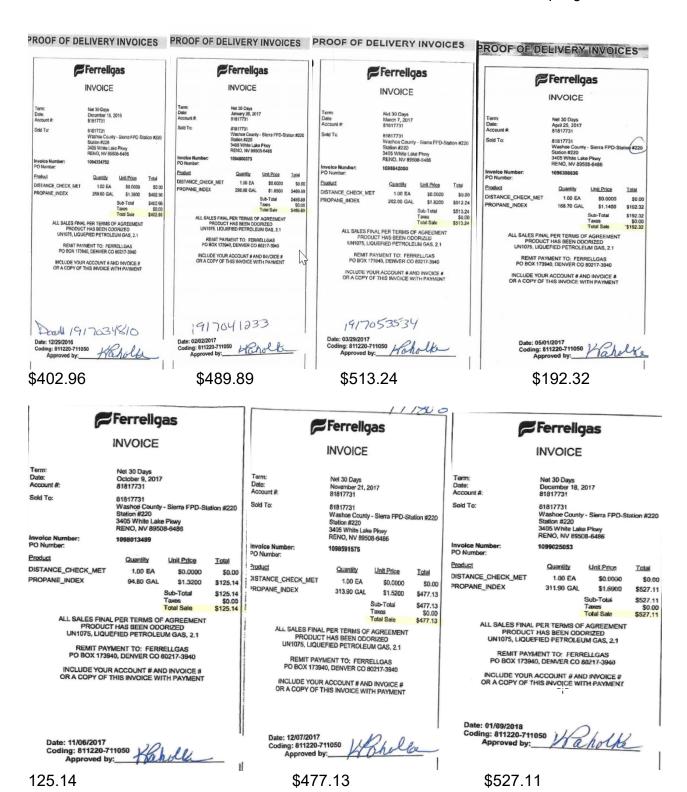
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Initials:		
	Lessor	Government

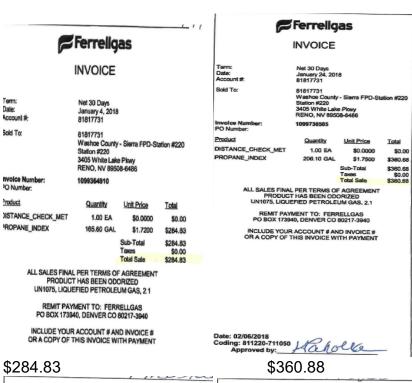
Lease Amendment No. 1 Exhibit of Leased Premises NV, Cold Springs L16PL00011



Initials: ____ Government



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Ferreligas Ferrellgas INVOICE INVOICE Net 30 Days March 9, 2018 81817731 Term: Date: Account #: Net 30 Days February 8, 2018 81817731 Sold To: 81817731 81817731 ra FPD-Station #220 Washoe County - Sierra FPD-Station #220 Station #220 3405 White Lake Pkwy RENO, NV 89508-6486 Washoe County - Sierra Station #220 3405 White Lake Pkwy RENO, NV 89508-6486 PO Nu 1100004233 Quantity Unit Price Product Quantity Unit Price Total DISTANCE_CHECK_MET \$0.0000 DISTANCE_CHECK_MET 1.00 EA \$0.0000 \$0.00 PROPANE_INDEX 185.80 GAL \$1,4600 PROPANE INDEX 157.80 GAL \$1.7000 \$268.26 Sub-Total Sub-Total \$268.26 \$0.00 \$268.26 ALL SALES FINAL PER TERMS OF AGREEMENT PRODUCT HAS BEEN ODORIZED UN1075, LIQUEFIED PETROLEUM GAS, 2.1 ALL SALES FINAL PER TERMS OF AGREEMENT PRODUCT HAS BEEN ODORIZED UN1075, LIQUEFIED PETROLEUM GAS, 2.1 REMIT PAYMENT TO: FERRELLGAS PO BOX 173940, DENVER CO 80217-3940 REMIT PAYMENT TO: FERRELLGAS PO BOX 173940, DENVER CO 80217-3940 INCLUDE YOUR ACCOUNT # AND INVOICE # OR A COPY OF THIS INVOICE WITH PAYMENT INCLUDE YOUR ACCOUNT # AND INVOICE # OR A COPY OF THIS INVOICE WITH PAYMENT Date: 04/05/2018
Coding: 811220-711050
Approved by: Date: 03/09/2018 Coding: 811220-711050 Approved by:



Total

\$0.00

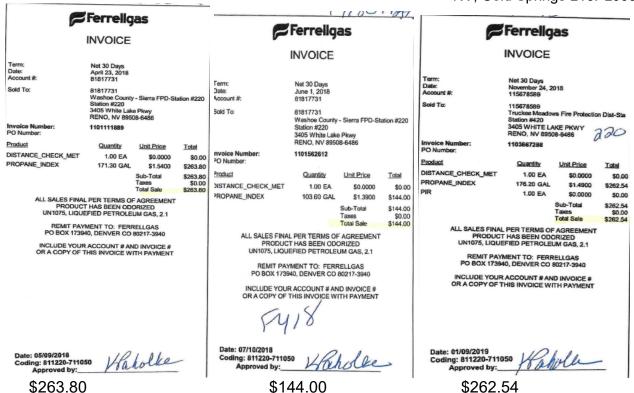
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\$271.27

\$0.00

\$268.26	\$271.27	\$301.2

Initials:		
	Lessor	Government



Ferrellgas INVOICE Net 30 Days December 14, 2018 115678589

PO Nu

Product

115678589

3405 WHITE LAKE PKWY 220 RENO, NV 89508-6486 1104075972 Unit Price **Total** DISTANCE_CHECK_MET 1.00 FA \$0.0000 PROPANE_INDEX 144.50 GAL \$1.5700 \$226.87 Sub-Total \$226.87

Total Sale

s Fire Protection Dist-Sta

\$0.00

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ALL SALES FINAL PER TERMS OF AGREEMENT PRODUCT HAS BEEN ODORIZED UN1075, LIQUEFIED PETROLEUM GAS, 2.1

REMIT PAYMENT TO: FERRELLGAS PO BOX 173940, DENVER CO 80217-3940

INCLUDE YOUR ACCOUNT # AND INVOICE # OR A COPY OF THIS INVOICE WITH PAYMENT

Customer Signatu

Date: 01/09/2019 Coding: 811220-711050

\$226.87

Ferrellgas INVOICE Net 30 Days January 17, 2019 115678589 115678589 Truckee Meadows Fire Protection Dist-Str 3405 WHITE LAKE PKWY 220 RENO, NV 89508-6486 Station #420 1104669807 \$0.00 Product Quantity Unit Price Total DISTANCE_CHECK_MET 1.00 EA \$0.0000 \$0.00 PROPANE_INDEX 165.70 GAL \$1.6500 \$273.41 Sub-Total \$273.41 \$273.41

ALL SALES FINAL PER TERMS OF AGREEMENT PRODUCT HAS BEEN ODORIZED UN1075, LIQUEFIED PETROLEUM GAS, 2.1

REMIT PAYMENT TO: FERRELLGAS PO BOX 173940, DENVER CO 80217-3940

INCLUDE YOUR ACCOUNT # AND INVOICE # OR A COPY OF THIS INVOICE WITH PAYMENT

Date: 02/04/2019 Coding: 811220-711050

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Ferreligas

INVOICE Net 30 Days January 2, 2019 115678589 115678589 Truckee Me Station #420 3405 WHITE LAKE PKWY RENO, NV 89 1104375959 PO Number Product Quantity Unit Price Total DISTANCE_CHECK_MET 1.00 EA \$0.0000 \$0.00 PROPANE INDEX 137.00 GAL \$1.6500 \$226.05 Sub-Total \$226.05 \$226.05 Total Sale ALL SALES FINAL PER TERMS OF AGREEMENT PRODUCT HAS BEEN ODORIZED UN1075, LIQUEFIED PETROLEUM GAS, 2.1 REMIT PAYMENT TO: FERRELLGAS PO BOX 173940, DENVER CO 80217-3940 INCLUDE YOUR ACCOUNT # AND INVOICE # OR A COPY OF THIS INVOICE WITH PAYMENT

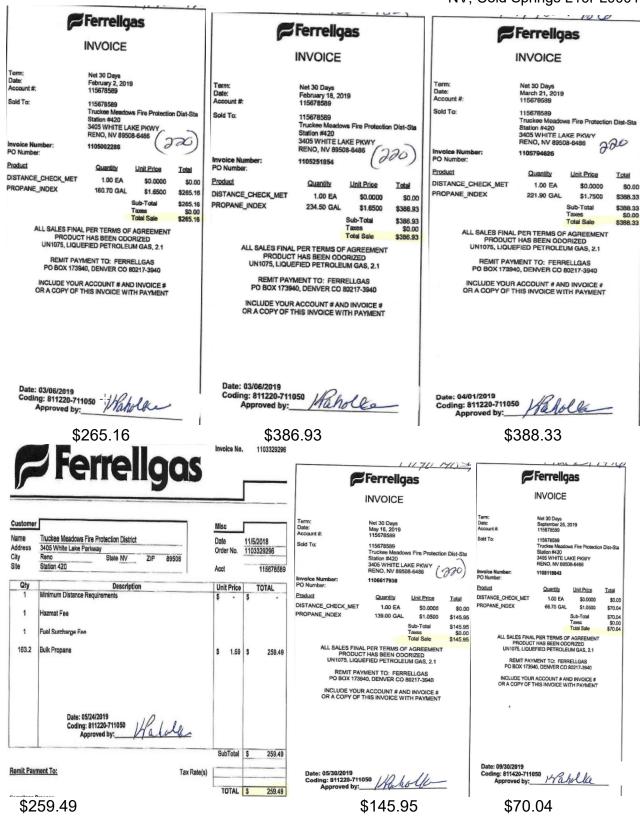
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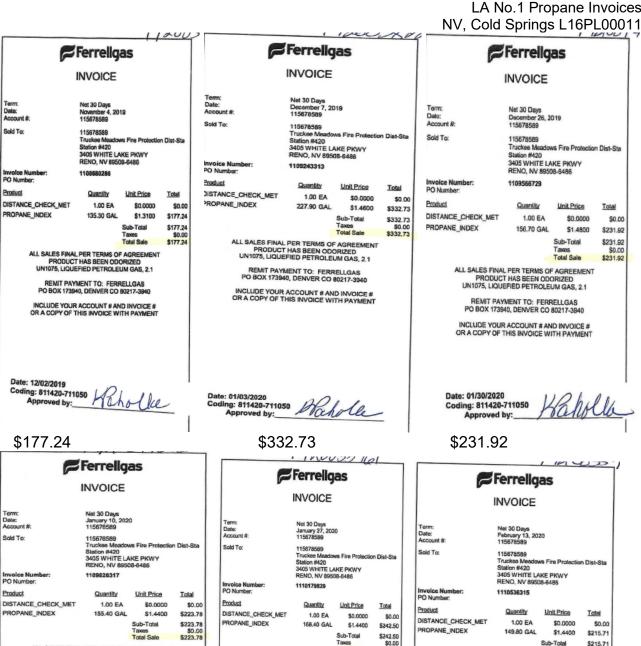
Page 4 of 7 LA No.1 Propane Invoices NV, Cold Springs L16PL00011



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Page 5 of 7 LA No.1 Propane Invoices



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te: 03/12/2020 ding: 811420-711050 Approved by:____ \$242.50

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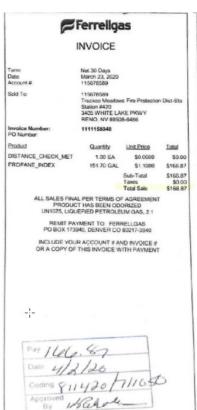
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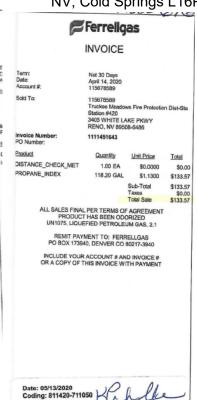
REMIT PAYMENT TO: FERRELLGAS PO BOX 173940, DENVER CO 80217-3940

INCLUDE YOUR ACCOUNT # AND INVOICE # OR A COPY OF THIS INVOICE WITH PAYMENT

\$0.00







\$202.94

Date: 12/02/2020 Coding: 811420-711050 Approved by:____



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\$166.87

FERRELLGAS INVOICE Date: Account #: October 10, 2018 81817731 Sold To: 81817731 Washoe County - Sierra FPD-Station #220 #220 Station #220 3405 White Lake Pkwy RENO, NV 89508-6488 1102959615 Quantity Unit Price Total DISTANCE_CHECK_MET 1.00 EA \$0.00 \$0.0000 PROPANE_INDEX 53.90 GAL \$1.6000 \$86.24 Sub-Total Taxes Total Sale \$86.24 ALL SALES FINAL PER TERMS OF AGREEMENT PRODUCT HAS BEEN ODORIZED UN1075, LIQUEFIED PETROLEUM GAS, 2.1 REMIT PAYMENT TO: FERRELLGAS PO BOX 173940, DENVER CO 80217 INCLUDE YOUR ACCOUNT # AND ORDER # OR A COPY OF THIS INVOICE WITH PAYMENT Customer Signature Date: 12/08/2020 Coding: 811420-711050

\$133.57

	INVOICE		
Term: Date: Account #:	Net 30 Days December 1, 20 115678589	20	
Sold To:	115678589 Truckee Meador Station #420 3405 WHITE LA RENO, NV 8950	KE PKWY	n Dist-Sta
Invoice Number: PO Number:	1113678036		
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\$86.24 \$336.60 \$133.33

Initials:		
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Sold To:		Ferrellg	as	
Date: December 30, 2020 115678589 Sold To: 115678589 Truckee Meadows Fire Protection Dist-Sta Station #420 3405 WHITE LAKE PKWY RENO, NV 89508-8486 Sold To:		INVOICE		
Truckee Meadows Fire Protection Dist-Sta Station #420 3405 WHITTE LAKE PKWY RENO, NV 89508-8486 Invoice Number: 1114072727 PO Number: 1114072727 PO Number: 1100 EA \$0.0000 \$0.00 DISTANCE_CHECK_MET 1.00 EA \$0.0000 \$0.00 PROPANE_INDEX 280.40 GAL \$1.7100 \$479.48 Sub-Total \$479.48 Taxes \$0.00 3479.48 ALL SALES FINAL PER TERMS OF AGREEMENT PRODUCT HAS BEEN ODORIZED UN1075, LIQUEFIED PERFOLEUM GAS, 2.1 REMIT PAYMENT TO: FERRELLGAS PO BOX 173940 DENVER CO 80217-3940 INCLUDE YOUR ACCOUNT # AND INVOICE # OR A COPY OF THIS INVOICE WITH PAYMENT	Date:	December 30, 2	020	
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Date: 02/01/2021 Coding: 811420-711050 Approved by:	Date: 02/01/2021			-

\$479.48

Propane Invoices from December 2016 through December 2020 totaling \$10,325.42, of which BLM is responsible for 61%, for a one-time lump sum payment of \$6,298.51.

Initials:		
	Lessor	Government