

AMENDMENT TO LEASE AGREEMENT

THIS AMENDMENT is dated December 9, 2024, by and between SONG PROPERTIES, LLC, (“Lessor”) and WASHOE COUNTY, NEVADA, a political subdivision of the State of Nevada, (“Lessee”)

WITNESSETH

WHEREAS, Lessor and Lessee are Parties to a Lease Agreement (“Lease Agreement”) dated March 1, 2020 leasing property to the County described therein at 1560 E. 6th St, Reno, Nevada, 89512; and,

WHEREAS, the term of that Agreement commenced on March 1, 2021, and was set to terminate on February 28, 2025; and,

WHEREAS, the Parties to the Lease Agreement have been negotiating a new or extended lease pursuant to Section Five of the Lease Agreement for more than one year 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 a new or amended lease agreement, which amended or new lease agreement 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 TWO TERM OF AGREEMENT” shall be amended to reflect a new termination date of February 29, 2028 and to read as follows:

“The term of this Agreement shall be from March 1, 2025, and terminate on February 29, 2028, unless this Agreement is terminated sooner pursuant to Sections 14, 19, 23 or 25.”

2. “SECTION THREE RENTAL”, subsection “A” shall be amended to reflect the new rent, to read as follows:

“Effective upon March 1, 2025, Lessee agrees to pay Lessor rent which shall be \$1.14 per square foot or \$9,626.36 per month commencing on the Effective Date. Effective upon March 1, 2026, the price-per-square-foot amount shall increase by 3%. Effective upon March 1, 2027, the price-per-square-foot amount shall increase by 3%, as follows:

Beginning March 1, 2025 - (\$9,626.36 /month)
Beginning March 1, 2026 - (\$9,915.15 /month)
Beginning March 1, 2027 - (\$10,212.60 /month)

3. “SECTION FIVE OPTION TO RENEW” shall be amended and read as follows:

“Lessee shall have the option to renew this Agreement for a Term of 36 months to

commence upon the expiration of the first renewal term, provided Lessee is not in default under the terms of this lease. Written notice to exercise the option to renew shall be given at least 180 days prior to the expiration of this Agreement. The base rent shall increase 3% annually and will be as follows:

Beginning March 1, 2028 - (\$10,518.98 /month)

Beginning March 1, 2029 - (\$10,834.55 /month)

Beginning March 1, 2030 - (\$11,159.59 /month)

All other terms and conditions shall remain in full force and effect”

4. 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.

