



TO: SOUTHERN NEVADA DISTRICT BOARD OF HEALTH **DATE:** November 21, 2019

RE: Approval to exercise the first of two (2) three-year options to extend the Interlocal Lease Agreement between the City of Las Vegas and Southern Nevada Health District.

PETITION #19-20

That the Southern Nevada District Board of Health *approves the exercise of the first of two (2) three-year options to extend the Interlocal Lease Agreement between the City of Las Vegas and Southern Nevada Health District for the lease of property at the City of Las Vegas Development Center located at 333 N. Rancho Drive, Las Vegas, NV.*

PETITIONERS:

Sean Beckham, Facilities Manager *SB*
Ernest Blazzard, Chief Financial Officer *EB*
Fermin Leguen, MD, MPH Acting Chief Health Officer *FL*

DISCUSSION:

Southern Nevada Health District currently leases approximately 9686 square feet of office space located on the fourth floor of the Las Vegas Development Services Center located at 333 N. Rancho Las Vegas, NV. The additional term of the lease is three (3) years, beginning January 5, 2020 and ending January 4, 2023.

FUNDING:

The lease cost is \$0.90 per square foot or \$8717.40 per month. This amount has already been included in the approved budget.



AMENDMENT A01 TO INTERLOCAL
CONTRACT FOR THE LEASE OF PROPERTY AT
LAS VEGAS DEVELOPMENT SERVICES CENTER BETWEEN THE
CITY OF LAS VEGAS AND
SOUTHERN NEVADA HEALTH DISTRICT
C1800035

THIS AMENDMENT A01 IS MADE WITH REFERENCE TO Interlocal Contract for the Lease of Property at Las Vegas Development Services Center ("Lease"), Commencement Date January 5, 2015, by and between the City of Las Vegas ("Landlord") and the Southern Nevada Health District ("Tenant") (individually "Party" and collectively "Parties"), with an effective date of January 4, 2020.

RECITALS

WHEREAS, the Parties entered into that certain Lease, Commencement Date January 4, 2015, pursuant to which Landlord leased to Tenant and Tenant leased from Landlord approximately 9,686 square feet of office space located on the fourth floor of the Las Vegas Development Services Center (the "DSC"), located at 333 North Rancho Drive, Las Vegas, Nevada 89106 (the "Premises"), commonly referred to as Suite No. 450 of the DSC, for the purpose of providing office space to Tenant; and

WHEREAS, the term of the Lease was for a period of five (5) years ("Primary Term") with an option to renew for two (2) additional terms of up to three years (each an "Additional Term"); and

WHEREAS, Tenant desires to exercise the first of two (2) three-year options to extend the Primary Term pursuant to Paragraph 3 of the Lease, and in connection therewith, the Parties desire to provide for such Additional Term and the amendment of the Lease as more fully set forth herein; and

WHEREAS, this Amendment A01 shall not become effective until and unless approved by appropriate official action of the governing body of each Party.

NOW THEREFORE, pursuant to Section 38 of the Lease, and in consideration of the mutual promises herein contained, the Parties agree to the following as of the effective date of this Amendment A01 shown above:

- 1) The Additional Term of the Lease is three (3) years, beginning January 5, 2020 and ending on January 4, 2023 (the "First Additional Term")
- 2) As Tenant is exercising the first of two (2) up-to-three-year options to extend the Primary Term under the Lease, Tenant hereby acknowledges and agrees that as of the effective date of this Amendment A01, only one (1) such option remains.
- 3) Section 41, NOTICES, is hereby deleted in its entirety and replaced with the following:

41. **NOTICES.** Any notice, demand, request, or other instrument which may be or is required to be given under this Lease shall be delivered in person, by overnight courier, or sent by certified mail, return receipt requested, and shall be sent to the following address or to such other addresses as the parties may from time to time designate in writing:

If to the Landlord: Attn: Real Estate Administrator
City of Las Vegas
333 N. Rancho Drive, 8th Floor
Las Vegas, Nevada 89106

If to the Tenant: Attn: Contract Administrator, Legal Department
Southern Nevada Health District
280 S. Decatur Blvd
Las Vegas, NV 89107


Except as expressly provided in this Amendment A01, all the terms and provisions of the Agreement are and will remain in full force and effect and are hereby ratified and confirmed by the Parties.

BY SIGNING BELOW, the Parties hereto have approved and executed this Amendment A01 to Lease C1800035.

SOUTHERN NEVADA HEALTH DISTRICT

APPROVED AS TO FORM:

By: _____
Ernest Blazzard
Interim Director of Administration

By: 
Heather Anderson-Fintak, Esq.
Associate General Counsel
Southern Nevada Health District

Date: _____

CITY OF LAS VEGAS

By: _____
Carolyn G. Goodman, Mayor


Date: _____

ATTEST:

By: _____
LuAnn D. Holmes, MMC, City Clerk

Date: _____

APPROVED AS TO FORM:

By:  _____
Seth T. Floyd
Deputy City Attorney
11/6/19
Deputy City Attorney