



TO: SOUTHERN NEVADA DISTRICT BOARD OF HEALTH **DATE:** February 24, 2022

RE: *Approve First Amendment to Interlocal Sublease Agreement between the City of Las Vegas and Southern Nevada Health District*

PETITION #30-22

That the Southern Nevada District Board of Health *approves the First Amendment to Interlocal Sublease Agreement with the City of Las Vegas*

PETITIONERS:

Sean Beckham, Facilities Manager *SB*
Fermin Leguen, MD, MPH District Health Officer *FL*

DISCUSSION:

The Health District proposes to extend the term of the sublease agreement of clinic space at 2950 East Bonanza Road, Las Vegas, NV 89101.

FUNDING:

\$6,570 per month. Lease term is 5 years with a 1% annual increase.

FIRST AMENDMENT TO INTERLOCAL SUBLEASE AGREEMENT

THIS FIRST AMENDMENT TO INTERLOCAL SUBLEASE AGREEMENT (this “First Amendment”) is entered into as of the ____ day of _____, 2022 by and between CITY OF LAS VEGAS, a Nevada municipal corporation (“Landlord”), and The Southern Nevada Health District, a Nevada governmental agency (“Tenant”). Landlord and Tenant may be referred to herein singularly as a “party” and collectively as the “parties”.

WHEREAS:

A. Tenant and Landlord have entered into that certain INTERLOCAL SUBLEASE AGREEMENT dated November 3, 2021 (the “Sublease”).

B. The Parties mutually desire to enter into this First Amendment in order to extend the Term of the Sublease Agreement.

C. Any capitalized terms contained herein that are not defined herein shall have the same meaning as set forth in the Sublease

NOW, THEREFORE, for and in consideration of the mutual agreements, which are hereinafter contained, the parties do hereby agree as follows:

1. Term. The parties hereby mutually agree that the Term is hereby extended to and shall expire on November 3, 2027.

2. Extension Terms. If Tenant is not in default of this Lease at the time that Tenant exercises an extension of the Term, Tenant may extend the Term for two (2) additional periods of five (5) years each by giving a written notice of extension at least ninety (90) days prior to the then expiration date of the Term.

3. Base Rent. The Base Rent payable under the Sublease shall increase annually by 1% commencing November 3, 2022 as set forth in Exhibit A attached hereto and hereby made a part hereto.

4. Effect. Except as provided in this First Amendment, the Sublease remains in full force and effect in all respects. In the event of any conflict between the terms of this First Amendment and the Sublease, this First Amendment shall govern and control.

5. Counterpart Signatures; Facsimile or Email Transmission. This First Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of such counterparts shall constitute one agreement. Delivery of this First Amendment may be accomplished by facsimile or email transmission of this First Amendment to the other party. In such event, the parties hereto shall promptly thereafter deliver to each other executed counterpart originals of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment as of the date first set forth above.

CITY:

CITY OF LAS VEGAS,
a Nevada municipal corporation

TENANT:

SOUTHERN NEVADA HEALTH
DISTRICT

By _____
Carolyn G. Goodman, Mayor

By _____
Fermin Leguen, MD, MPH,
District Health Officer

ATTEST:

LuAnn D. Holmes, MMC
City Clerk

APPROVED AS TO FORM:

THIS DOCUMENT IS APPROVED AS TO FORM.
SIGNATURE TO BE AFFIXED AFTER BOARD OF HEALTH
APPROVAL FEBRUARY 2022

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

APPROVED AS TO FORM:

Date

EXHIBIT A – RENT SCHEDULE

Economic & Urban Development			
SNHD at Wardelle			
3,650 sq. ft.			
Current Term: November 3, 2021 - November 3, 2022 (includes 6 month option to extend)			
First Amendment Term 1: November 3, 2022 - November 3, 2027			
Note: Options to extend shall include 1% annual rental increases			
YEAR	ANNUAL INCREASE	MONTHLY RENT	NOTES
Nov-21	0.0%	\$6,570.00	Rent Commencement November 3, 2021
Dec-21		\$6,570.00	
Jan-22		\$6,570.00	
Feb-22		\$6,570.00	
Mar-22		\$6,570.00	
Apr-22		\$6,570.00	
May-22		\$6,570.00	Includes 6 month Option to Extend
Jun-22		\$6,570.00	
Jul-22		\$6,570.00	
Aug-22		\$6,570.00	
Sep-22		\$6,570.00	
Oct-22		\$6,570.00	
Nov-22	1.0%	\$6,635.70	FIRST AMENDMENT - increased annually by 1% each November
Dec-22		\$6,635.70	
Jan-23		\$6,635.70	
Feb-23		\$6,635.70	
Mar-23		\$6,635.70	
Apr-23		\$6,635.70	
May-23		\$6,635.70	
Jun-23		\$6,635.70	
Jul-23		\$6,635.70	
Aug-23		\$6,635.70	
Sep-23		\$6,635.70	
Oct-23		\$6,635.70	
Nov-23	1.0%	\$6,702.06	increased annually by 1% each November
Dec-23		\$6,702.06	
Jan-24		\$6,702.06	
Feb-24		\$6,702.06	
Mar-24		\$6,702.06	
Apr-24		\$6,702.06	
May-24		\$6,702.06	
Jun-24		\$6,702.06	
Jul-24		\$6,702.06	
Aug-24		\$6,702.06	
Sep-24		\$6,702.06	
Oct-24		\$6,702.06	
Nov-24	1.0%	\$6,769.08	increased annually by 1% each November
Dec-24		\$6,769.08	
Jan-25		\$6,769.08	
Feb-25		\$6,769.08	
Mar-25		\$6,769.08	
Apr-25		\$6,769.08	
May-25		\$6,769.08	
Jun-25		\$6,769.08	
Jul-25		\$6,769.08	
Aug-25		\$6,769.08	
Sep-25		\$6,769.08	
Oct-25		\$6,769.08	
Nov-25	1.0%	\$6,836.77	increased annually by 1% each November
Dec-25		\$6,836.77	
Jan-26		\$6,836.77	
Feb-26		\$6,836.77	
Mar-26		\$6,836.77	

Economic & Urban Development			
SNHD at Wardelle			
3,650 sq. ft.			
Current Term: November 3, 2021 - November 3, 2022 (includes 6 month option to extend)			
First Amendment Term 1: November 3, 2022 - November 3, 2027			
Apr-26		\$6,836.77	
May-26		\$6,836.77	
Jun-26		\$6,836.77	
Jul-26		\$6,836.77	
Aug-26		\$6,836.77	
Sep-26		\$6,836.77	
Oct-26		\$6,836.77	
Nov-26	1.0%	\$6,905.14	increased annually by 1% each November
Dec-26		\$6,905.14	
Jan-27		\$6,905.14	
Feb-27		\$6,905.14	
Mar-27		\$6,905.14	
Apr-27		\$6,905.14	
May-27		\$6,905.14	
Jun-27		\$6,905.14	
Jul-27		\$6,905.14	
Aug-27		\$6,905.14	
Sep-27		\$6,905.14	
Oct-27		\$6,905.14	
TOTALS:		\$485,024.87	