



TO: SOUTHERN NEVADA DISTRICT BOARD OF HEALTH **DATE:** April 28, 2022

RE: *Approval of lease continuation with All Saints Episcopal Church (ASEC) to increase access to health care services in the community.*

PETITION #37-22

That the Southern Nevada District Board of Health *approve the extension of the lease agreement with All Saints Episcopal Church until April 31, 2023.*

PETITIONERS:

Fermin Leguen, MD, MPH, District Health Officer *FL*
Cortland Lohff, MD, Director of Primary and Preventive Care *C.J.L.*
Lourdes Yapjoco, MSN, RN, CCM, Acting Chief Administrative Nurse *Ly*

DISCUSSION:

The SNHD Sexual Health Clinic (SHC) has been providing sexual health and immunization services to community members at ASEC since December 2021. This is being seen as a model for how health departments can engage non-traditional partners to address health inequities and improve health outcomes. ASEC wishes to continue to provide its space and promote the clinic and its services to its parishioners and the broader community it serves, and the SHC wishes to continue to provide and expand its services there.

FUNDING:

Funding for this contract is through SNHD general funds. The clinic generates revenues from third-party billing and 340B pharmacy savings to help sustain operations over the long term.



**AMENDMENT A01 TO
LEASE AGREEMENT
BETWEEN
ALL SAINTS' EPISCOPAL CHURCH
AND
SOUTHERN NEVADA HEALTH DISTRICT
C2200058**

THIS AMENDMENT A01 IS MADE WITH REFERENCE TO LEASE AGREEMENT for the lease of real property ("Lease"), Effective Date November 1, 2021, by and between All Saints' Episcopal Church, a not-for-profit faith-based community organization ("Lessor") and the Southern Nevada Health District ("Lessee") (individually "Party," collectively "Parties").

WHEREAS, the Parties mutually desire to extend the term of the Lease.

NOW, THEREFORE, pursuant to Subsection 2.01 of the Agreement, the Parties agree to amend the Agreement as follows:

- 1) Subsection 1.02 of the Agreement is hereby deleted in its entirety and replaced by the following:
 - 1.02 The Premises includes the following:
 - a) Access to use Lessor's functioning SmartTVs, as needed;
 - b) Three (3) classrooms (Rooms 1, 5 and 6);
 - c) Four (4) restrooms for use of Lessee's employees and clients, including one (1) ADA compliant restroom;
 - d) Access to a courtyard adjacent to the premises for use of Lessee's employees and clients; and
 - e) Two (2) keys and gate code to open all gates and doors necessary for Lessee's use of the Premises.
- 2) Subsection 2.01 is hereby deleted in its entirety and replaced with the following:
 - 2.01 Term. This Lease is effective on November 1, 2021 ("Effective Date") through April 30, 2023 (the "Term"). This Lease may be extended upon mutual written agreement by the Parties.
- 3) Subsection 3.01 is hereby deleted in its entirety and replaced with the following:
 - 3.01 Lessee shall pay rent to Lessor pursuant to this Subsection 3.01 by the 5th of each month, for the Term of this Agreement.

- a) Monthly Rent from November 1, 2021 through May 1, 2022: \$2,000
 - b) Monthly Rent from May 2, 2022 through April 30, 2023: \$2,300
- 4) Subsection 3.02 is hereby deleted in its entirety and replaced with the following:
- 3.02 Utilities. Lessor shall provide 100% of the utilities (i.e. electricity, gas, water, and trash) for the Premises, including heated and cooled central air.
- a) Lessor will provide maintenance and pay for janitorial services to ensure deep cleaning of common areas, restrooms, and supply stocking of bathrooms on the Premises every Saturday during the Term of the Lease.
 - b) Lessee will provide janitorial services for the clinic floor, private restrooms in rooms 5 and 6, and the removal of medical waste. Lessee will ensure daily cleaning and disinfection of all leased rooms during clinic days.
 - c) Lessor will provide deep cleaning services of the clinic and restroom areas once per week at no additional charge to Lessee for the term of this Lease.
 - d) Lessor will allow Lessee to install WiFi services for the purposes of the clinic.
- 5) Subsection 4.01 is hereby deleted in its entirety and replaced with the following:
- 4.01 The Premises are to be used as a clinic location for the purpose of providing health services to the community in the form of in-person medical visits and/or telemedicine services. Additionally, Lessor and Lessee will collaborate on outreach events that promote both the church and clinical services available to the public. Lessee shall restrict its use to such purposes and shall not use or authorize the use of the Premises for any other purpose without the prior written consent of Lessor, which consent will not be unreasonably withheld.

This Amendment A01 is effective as of the date of the last signature affixed hereto.

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.

[SIGNATURE PAGE TO FOLLOW]

BY SIGNING BELOW, the Parties hereto have approved and executed this Amendment A01 to Agreement C2200058.

LESSOR:
ALL SAINTS EPISCOPAL CHURCH

LESSEE:
SOUTHERN NEVADA HEALTH DISTRICT

By: _____
Fr. Rafael Pereira
Rector

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

Date: _____

Date: _____

APPROVED AS TO FORM:

This document is approved as to form.
Signature to be affixed after BOH

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