

## **SECOND AMENDMENT TO MASTER LEASE**

This Second Amendment to Master Lease ("**Amendment**") is entered into this 1st day of July, 2024, by and between CCSN SRO, INC., a Nevada Nonprofit Corporation ("**Owner**" or "**Landlord**"), and the CITY OF LAS VEGAS, a municipal corporation within the State of Nevada ("**City**" or "**Master Tenant**"), under the terms and conditions set forth herein. The City and Owner are sometimes collectively referred to herein as the "Parties".

### **WITNESSETH:**

**WHEREAS**, Landlord and Master Tenant entered into a certain Master Lease with a Commencement Date of March 1, 2023 (the "**Lease**"), for certain real property located at 1521 Las Vegas Blvd. N. Las Vegas, Nevada 89101 and more particularly described therein (the "**Premises**"); and

**WHEREAS**, Section 24.7 of the Lease states any amendment, modification, addition or deletion to the provisions of the Lease must be made in writing and executed by both Parties in the same manner as the Lease. Upon approval of the Lease by the Las Vegas City Council and after it has been fully executed by signature of all Parties, the City's Department of Neighborhood Services Director (formally known as the City's Community Services Director) shall have the authority to complete and execute any additional documents necessary for the completion of the intent of this contractual obligation during the term of the Lease. This may include amendments, changes of address, adjustments to monetary revenue or expenditures not to exceed ten thousand dollars (\$10,000), filing and recording of appropriate documents with the County Recorder's Office or the County Tax Assessor's Office, and recordings and filing with the City Clerk's Office.

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, intending to be legally bound hereby, Landlord and Master Tenant agree as follows:

1. Incorporation of Recitals; Capitalized Terms. The foregoing recitals are true and correct and shall be incorporated herein by this reference. All capitalized terms and words of art which are used but not defined herein shall have the same respective meaning designated for such terms and words of art in the Lease.

2. Leased Units. Notwithstanding the terms of the Lease, the number of total Leased Units shall be modified for the months of July 2024 thru February 2025 of the First Extension Term. The total number of Leased Units for the months of July 2024 thru February 2025 shall increase from nine (9) to **fourteen (14)** Leased Units.

3. Miscellaneous Provisions.

(a) All other terms and conditions of the Lease, except as specifically amended herein, shall remain unmodified and in full force and effect and are hereby ratified.

(b) The terms and provisions of this Amendment shall be binding upon and inure to the benefit of the Parties hereto, their successors and assigns.

(c) Landlord and Master Tenant represent and warrant to each other that each has the legal capacity and authority to execute this Amendment, that each has neither received nor relied upon any oral or written representation of the other regarding any fact in executing this Amendment, and that each has had the opportunity to receive advice from independent legal counsel with respect to this Amendment.

(d) This Amendment may be executed in any number of counterparts, each of which shall be an original and all of which shall together constitute one and the same instrument. It shall not be necessary for any counterpart to bear the signature of all Parties. Executed copies hereof may be delivered by facsimile or e-mail, pursuant to NRS 719.240, and upon receipt will be deemed originals and binding upon the Parties, regardless of whether originals are delivered thereafter.

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**IN WITNESS WHEREOF**, Landlord and Master Tenant affix their signature to this Second Amendment to Master Lease as of the date first written above.

**LANDLORD:**

**CCSN SRO, INC.**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**MASTER TENANT:**

**CITY OF LAS VEGAS**

By: \_\_\_\_\_  
Print Name: Carolyn G. Goodman  
Title: Mayor


Council Action: \_\_\_\_\_, 2024; Item # \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_  
Dr. LuAnn D. Holmes, MMC, City Clerk

**APPROVED AS TO FORM:**

Dimitri P. Dalacas  
Chief Deputy City Attorney

  
By: Deputy City Attorney, CITY OF LAS VEGAS  
Date: 6/18/24