

For Budget Division Use Only	
Reviewed by:	
Reviewed by: <i>DM</i>	12/19/11
Reviewed by:	

STATEWIDE LEASE INFORMATION

1. Agency: Board of Examiners for Alcohol, Drugs, & Gambling
400 West King Street, Suite 110
Carson City, Nevada 89701
contact: Agata Gawronski, Executive Director
phone: (775) 884-8922 fax: (775) 884-8920
agawronski@adgc.nv.gov

2. Name of Lessor: King 400
The Trust for Methodist Development of the First United Methodist Church
c/o Carson Properties
contact: Terry Yeager
phone: (775) 882-3211 fax: (775) 882-7553
terryyeager@callatg.com

3. Address of Lessor: c/o 187 Sonoma Street
Carson City, Nevada 89701

4. Address of Lease property: 400 West King Street, Suite #111
Carson City, Nevada 89703

a. Square Footage: 484 usable square feet

b. Cost:

cost per month	# of months in time frame	cost per year	time frame	Approximate cost per square foot
\$0.00	21 days	\$0.00	January 11, 2012 - January 31, 2012	\$0.000
\$484.00	12	\$5,808.00	February 1, 2012 - January 31, 2013	\$1.000
\$484.00	12	\$5,808.00	February 1, 2013 - January 31, 2014	\$1.000
\$508.20	12	\$6,098.40	February 1, 2014 - January 31, 2015	\$1.050
\$508.20	12	\$6,098.40	February 1, 2015 - January 31, 2016	\$1.050
\$532.40	12	\$6,388.80	February 1, 2016 - January 31, 2017	\$1.100
	60	\$30,201.60		

c. Total Lease Consideration: None

d. Rental Adjustments: None

e. Term: Five (5) Years, and twenty-one (21) days

f. Option to renew: Yes

g. Utilities: Lessor

h. Janitorial: Lessor

i. Major repairs: Lessor

j. Minor repairs: Lessor

k. Taxes: Lessor

l. Comparable Market Rate: \$1.30 - \$1.50

m. Specific termination clause in lease: Breach/Default lack of funding

n. Lease will be paid for by Agency Budget Account Number: B032

5. Purpose of the lease: To House the Board of Examiners Alcohol, Drugs, & Gambling

6. This lease constitutes:

☐	An extension of an existing lease
☐	An addition to current facilities (requires a remark)
☒	A relocation (requires a remark)
☐	A new location (requires a remark)
☐	Remodeling only
☐	Other

a. Estimated moving expenses: \$450.00 Furnishings: n/a Data/Phones: No Charge - building has State phone and State drops

Remarks: Leasing Services relocated The Board of Examiners Alcohol, Drugs & Gambling from its current location to better suit their needs of internet and web services. This Board approved a relocation on the November 2011 Board Meeting. Previous rental was \$550.00 per month, for a savings of \$66.00 per month. Upon approval the tenant will have access to the property for fixtrazation at no charge.

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DEC 14 2011

DEPARTMENT OF ADMINISTRATION
OFFICE OF THE DIRECTOR
BUDGET AND PLANNING DIVISION

Lease #1

STATEWIDE LEASE INFORMATION

7. State of Nevada Business License Information:

a.	Nevada Business ID Number:	NV19861025336	
b.	The Contractor is registered with the Nevada Secretary of State's Office as a?:	LLC [] INC [] CORP [X] LLP []	
c.	Is the Contractor Exempt from obtaining a Business License:	Yes	No X
	*If yes, please explain:		
d.	Is the Contractors Name the same as the Legal Entity Name?	Yes X	No
	*If no, please explain:		
e.	Does the Contractor have a current Nevada State Business License (SBL)?	Yes X	No
	*If no, please explain:		
f.	Is the Legal Entity active and in good standing with the Nevada Secretary of States Office?	Yes X	No

Authorized Signature

Public Works Division, Buildings and Grounds Section

12-14-11

Date

Authorized Signature - Agency

Date

LL DO

For Board of Examiners

Yes

No

x

Lease
#1

For Budget Division Use Only	
Reviewed by: <i>[Signature]</i>	12/9/11
Reviewed by: <i>[Signature]</i>	12/15/11
Reviewed by:	

STATEWIDE LEASE INFORMATION

1. Agency: Department of Employment, Training and Rehabilitation
500 East Third Street
Carson City, Nevada 89701
contact: Tami Nash (775) 684-3891, Fax: (775) 684-3908, email: tlnash@nvdetr.org
contact: Janice John (702) 486-5232, email jajohn@nvdetr.org

2. Name of Lessor: Omninet Westbay, LP
contact: Michael Danielpour (310) 300-4100; Fax: (310) 300-4101; email: michael@omninet.com
c/o Gatski Commercial Real Estate Services, Property Manager
Jamie Bartels (702) 765-8878, email: jamie@gatskicommercial.com and
Amber Dominguez (702) 765-8895; email: amber@gatskicommercial.com

3. Address of Lessor: 9420 Wilshire Boulevard, 4th Floor
Beverly Hills, California 90212

a Copy to: c/o Gatski Commercial Real Estate Services
4755 Dean Martin Drive
Las Vegas, Nevada 89103

4. Address of Lease property: 3016 West Charleston, Suites #200 and #215
Las Vegas, Nevada 89102

a. Square Footage: 19,561 rentable square feet of office space

b. Cost:

cost per month	# of months in time frame	cost per year	time frame	Approximate cost per square foot
\$34,231.75	12	\$410,781.00	February 1, 2012 - January 31, 2013	FY12-13 \$1.750
\$35,209.80	12	\$422,517.60	February 1, 2013 - January 31, 2014	FY13-14 \$1.800
\$35,209.80	12	\$422,517.60	February 1, 2014 - January 31, 2015	FY14-15 \$1.800
\$36,579.07	12	\$438,948.84	February 1, 2015 - January 31, 2016	FY15-16 \$1.870
\$36,579.07	12	\$438,948.84	February 1, 2016 - January 31, 2017	FY16-17 \$1.870
\$37,557.12	12	\$450,685.44	February 1, 2017 - January 31, 2018	FY17-18 \$1.920
\$37,557.12	12	\$450,685.44	February 1, 2018 - January 31, 2019	FY18-19 \$1.920

c. Total Lease Consideration: 84 \$3,035,084.76

d. Rental Adjustments: None

e. Term: Seven (7) years

f. Option to renew: Yes

g. Utilities: LESSOR

h. Janitorial: LESSOR

i. Major repairs: LESSOR

j. Minor repairs: LESSOR

k. Taxes: LESSOR

l. Comparable Market Rate: \$1.64-\$2.45

m. Specific termination clause in lease: Breach/Default lack of funding

n. Lease will be paid for by Agency Budget Account Number: 3265, 3254, 3253, 3268

5. Purpose of the lease: To house the Department of Employment, Training and Rehabilitation. *This lease is*

6. This lease constitutes: ☒ An extension of an existing lease *\$10,889.37 per month less than*
☒ An addition to current facilities (requires a remark) *the previous agreement.*

a. Estimated moving expenses: n/a Furnishings: n/a Data/Phones: \$3,900.00

Remarks: The Lessor re-measured the office space reducing the square footage from 17,462 rentable square feet to 16,983 rentable square feet. Leasing Services renegotiated a new Full Service lease combining an existing lease with a new expansion space. The previous lease was to expire on January 31, 2012 at a rental rate of \$2.30 per rentable square foot per month for a modified gross lease where the Tenant pays for electric and janitorial expenses, for an effective \$2.63 per square foot. The new lease added 2,578 rentable square feet for a combined rentable square footage of 19,561. The former lease was null and voided, and tenant improvements in the amount of \$49,748.24 was included and amortized over the lease term. Considering all of these factors, the current lease rate, with larger space, fullservice and tenant improvements is \$10,889.37 per month less than the previous lease agreement. The new rental rates for the combined space are Full Service and will begin at \$1.75 per square foot per month and ending at \$1.92 per square foot per month over the term of the 7 year lease.

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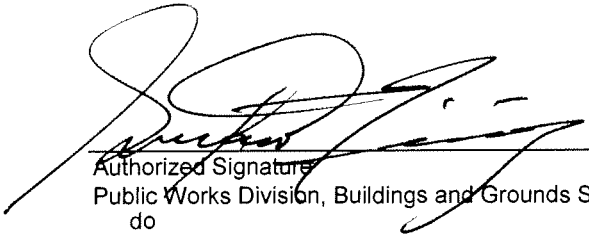
DEPARTMENT OF ADMINISTRATION
OFFICE OF THE DIRECTOR
BUDGET AND PLANNING DIVISION

Lease #2

STATEWIDE LEASE INFORMATION

7. State of Nevada Business License Information:

a.	Nevada Business ID Number:	NV20111574224
b.	The Contractor is registered with the Nevada Secretary of State's Office as a?:	LLC [] INC [] CORP [] LLP [] LP [X]
c.	Is the Contractor Exempt from obtaining a Business License:	Yes No X
	*If yes, please explain:	
d.	Is the Contractors Name the same as the Legal Entity Name?	Yes X No
	*If no, please explain:	
e.	Does the Contractor have a current Nevada State Business License (SBL)?	Yes X No
	*If no, please explain:	
f.	Is the Legal Entity active and in good standing with the Nevada Secretary of	Yes X No



 Authorized Signature _____ Date 12-8-11

 Public Works Division, Buildings and Grounds Section



 Authorized Signature - Agency _____ Date _____

For Board of Examiners Yes ☒ X

 No ☐

Lease #2

For Budget Division Use Only	
Reviewed by: <i>[Signature]</i>	12/19/11
Reviewed by: <i>[Signature]</i>	12/15/11
Reviewed by:	

STATEWIDE LEASE INFORMATION

1. Agency: Department of Employment, Training & Rehabilitation
Employment Security Division
contact: Tami Nash
phone: (775) 684-3891 fax: (775) 684-3908
tnash@nvdetr.org

2. Name of Lessor: JS Park Sahara, LLC
contact: Kem Braswell
phone: (949) 852-0900 fax: (949) 752-5113
kem@optimaasset.com

3. Address of Lessor: c/o The Saunders Property Company
Optima Asset Management
1600 Dove Street, Suite 301
Newport Beach, California 92660

4. Address of Lease property: 1820 Park Sahara Avenue, Suite 301
Las Vegas, Nevada 89104

a. Square Footage: 4,950 rentable square feet

b. Cost:

cost per month	# of months in time frame	cost per year	time frame	Approximate cost per square foot
\$4,554.00 ✓	12	\$54,648.00	February 1, 2012 - January 31, 2013	FY12-13 \$0.920
\$4,554.00 ✓	12	\$54,648.00	February 1, 2013 - January 31, 2014	FY13-14 \$0.920
	24	\$109,296.00		

c. Total Lease Consideration:

d. Rental Adjustments: None

e. Term: Two (2) Years

f. Option to renew: Yes

g. Utilities: Lessor

h. Janitorial: Lessor

i. Major repairs: Lessor

j. Minor repairs: Lessor

k. Taxes: Lessor

l. Comparable Market Rate: \$1.64 - \$2.45

m. Specific termination clause in lease: Breach/Default lack of funding

n. Lease will be paid for by Agency Budget Account Number: 4770

5. Purpose of the lease: To house the Department of Employment, Training & Rehabilitation. *The extension will result in a savings of \$2,382.80 per month or \$57,187.20 for the two-year period.*

6. This lease constitutes:

☒ An extension of an existing lease

☐ An addition to current facilities (requires a remark)

☐ A relocation (requires a remark)

☐ A new location (requires a remark)

☐ Remodeling only

☐ Other

a. Estimated moving expenses: n/a Furnishings: n/a Data/Phones: n/a

Remarks: Leasing Services renegotiated this Full Service lease renewal for two (2) years at \$.92 per square foot per month. The previous rent was \$6,936.80 per month - the negotiated rate is \$4,554.00 per month, for a rent savings of \$2,382.80 per month or \$57,187.20 for the two year period. This lease is unusual and considerably below market rate. The lender for this Lessor reassessed the suites from usable to rentable due to the Tenants use of common area.

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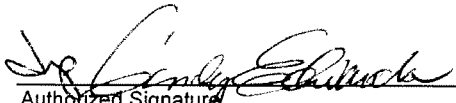
DEPARTMENT OF ADMINISTRATION
OFFICE OF THE DIRECTOR
BUDGET AND PLANNING DIVISION

Lease #3

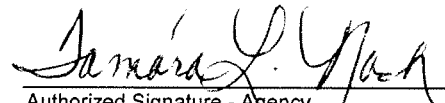
STATEWIDE LEASE INFORMATION

7. State of Nevada Business License Information:

a.	Nevada Business ID Number:	NV20051400133
b.	The Contractor is registered with the Nevada Secretary of State's Office as a?:	LLC [X] INC [] CORP [] LLP []
c.	Is the Contractor Exempt from obtaining a Business License:	Yes _____ No X
	*If yes, please explain:	
d.	Is the Contractors Name the same as the Legal Entity Name?	Yes X _____ No _____
	*If no, please explain:	
e.	Does the Contractor have a current Nevada State Business License (SBL)?	Yes X _____ No _____
	*If no, please explain:	
f.	Is the Legal Entity active and in good standing with the Nevada Secretary of States Office?	Yes X _____ No _____


12/6/11

 Authorized Signature _____ Date
 Public Works Division, Buildings and Grounds Section


12/1/11

 Authorized Signature - Agency _____ Date

LL

For Board of Examiners	Yes	☒
	No	☐

Lease #3

For Budget Division Use Only	
Reviewed by: <i>[Signature]</i>	12/13/11
Reviewed by: <i>[Signature]</i>	12/17/11
Reviewed by:	

STATEWIDE LEASE INFORMATION

1. Agency: Department of Employment, Training and Rehabilitation
Nevada Equal Rights Commission
500 East Third Street
Carson City, Nevada 89701
Contact: Tami Nash (775) 684-3891; fax: (775) 684-3848; email: tnash@nvdestr.org

2. Name of Lessor: JS Park Sahara, LLC
contact: Kem Braswell
phone: (949) 852-0900 fax: (949) 752-5113
kem@optimaasset.com

3. Address of Lessor: c/o The Saunders Property Company
Optima Asset Management
1600 Dove Street, Suite #301
Newport Beach, California 92660

4. Address of Lease property: 1820 East Sahara Avenue, Suite #314
Las Vegas, Nevada 89104

a. Square Footage:

✓ 3,390 usable square feet

b. Cost:

cost per month	# of months in time frame	cost per year	time frame	Approximate cost per square foot
\$3,288.30 ✓	12	\$39,459.60 ✓	February 1, 2012 - January 31, 2013	FY 12-13 \$0.970
\$3,288.30 ✓	12	\$39,459.60 ✓	February 1, 2013 - January 31, 2014	FY 13-14 \$0.970
\$3,390.00 ✓	12	\$40,680.00 ✓	February 1, 2014 - January 31, 2015	FY 14-15 \$1.000
\$3,390.00 ✓	12	\$40,680.00 ✓	February 1, 2015 - January 31, 2016	FY 15-16 \$1.000
	48	\$160,279.20		

c. Total Lease Consideration:

d. Rental Adjustments

e. Term:

f. Option to renew:

g. Utilities:

h. Janitorial:

i. Major repairs:

j. Minor repairs:

k. Taxes:

l. Comparable Market Rate:

m. Specific termination clause in lease:

n. Lease will be paid for by Agency Budget Account Number:

None

Four (4) years

Yes

Lessor

Lessor

Lessor

Lessor

Lessor

\$1.64 - \$2.45

Breach/Default lack of funding

2580

5. Purpose of the lease: To house the Department of Employment, Training and Rehabilitation, Nevada Equal Rights Commission

6. This lease constitutes:

☐ An extension of an existing lease

☐ An addition to current facilities (requires a remark)

☒ A relocation (requires a remark)

☐ A new location (requires a remark)

☐ Remodeling only

☐ Other

a. Estimated moving expenses: \$6,500.00

Furnishings: \$15,600.00

Data/Phones: \$1,130.00

Remarks:

NERC was asked to move out of the Grant Sawyer Building in Las Vegas to accommodate an LCB expansion. In the first year of the biennium, LCB allocated funding to assist NERC with tenant improvements and moving costs at a new location. Due to the fact that these funds are only available in the first year of the biennium, NERC elected to pay for its share of the tenant improvement cost (\$5,723.20) in one lump sum, upon approval by BOE, instead of spreading it over the term of the lease

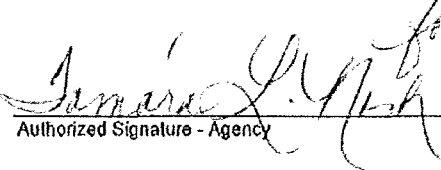
Lease
#4

STATEWIDE LEASE INFORMATION

7. State of Nevada Business License Information:

a.	Nevada Business ID Number:	NV20051400133	
b.	The Contractor is registered with the Nevada Secretary of State's Office as a?:	LLC ☒ INC ☐ CORP ☐ LLP ☐	
c.	Is the Contractor Exempt from obtaining a Business License:	Yes	No ☒
	*If yes, please explain:		
d.	Is the Contractor's Name the same as the Legal Entity Name?	Yes ☒	No
	*If no, please explain:		
e.	Does the Contractor have a current Nevada State Business License (SBL)?	Yes ☒	No
	*If no, please explain:		
f.	Is the Legal Entity active and in good standing with the Nevada Secretary of States Office?	Yes ☒	No

 12/13/11
 Authorized Signature _____ Date
 Public Works Division, Buildings and Grounds Section

 12/13/11
 Authorized Signature - Agency _____ Date

do

For Board of Examiners	Yes	☒
	No	☐

Lease #4

For Budget Division Use Only	
Reviewed by:	<i>[Signature]</i>
Reviewed by:	<i>[Signature]</i>
Reviewed by:	

STATEWIDE LEASE INFORMATION

1. Agency:	Department of Health And Human Services ✓ Women's, Infants and Children Program, (WIC) 4150 Technology Way Carson City, NV 89706 contact: Cole Schmidt (775) 684-4039; Fax: (775) 684-4211 email: cschmidt@health.nv.gov				
2. Name of Lessor:	✓ BAR CHARLESTON ACQUISITIONS, LLC, a Delaware limited liability company				
3. Address of Lessor	31910 Del Obispo, Suite 100 San Juan Capistrano, California 92675 Telephone: (949) 545-0500 Fax: (949) 276-0569 Christine Howe, Property Manager: (702) 222-4084, Fax: (702) 222-1644 email: chowe@birtcheranderson.com				
4. Address of Lease property:	✓ 3811 West Charleston, Suite 106 Las Vegas, Nevada 89102-1846				
a. Square Footage:	✓ 1,097 rentable				
b. Cost:	cost per month	# of months and/or days in time frame	cost per year	time frame	Approximate cost per square foot
	\$0.000	2	\$0.000	January 10, 2012 - March 9, 2012	\$0.000
	\$ 1,323.48	22 days	\$ 1,323.48	March 10, 2012 - March 31, 2012	\$1.700
	\$ 1,864.90	11	\$ 20,513.90	April 1, 2012 - February 28, 2013	\$1.700
	\$ 1,864.90	12	\$ 22,378.80	March 1, 2013 - February 28, 2014	\$1.700
	\$ 1,941.69	12	\$ 23,300.28	March 1, 2014 - February 28, 2015	\$1.770
	\$ 1,941.69	12	\$ 23,300.28	March 1, 2015 - February 28, 2016	\$1.770
	\$ 1,996.54	12	\$ 23,958.48	March 1, 2016 - February 28, 2017	\$1.820
	\$ 1,996.54	12	\$ 23,958.48	March 1, 2017 - February 28, 2018	\$1.820
	\$ 579.64	9 days	\$ 579.64	March 1, 2018 - March 9, 2018	\$1.820
c. Total Lease Consideration:		74	\$139,313.34		
d. Rental Adjustments	None				
e. Term:	Six (6) years and two (2) months				
f. Option to renew:	Yes				
g. Utilities:	LESSOR				
h. Janitorial:	LESSOR				
i. Major repairs:	LESSOR				
j. Minor repairs:	LESSOR				
k. Taxes:	LESSOR				
l. Comparable Market Rate:	\$1.64 - \$2.45				
m. Specific termination clause in lease:	Breach/Default lack of funding				
n. Lease will be paid for by Agency Budget Account Number:	3222 3222 3214				
5. Purpose of the lease:	To house the Health Division, WIC Program				
6. This lease constitutes:	☐ An extension of an existing lease ☐ An addition to current facilities (requires a remark) ☒ A relocation (requires a remark) ☐ A new location (requires a remark) ☐ Remodeling only ☐ Other				

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DEPARTMENT OF ADMINISTRATION
OFFICE OF THE DIRECTOR
BUDGET AND PLANNING DIVISION

a. Estimated moving expenses: \$500.00 Furnishings: \$28,564.7 Data/Phones: \$2,700.00

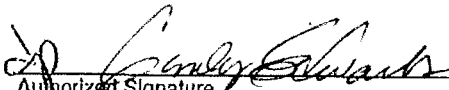
Remarks: Leasing Services is working with the Health Division to consolidate thier programs and services onto one campus to facilitate programs by sharing conference rooms, training rooms and IT services.. The Health Division, WIC Program is relocating from 3811 W Charleston, Suite 205 (2,409 sq. ft.) into Suite 106 (1,097 sq. ft.) and is currently paying \$2.34 per square foot per month.
 Leasing services negotiated new 74 month lease for the Tenant. The rent was abated for two months to offset moving costs; \$1.70 per square foot per month for years 1 and 2; \$1.77 per square foot per month for years 3 and 4 and \$1.82 per square foot per month for years 5 and 6.

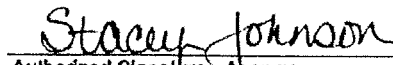
Lease #5

STATEWIDE LEASE INFORMATION

7. State of Nevada Business License Information:

a.	Nevada Business ID Number:	NV20071268398	
b.	The Contractor is registered with the Nevada Secretary of State's Office as a?:	LLC ☒ INC ☐ CORP ☐ LLP ☐	
c.	Is the Contractor Exempt from obtaining a Business License:	Yes	No ☒
	*If yes, please explain:		
d.	Is the Contractors Name the same as the Legal Entity Name?	Yes ☒	No
	*If no, please explain:		
e.	Does the Contractor have a current Nevada State Business License (SBL)?	Yes ☒	No
	*If no, please explain:		
f.	Is the Legal Entity active and in good standing with the Nevada Secretary of States Office?	Yes ☒	No

 12/7/11
 Authorized Signature _____ Date _____
 Public Works Division, Buildings and Grounds Section
 do

 12/7/11
 Authorized Signature - Agency _____ Date _____

For Board of Examiners Yes ☒
 No ☐

Lease #5

For Budget Division Use Only	
Reviewed by: <i>7/5</i>	<i>12/12/11</i>
Reviewed by:	
Reviewed by:	

STATEWIDE LEASE INFORMATION

1. Agency:	Department of Health And Human Services Health Division, Nevada Early Intervention Services, (EIS) 4150 Technology Way Carson City, NV 89706 contact: Cole Schmidt (775) 684-4039; Fax: (775) 684-4211 email: cschmidt@health.nv.gov				
2. Name of Lessor:	BAR CHARLESTON ACQUISITIONS, LLC, a Delaware limited liability company				
3. Address of Lessor	31910 Del Obispo, Suite 100 San Juan Capistrano, California 92675 Telephone: (949) 545-0500 Fax: (949) 276-0569 Christine Howe, Property Manager: (702) 222-4084, Fax: (702) 222-1644 email: chowe@birtcheranderson.com				
4. Address of Lease property:	3811 West Charleston, Suite 112 Las Vegas, Nevada 89102-1846				
a. Square Footage:	2,512 rentable				
b. Cost:	cost per month	# of months and/or days in time frame	cost per year	time frame	Approximate cost per square foot
	\$0.000	2	\$0.000	January 10, 2012 - March 9, 2012	\$0.000
	\$ 3,030.61	22 days	\$ 3,030.61	March 10, 2012 - March 31, 2012	\$1.700
	\$ 4,270.40	11	\$ 46,974.40	April 1, 2012 - February 28, 2013	\$1.700
	\$ 4,270.40	12	\$ 51,244.80	March 1, 2013 - February 28, 2014	\$1.700
	\$ 4,446.24	12	\$ 53,354.88	March 1, 2014 - February 28, 2015	\$1.770
	\$ 4,446.24	12	\$ 53,354.88	March 1, 2015 - February 29, 2016	\$1.770
	\$ 4,571.84	12	\$ 54,862.08	March 1, 2016 - February 28, 2017	\$1.820
	\$ 4,571.84	12	\$ 54,862.08	March 1, 2017 - February 28, 2018	\$1.820
	\$ 1,371.55	9 days	\$ 1,371.55	March 1, 2018 - March 9, 2018	\$1.820
c. Total Lease Consideration:			\$319,055.28		
d. Rental Adjustments	None				
e. Term:	Six (6) years and two (2) months				
f. Option to renew:	Yes				
g. Utilities:	LESSOR				
h. Janitorial:	LESSOR				
i. Major repairs:	LESSOR				
j. Minor repairs:	LESSOR				
k. Taxes:	LESSOR				
l. Comparable Market Rate:	\$1.64 - \$2.45				
m. Specific termination clause in lease:	Breach/Default lack of funding				
n. Lease will be paid for by Agency Budget Account Number:	3208				

5. Purpose of the lease: To house the Health Division, Nevada Early Intervention Services, (EIS)

6. This lease constitutes:	☐	An extension of an existing lease
	☐	An addition to current facilities (requires a remark)
	☒	A relocation (requires a remark)
	☐	A new location (requires a remark)
	☐	Remodeling only
	☐	Other

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DEPARTMENT OF ADMINISTRATION
OFFICE OF THE DIRECTOR
BUDGET AND PLANNING DIVISION

a. Estimated moving expenses: \$7,550.00 Furnishings: n/a Data/Phones: \$2,915.00

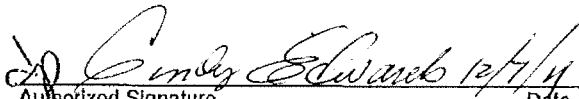
Remarks: Leasing Services is working with the Health Division to consolidate thier programs and services onto one campus to facilitate programs by sharing conference rooms, training rooms and IT services. Leasing Services negotiated new space for the Tenant, the rent was abated for two months to offset moving costs, \$1.70 per square foot per month for years 1 and 2; \$1.77 per square foot per month for years 3 and 4; and \$1.82 per square foot per month for years 5 and 6. The Tenant is relocating from 4538 W Craig Road, Suite 130 and 170, North Las Vegas, NV 89031, currently paying \$2.66 per square foot per month.

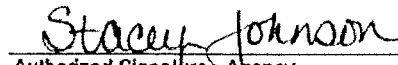
Lease #6

STATEWIDE LEASE INFORMATION

7. State of Nevada Business License Information:

a.	Nevada Business ID Number:	NV20071268396
b.	The Contractor is registered with the Nevada Secretary of State's Office as a?:	LLC ☒ INC ☐ CORP ☐ LLP ☐
c.	Is the Contractor Exempt from obtaining a Business License:	Yes ☐ No ☒
	*If yes, please explain:	
d.	Is the Contractors Name the same as the Legal Entity Name?	Yes ☒ No ☐
	*If no, please explain:	
e.	Does the Contractor have a current Nevada State Business License (SBL)?	Yes ☒ No ☐
	*If no, please explain:	
f.	Is the Legal Entity active and in good standing with the Nevada Secretary of States Office?	Yes ☒ No ☐


 Authorized Signature _____ Date 12/7/11
 Public Works Division, Buildings and Grounds Section
 do


 Authorized Signature _____ Date 12/7/11
 Agency

For Board of Examiners Yes ☒
 No ☐

Lease #6

For Budget Division Use Only	
Reviewed by: <i>AB</i>	12/12/11
Reviewed by:	
Reviewed by:	

STATEWIDE LEASE INFORMATION

1. Agency: Department of Health And Human Services
 Health Division, Epidemiology and Response (EPI)
 4150 Technology Way
 Carson City, NV 89706
 contact: Cole Schmidt (775) 684-4039; Fax: (775) 684-4211; email: cschmidt@health.nv.gov

2. Name of Lessor: BAR CHARLESTON ACQUISITIONS, LLC,
 a Delaware limited liability company

3. Address of Lessor: 31910 Del Obispo, Suite 100
 San Juan Capistrano, California 92675
 Telephone: (949) 545-0500; Fax: (949) 276-0569
 Christine Howe, Property Manager: (702) 222-4084, Fax: (702) 222-1644
 email: chowe@birtcheranderson.com

4. Address of Lease property: 3811 West Charleston, Suite 205
 Las Vegas, Nevada 89102-1846

a. Square Footage: 2,409 rentable

b. Cost:

cost per month	# of months and/or days in time frame	cost per year	time frame	Approximate cost per square foot
\$0.000	2	\$0.000	January 10, 2012 - March 9, 2012	\$0.000
\$ 2,906.33	22 days	\$ 2,906.33	March 10, 2012 - March 31, 2012	\$1.700
\$ 4,095.30	11	\$ 45,048.30	April 1, 2012 - February 28, 2013	\$1.700
\$ 4,095.30	12	\$ 49,143.60	March 1, 2013 - February 28, 2014	\$1.700
\$ 4,263.93	12	\$ 51,167.16	March 1, 2014 - February 28, 2015	\$1.770
\$ 4,263.93	12	\$ 51,167.16	March 1, 2015 - February 29, 2016	\$1.770
\$ 4,384.38	12	\$ 52,612.56	March 1, 2016 - February 28, 2017	\$1.820
\$ 4,384.38	12	\$ 52,612.56	March 1, 2017 - February 28, 2018	\$1.820
\$ 1,272.88	9 days	\$ 1,272.88	March 1, 2018 - March 9, 2018	\$1.820
	74	\$305,930.56		

c. Total Lease Consideration: None

d. Rental Adjustments: None

e. Term: Six (6) years and two (2) months

f. Option to renew: Yes

g. Utilities: LESSOR

h. Janitorial: LESSOR

i. Major repairs: LESSOR

j. Minor repairs: LESSOR

k. Taxes: LESSOR

l. Comparable Market Rate: \$1.64 - \$2.45

m. Specific termination clause in lease: Breach/Default lack of funding

n. Lease will be paid for by Agency Budget Account Number: 3219, 3153, 3216

5. Purpose of the lease: To house the Health Division, Epidemiology and Response (EPI)

6. This lease constitutes:

☐	An extension of an existing lease
☐	An addition to current facilities (requires a remark)
☒	A relocation (requires a remark)
☐	A new location (requires a remark)
☐	Remodeling only
☐	Other

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a. Estimated moving expenses: \$323.00 Furnishings: \$28,564.7 Data/Phones: \$2,700.00

Remarks: Leasing Services is working with the Health Division to consolidate thier programs and services onto one campus to facilitate programs by sharing conference rooms, training rooms and IT services. The WIC Program is vacating Suite 205, 3811 W Charleston and EPI is the new tenant for this space.

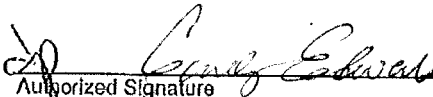
The previous rent rate for this space was \$2.34 per square foot per month. Leasing Services renegotiated a new 74 month lease. The rent payment was abated for two months to offset moving costs and the rent was reduced to \$1.70 per square foot per month for years 1 and 2, \$1.77 per square foot per month for years 3 and 4, \$1.82 per square foot per month for years 5 and 6.

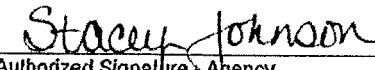
Lease #7

STATEWIDE LEASE INFORMATION

7. State of Nevada Business License Information:

a.	Nevada Business ID Number:	NV20071268398	
b.	The Contractor is registered with the Nevada Secretary of State's Office as a?:	LLC ☒ INC ☐ CORP ☐ LLP ☐	
c.	Is the Contractor Exempt from obtaining a Business License:	Yes	No ☒
	*If yes, please explain:		
d.	Is the Contractors Name the same as the Legal Entity Name?	Yes ☒	No
	*If no, please explain:		
e.	Does the Contractor have a current Nevada State Business License (SBL)?	Yes ☒	No
	*If no, please explain:		
f.	Is the Legal Entity active and in good standing with the Nevada Secretary of States Office?	Yes ☒	No

 12/7/11
 Authorized Signature _____ Date
 Public Works Division, Buildings and Grounds Section
 do

 12/7/11
 Authorized Signature _____ Date
 Agency

For Board of Examiners Yes ☒
 No ☐

Lease
#7

For Budget Division Use Only	
Reviewed by:	<i>BT 12/7/11</i>
Reviewed by:	
Reviewed by:	

STATEWIDE LEASE INFORMATION

1. Agency: Department of Health and Human Services, Division of Mental Health and Developmental Services
Southern Nevada Adult Mental Health Services
6161 West Charleston Boulevard
Las Vegas, Nevada 89146
Telephone: (702) 486-6099
Fax: (702) 486-6248
contact: Paul Ripple, 702-486-6099; email: pripple@snamhs.nv.gov;
Tom Pollard, 702-486-4252, email: tpollard@snamhs.nv.gov

2. Name of Lessor: Copper Creek Enterprise, LLC
contact: Ken Murphy, phone: 775-209-3751; fax: (775) 751-3190
redwood501@gmail.com

3. Address of Lessor: 2221 South Winery Road
Pahrump, Nevada 89048

4. Address of Lease property: 240 Humahuaca Street
Pahrump, Nevada 89048

a. Square Footage: 3,998 useable square feet

b. Cost:

cost per month	# of months in time frame		time frame	Approximate cost per square foot
\$5,277.36	12	\$63,328.32	February 1, 2012 - January 31, 2013	\$1.320
\$5,277.36	12	\$63,328.32	February 1, 2013 - January 31, 2014	\$1.320
\$5,437.28	12	\$65,247.36	February 1, 2014 - January 31, 2015	\$1.360
\$5,437.28	12	\$65,247.36	February 1, 2015 - January 31, 2016	\$1.360
\$5,597.20	12	\$67,166.40	February 1, 2016 - January 31, 2017	\$1.400
	60	\$324,317.76		

c. Total Lease Consideration: None

d. Rental Adjustments: Five (5) Years

e. Term: Yes

f. Option to renew: Lessor

g. Utilities: Lessor - 3 days

h. Janitorial: Lessor

i. Major repairs: Lessor

j. Minor repairs: Lessor

k. Taxes: Lessor

l. Comparable Market Rate: \$1.50 - \$1.75

m. Specific termination clause in lease: Breach/Default lack of funding

n. Lease will be paid for by Agency Budget Account Number: 3648

5. Purpose of the lease: To house the Department of Health & Human Services, Southern Nevada Adult Mental Health Services.

6. This lease constitutes:

☒	An extension of an existing lease
☐	An addition to current facilities (requires a remark)
☐	A relocation (requires a remark)
☐	A new location (requires a remark)
☐	Remodeling only
☐	Other

a. Estimated moving expenses: n/a Furnishings: n/a Data/Phones: n/a

Remarks: Leasing Services negotiated this full service lease renewal. The previous rental rate was \$1.55 per square foot per month. Janitorial services were provided only twice a month. The new rental rate is approximately \$1.32 per square foot per month. The janitorial services will be provided three days a week. A rental savings and increased services were negotiated into this lease. This lease is under the current market rate.

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OFFICE OF THE DIRECTOR
BUDGET AND PLANNING DIVISION

Lease #8

STATEWIDE LEASE INFORMATION

7. State of Nevada Business License Information:

a.	Nevada Business ID Number:	NV20021057343
b.	The Contractor is registered with the Nevada Secretary of State's Office as a?:	LLC [X] INC [] CORP [] LLP []
c.	Is the Contractor Exempt from obtaining a Business License:	Yes No X
	*If yes, please explain:	
d.	Is the Contractors Name the same as the Legal Entity Name?	Yes X No
	*If no, please explain:	
e.	Does the Contractor have a current Nevada State Business License (SBL)?	Yes X No
	*If no, please explain:	
f.	Is the Legal Entity active and in good standing with the Nevada Secretary of States Office?	Yes X No

Authorized Signature *[Signature]* Date 12-6-11
Public Works Division, Buildings and Grounds Section

Authorized Signature - Agency 12/6/11
Date

LL

For Board of Examiners

Yes

X

No

Lease
#8

For Budget Division Use Only	
Reviewed by: <i>ATB</i>	<i>12/12/11</i>
Reviewed by:	
Reviewed by:	

STATEWIDE LEASE INFORMATION

1. Agency: ☒ Office of the Military
 2460 Fairview Drive
 Carson City, Nevada 89701-6507
 contact: James Fricano, (775) 887-7339; email: james.fricano@ng.army.mil
 contact: Jennifer McEntee, (775) 884-8458; email: jmcentee@govmail.state.nv.us

2. Name of Lessor: ☒ W & W Partnership, LTD
 (775) 329-0064
 Property Management: Andrea King, (702) 733-7500, (702) 610-0037; fax (702) 610-0037
 email: andrea.king@grubb-ellis.com

3. Address of Lessor: P.O. Box 1511, Reno, Nevada 89505-1511
 1775 E. 4th Street, Reno, Nevada 89512

4. Address of Lease property: ☒ 7017 Spring Mountain Rd., Suite #102-A
 Las Vegas, Nevada 89117-3812

a. Square Footage:
 b. Cost:

☒ 1,264 rentable square feet of office space				
cost per month	# of months in time frame	cost per year	time frame	Approximate cost per square foot
\$2,844.00	12	\$34,128.00	Months 1 through 12	\$2.250
\$2,844.00	12	\$34,128.00	Months 13 through 24	\$2.250
\$2,995.68	12	\$35,948.16	Months 25 through 36	\$2.370
\$2,995.68	12	\$35,948.16	Months 37 through 48	\$2.370
\$3,058.88	12	\$36,706.56	Months 49 through 60	\$2.420
	60	\$176,858.88	<i>1-3-11</i>	

c. Total Lease Consideration:
 d. Rental Adjustments: None
 e. Term: Five (5) years
 f. Option to renew: Yes
 g. Utilities: LESSOR
 h. Janitorial: TENANT
 i. Major repairs: LESSOR
 j. Minor repairs: LESSOR
 k. Taxes: LESSOR
 l. Comparable Market Rate: \$1.64 - \$2.45
 m. Specific termination clause in lease: Breach/Default lack of funding
 n. Lease will be paid for by Agency Budget Account Number: 3650

5. Purpose of the lease: To house the Office of the Military *Recruitment office*

6. This lease constitutes:
☐ An extension of an existing lease
☐ An addition to current facilities (requires a remark)
☒ A relocation (requires a remark)
☐ A new location (requires a remark)

a. Estimated moving expenses: Verified with tenant \$0.00 Furnishings: Verified with tenant \$0.00
 Data/Phones: Verified with tenant \$0.00

Remarks: Leasing Services negotiated a full service lease including tenant improvements, common area maintenance (CAM) and pass-through expenses wrapped into the rent, in this high traffic retail strip mall location. LS relocated Tenant from 984 square feet at \$2.65 per square foot per month of nearly vacated strip mall to new location consisting of 1,264 rentable square feet paying \$2.25 per square foot for years 1 and 2; \$2.37 per square foot for years 3 and 4; and \$2.42 per square foot for year 5. This new location has a Wal-Mart in the shopping center and visibility on North and South sides of the building. **PLEASE NOTE:** The National Guard Recruitment offices require retail spaces with high volume traffic, in a mall location to create exposure and synergy for their program. *Retail strip mall spaces typically are triple net leases (NNN) utilities charged separately, with common area maintenance charges (CAM) and pass through expenses for taxes and insurance. In addition any Tenant improvements, including paint are to be paid by the Tenant that rents the space*

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 OFFICE OF THE DIRECTOR
 BUDGET AND PLANNING DIVISION

Lease #9

STATEWIDE LEASE INFORMATION

7. State of Nevada Business License Information:

a.	Nevada Business ID Number:	NV19921034746	
b.	The Contractor is registered with the Nevada Secretary of State's Office as a?:	LLC ☐ INC ☐ CORP ☐ LLP ☐ LTD ☒	
c.	Is the Contractor Exempt from obtaining a Business License:	Yes	No ☒
	*If yes, please explain:		
d.	Is the Contractors Name the same as the Legal Entity Name?	Yes ☒	No
	*If no, please explain:		
e.	Does the Contractor have a current Nevada State Business License (SBL)?	Yes ☒	No
	*If no, please explain:		
f.	Is the Legal Entity active and in good standing with the Nevada Secretary of States Office?	Yes ☒	No

[Signature] 12/12/11
 Authorized Signature Date
 Public Works Division, Buildings and Grounds Section

[Signature] 12/6/11
 Authorized Signature - Agency Date

For Board of Examiners Yes ☒
 No ☐

Lease #9

For Budget Division Use Only	
Reviewed by:	<i>[Signature]</i> 12/19/11
Reviewed by:	
Reviewed by:	

STATEWIDE LEASE INFORMATION

1. Agency: Nevada Department of Transportation
1325 Airmotive Way, Suite 240
Reno, Nevada 89502
contact: Patricia W.
phone: (775) 688-1253 fax: (775) 688-1255

2. Name of Lessor: Airport Gardens Investors, LLC
contact: Jeffery Lowden
phone: (775) 827-6700 fax: (775) 827-6702
jeff@skywestservices.com

3. Address of Lessor: 1325 Airmotive Way, Suite 175
Reno, Nevada 89502

4. Address of Lease property: Crew 904
1325 Airmotive Way, Suite 240
Reno, Nevada 89502

a. Square Footage: 2,403 useable square feet

b. Cost:

cost per month	# of months in time frame	cost per year	time frame	Approximate cost per square foot
\$2,571.21	12	\$30,854.52	January 1, 2012 - December 31, 2012	\$1.070
\$2,571.21	12	\$30,854.52	January 1, 2013 - December 31, 2013	\$1.070
	24	\$61,709.04		

c. Total Lease Consideration:

d. Rental Adjustments: None

e. Term: Two (2) Years

f. Option to renew: Yes

g. Utilities: Lessor

h. Janitorial: Lessor

i. Major repairs: Lessor

j. Minor repairs: Lessor

k. Taxes: Lessor

l. Comparable Market Rate: \$1.50 - \$1.70

m. Specific termination clause in lease: Breach/Default lack of funding

n. Lease will be paid for by Agency Budget Account Number: 4660

5. Purpose of the lease: To house the Department of Transportation, Highway Crew 904 in Reno *at the same cost as the prior lease, which is considerably below current Reno market lease rates*

6. This lease constitutes:

☒	An extension of an existing lease
☐	An addition to current facilities (requires a remark)
☐	A relocation (requires a remark)
☐	A new location (requires a remark)
☐	Remodeling only
☐	Other

a. Estimated moving expenses: n/a Furnishings: n/a Data/Phones: n/a

Remarks: Leasing Services renegotiated this 2 year Full Service lease for \$1.07, which is considerably below current Reno market lease rates.

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OFFICE OF THE DIRECTOR
BUDGET AND PLANNING DIVISION

Lease #10

STATEWIDE LEASE INFORMATION

7. State of Nevada Business License Information:

a.	Nevada Business ID Number:	NV19871008700
b.	The Contractor is registered with the Nevada Secretary of State's Office as a?:	LLC ☒ INC ☐ CORP ☐ LLP ☐
c.	Is the Contractor Exempt from obtaining a Business License:	Yes ☐ No ☒
	*If yes, please explain:	
d.	Is the Contractors Name the same as the Legal Entity Name?	Yes ☒ No ☐
	*If no, please explain:	
e.	Does the Contractor have a current Nevada State Business License (SBL)?	Yes ☒ No ☐
	*If no, please explain:	
f.	Is the Legal Entity active and in good standing with the Nevada Secretary of States Office?	Yes ☒ No ☐

Authorized Signature

Date

Authorized Signature - Agency

Date

Public Works Division, Buildings and Grounds Section

LL

For Board of Examiners

Yes

No

☒

Lease # 10

For Budget Division Use Only	
Reviewed by:	<i>[Signature]</i> 12/15/11
Reviewed by:	
Reviewed by:	

STATEWIDE LEASE INFORMATION

1. Agency: Nevada Department of Transportation
123 West Nye Lane, Suite 102
Carson City, NV 89706
contact: Rudy Malfabon
phone: (702) 385-6506 fax: (775) 888-8390
rmalfabon@dot.state.nv.us

2. Name of Lessor: Nye Lane Properties
contact: Paul Deane, Manager
phone: (775) 742-3509 fax: (775) 786-0984
paul.deane@yahoo.com

3. Address of Lessor: c/o Mallard Investment Management, Inc
3490 Southampton Drive
Reno, Nevada 89509

4. Address of Lease property: Crew 907 - contact: Jeff Farmer (775) 687-3367
Crew 911 - contact: Tara Cufflin (775) 687-3376
123 West Nye Lane, Suite 102 & 105

a. Square Footage: 3,609 square feet

b. Cost:

cost per month	# of months in time frame	cost per year	time frame	Approximate cost per square foot
\$0.00	2	\$0.00	January 1, 2012 - February 29, 2012	\$0.000
\$4,691.70	10	\$46,917.00	March 1, 2012 - December 31, 2012	\$1.300
\$4,691.70	12	\$56,300.40	January 1, 2013 - December 31, 2013	\$1.300
	24	\$103,217.40		

c. Total Lease Consideration: None

d. Rental Adjustments: Two (2) Years

e. Term: Yes

f. Option to renew: Lessor

g. Utilities: Lessor

h. Janitorial: Lessor

i. Major repairs: Lessor

j. Minor repairs: Lessor

k. Taxes: Lessor

l. Comparable Market Rate: \$1.30 - \$1.50

m. Specific termination clause in lease: Breach/Default lack of funding

n. Lease will be paid for by Agency Budget Account Number: 4660

5. Purpose of the lease: To house the Department of Transportation, Highway Crews 907 & 911 at a savings of approx. \$32,800 over the two year period

6. This lease constitutes:

☒	An extension of an existing lease
☐	An addition to current facilities (requires a remark)
☐	A relocation (requires a remark)
☐	A new location (requires a remark)
☐	Remodeling only
☐	Other

a. Estimated moving expenses: n/a Furnishings: n/a Data/Phones: n/a

Remarks: Two separate leases were combined into one.
Leasing Services negotiated this 2 year Full Service lease, with 2 months free rent, for \$1.30 per square foot. Previous rental rate of \$1.330 per square foot, did not include utilities or janitorial, estimated to be an additional \$.330 per square foot or \$1.66 per square foot.
Suite 102 - 1,568 sf + Suite 105 - 2,041sf = 3,609 total square feet

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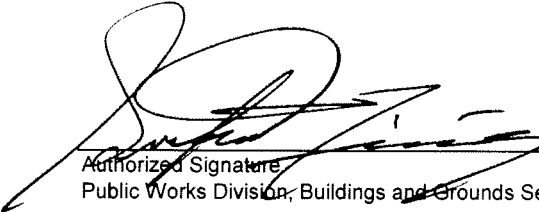
DEPARTMENT OF ADMINISTRATION
OFFICE OF THE DIRECTOR
BUDGET AND PLANNING DIVISION

Lease #11

STATEWIDE LEASE INFORMATION

7. State of Nevada Business License Information:

a.	Nevada Business ID Number:	NV19941064933	
b.	The Contractor is registered with the Nevada Secretary of State's Office as a?:	LLC [] INC [X] CORP [] LLP []	
c.	Is the Contractor Exempt from obtaining a Business License:	Yes	No X
	*If yes, please explain:		
d.	Is the Contractors Name the same as the Legal Entity Name?	Yes X	No
	*If no, please explain:		
e.	Does the Contractor have a current Nevada State Business License (SBL)?	Yes X	No
	*If no, please explain:		
f.	Is the Legal Entity active and in good standing with the Nevada Secretary of States Office?	Yes X	No


 12-13-11
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 Public Works Division, Buildings and Grounds Section


 12/13/11
 Authorized Signature - Agency _____ Date

LL

For Board of Examiners	Yes	☒
	No	☐

Lease #11