UNIVERSITY MEDICAL CENTER OF SOUTHERN NEVADA
BOARD OF HOSPITAL TRUSTEES
AGENDA ITEM

<table>
<thead>
<tr>
<th>Issue:</th>
<th>Approve Resolution of Intent to Lease Real Property</th>
<th>Back-up:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Petitioner:</td>
<td>Kathleen Silver, Chief Executive Officer, University Medical Center</td>
<td>Clerk Ref. #</td>
</tr>
</tbody>
</table>

Recommendation:

That the Board of Hospital Trustees approve, adopt and authorize the Chairman to sign a Resolution of Intent to Lease Real Property in the 2040 Building to the University of Nevada School of Medicine and set a public hearing for 10:00 a.m., on May 17, 2011.

FISCAL IMPACT:

Fund #: NA  Fund Name: NA
Fund Center: NA  Amount: None

BACKGROUND:

UMC currently leases 24,476 square feet of the building at 2040 W. Charleston Boulevard to the University of Nevada School of Medicine (UNSOM) for medical school administration office space and medical school instruction, at the rate of $1.858 per square foot, subject to increases based on each previous year’s CPI. The current lease expires on June 30, 2011, and UMC and UNSOM would like to amend the lease and extend the lease term by three (3) years. Pursuant to NRS 277.050, one public entity may lease its real property to another public agency without advertising for public bids, and the rent may be an amount deemed appropriate by the lessor agency.

UMC and UNSOM staff have reached agreement to amend the lease and extend the lease term by three (3) years through June 30, 2014. The resolution of intent to lease provides that the new lease will be for approximately 24,476 square feet at a rent of $1.858 per square foot, subject to increases based on each previous year’s CPI. The extended term will be for three years. The space will be restricted to medical school instruction, administration office space and medical library use.

Respectfully submitted,

Kathleen Silver
Chief Executive Officer

Cleared for Agenda
May 3, 2011

Agenda Item #
5/3/2011