RESOLUTION OF INTENT TO LEASE REAL PROPERTY

WHEREAS, Clark County, a political subdivision of the State of Nevada, on behalf of University Medical Center of Southern Nevada ("UMC"), a county hospital owned and operated by Clark County, owns a building located at 2040 West Charleston Blvd, Las Vegas, Clark County, Nevada (the "2040 Building"); and

WHEREAS, for the past several years, the UMC Hospital Board of Trustees has been leasing space in the 2040 Building to the University of Nevada School of Medicine for administrative offices, classrooms and medical offices; and

WHEREAS, UMC and the University of Nevada wish to enter into an amendment to the current lease;

WHEREAS, NRS 277.050 authorizes one public agency to lease any of its real property to another public agency for a term not exceeding 99 years; and

WHEREAS, such a lease may be negotiated without advertising for public bids and for any rental amount deemed appropriate by the lessor agency.

NOW, THEREFORE, be it resolved by the UMC Board of Hospital Trustees that:

1. UMC intends to amend its lease agreement to lease space in the 2040 Building to the University of Nevada School of Medicine, and the UMC Board of Trustees will set a public hearing for 10:00 a.m., on May 3, 2011, in the Commission Chambers at the Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada, during the regular Commission meeting, as the time and place that any objections to the lease may be made by the electors of the County, pursuant to NRS 277.050, under the following terms and conditions:
   a. The property to be leased is approximately 24,476 square feet within the building located at 2040 West Charleston Blvd, Las Vegas, Nevada.
   b. The property cannot be used for any purpose or purposes other than those related to medical school administration, instruction and library services.
   c. The term of the lease will be extended for three (3) years.
   d. The monthly rental amount is currently $1,858 per square foot, with annual increases based on each previous year's CPI.

PASSED, ADOPTED AND APPROVED this 3rd day of May, 2011.

ATTEST: UNIVERSITY MEDICAL CENTER OF SOUTHERN NEVADA
BOARD OF HOSPITAL TRUSTEES

By: Diana Alba
County Clerk

By: Lawrence Weekly, Chair

APPROVED AS TO FORM:

Mary-Ann Miller
County Counsel