CLARK COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

<table>
<thead>
<tr>
<th>Issue:</th>
<th>Concession Lease Agreement</th>
<th>Back-up:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Petitioner:</td>
<td>Rosemary A. Vassiliadis, Director of Aviation</td>
<td>Clerk Ref. #</td>
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Recommendation:

That the Board of County Commissioners authorize the Director of Aviation to sign the Concession Lease Agreement between Clark County and Brighton Collectibles - Nevada, LLC dba Brighton Collectibles (Jerry Kohl, President) for the continued operation of Brighton Collectibles, concerning three (3) national brand retail locations at McCarran International Airport; and approve the termination of two concession agreements between Clark County and Bribor, LLC; or take other action as appropriate. (For possible action)

FISCAL IMPACT:

<table>
<thead>
<tr>
<th>Fund#:</th>
<th>5201.701</th>
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<tbody>
<tr>
<td>Fund Center:</td>
<td>200400050</td>
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<tr>
<td>Description:</td>
<td>Concession Lease Agreement</td>
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Added Comments: N/A

BACKGROUND:

Bribor, LLC currently operates three (3) national brand specialty retail locations under the Brighton Collectibles concept at McCarran International Airport under two (2) separate Concession Agreements approved by the Board of County Commissioners on January 16, 2007, and July 19, 2011. Bribor, LLC has requested to terminate both of their current concession agreements and to consolidate them within their new business entity, Brighton Collectibles - Nevada, LLC dba Brighton Collectibles (Company).

The pertinent provisions of the new Concession Lease Agreement (Agreement) are as follows:

- The Term of the Agreement shall be for seven (7) years from the Beneficial Occupancy Date, May 1, 2015.
- Company shall increase rent to County from ten percent (10%) and twelve percent (12%) to twelve and a half percent (12.5%) of gross revenue.
- Company will refurbish all three (3) locations within thirty-six (36) months of the Beneficial Occupancy Date, May 1, 2015, and again between years four (4) and five (5) of the Term.
- Company will be responsible for a security deposit equal to two (2) months of revenue and adhering to enhanced customer service language.

Respectfully submitted,

ROSEMARY A. VASSILIADIS
Director of Aviation

Cleared for Agenda

Agenda Item #

4/7/2015
This Agreement has been signed by an authorized representative of Company and approved as to form by the District Attorney's Office. Advertising, in accordance with NRS 496.090, has been completed. Company will obtain a Clark County business license for these locations prior to commencing operations.