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FILED FOR RECORDING
AT THE REQUEST OF

Peggy Decker

2003 JUL 11 PM 3 10

LINCOLN COUNTY REC. CLERK
FEE 18.00
LESLIE BOUCHER DEPT. 105

LEASE AGREEMENT

Lincoln County

LEASE AGREEMENT

1
2 THIS LEASE AGREEMENT, made and entered into this 20th
3 day of May, 1988, by and between the County of
4 Lincoln, State of Nevada, hereinafter referred to as the "County"
5 and the Pioche Recreational Park, Inc., a non-profit corporation,
6 in the State of Nevada, hereinafter referred to as the "Corpora-
7 tion".

W I T N E S S E T H :

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10 1. The purpose of this agreement is for the develop-
11 ment, construction, maintenance and operation of all facilities
12 constructed or to be constructed, developed or installed in or
13 upon that certain property known as the Pioche Recreational Park
14 located in the County of Lincoln, State of Nevada.

15 2. As an incentive for the foregoing purpose, the
16 County hereby offers and agrees to lease the Pioche Recreational
17 Park lands consisting of 370 acres, more or less, to the corpora-
18 tion for a term of Thirty (30) years with the right of renewal
19 under the same terms and conditions for a rental fee of One (\$1.00)
20 Dollar per annum commencing on the 20th day of May, 1988.
21 Said lands are more particularly described as:

22 Mount Diablo Meridian, Nevada

23 T 1 N., R. 67 E., sec. 12, N1/2SE1/4NE1/4SW1/4,
24 S1/2S1/2NE1/4SW1/4, SE1/4SW1/4, S1/2SE1/4, S1/2
25 N1/2SE1/4; sec. 13, N1/2NE1/4, N1/2N1/2S1/2NE1/4,
NE1/4NW1/4, E1/2NW1/4NW1/4, S1/2SW1/4NW1/4NW1/4,
26 N1/2S1/2NW1/4;
27 Less and except those certain 10 acres in the
28 NW1/4 of the SE1/4 of section 12 T 1 N., R. 67 E.

Lincoln County

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MBD&M, under lease to the Nevada State Department of Prisons and further: Less excepting and subject to all rights of ways, easements, reservations, conditions and limitations now of record and otherwise affecting title of Lincoln County in and to said lands.

3. Inasmuch as the Pioche Recreational Park is a Municipal park developed and operated by the Corporation for the benefit of Lincoln County, Nevada, the County will provide such assistance as it may deem proper in the development of the facilities of the said Pioche Recreational Park.

4. Within the Pioche Recreational Park area the Corporation ~~is hereby authorized by the County to~~ ^{may} carry out any and all activities consistent with the laws and ordinances of the County.

5. The Corporation may from time to time grant concessions for the installation and/or operation of private business consistent with the general use and proper development of the Pioche Recreational Park and its facilities deemed necessary and proper by the board of trustees of the Corporation.

6. The Corporation will proceed with the development of the Pioche Recreational Park to the best of its ability in a timely manner consistent with the availability of funds and such help as may be provided or donated by other persons.

7. Prior to any improvements or construction, Lessee shall post a Notice of Non-responsibility of owner, Lincoln County or Successor. Further, Lessee covenants and agrees to hold Lincoln County harmless for all actions of Lessee, its employees, officers and agents. Lessee will maintain Public

1 Liability Insurance in a mutually agreed on amount with Lincoln
2 County as Co-insured after the golf course is open to public.
3 Lessee shall comply with all employment laws and regulations
4 including payment of SIIS and all other labor benefits when re-
5 quired under the laws of the State of Nevada.

6 8. The County grants to the Corporation any excess
7 water from the well commonly known as the Pioche Rodeo Well
8 not being utilized by the County to be used by the Corporation
9 for any purposes, projects or needs of the Pioche Recreational
10 Park.

11 IN WITNESS WHEREOF, the parties hereto have set their
12 hands to this Lease Agreement.

13
14 Keith Whipple
15 Donald Whipple
16 James H. Smith
17 COUNTY COMMISSION
18 LINCOLN COUNTY, NEVADA

19 James F. Shantz
20 Tommy Simpson
21 Elgie A. Thompson
22 Judith Ann Gosh
23 William H. Robinson
24 BOARD OF TRUSTEES
25 PIOCHE RECREATIONAL PARK, INC.

26 WITNESS:
27 Larrie Walker
28 County Clerk, Lincoln County,
Nevada

MAY 175 1997

Lincoln County

COPY

This document to which this certificate is attached is a full, true and correct copy of the original, on file and record in the County Clerks Office, Pioche Nevada.

In witness whereof, I have hereunto set my hand and affixed the Seal of the Seventh Judicial District Court and for the County of Lincoln, State of Nevada, this 17th day of August, 2013.

[Signature]
Deputy Clerk

Deputy Clerk