



TO: SOUTHERN NEVADA DISTRICT BOARD OF HEALTH **DATE:** February 26, 2026

RE: *Approval of the Interlocal Lease Agreement for 55 Civic Way, Suites 111, 112 and 120, Laughlin, NV 89029 (APN # 264-12-801-008) between the Southern Nevada Health District and the Clark County Department of Real Property Management.*

PETITION #25-26

That the Southern Nevada District Board of Health *approve the Interlocal Lease Agreement for 55 Civic Way, Suites 111, 112 and 120, Laughlin, NV 89029 (APN # 264-12-801-008) between the Southern Nevada Health District and the Clark County Department of Real Property Management.*

PETITIONERS:

Cassius Lockett, PhD, District Health Officer *[Signature]*
Jason Frame, Interim Deputy District Health Officer - Administration *[Signature]*
Bob Kingston, PE, CHFM, Chief Facilities Officer *[Signature]*

DISCUSSION:

Staff recommends approval of this no cost lease to commence April 1, 2026 with an initial term of five (5) years with five (5) one (1) year options to renew. The Southern Nevada Health District needs this space for issuing health cards, meeting with patients, providing health inspectors with a check-in location and providing the Laughlin, Nevada community with health-related services.

FUNDING:

There is no funding need associated with this Interlocal Lease Agreement.

**INTERLOCAL LEASE AGREEMENT
BETWEEN PUBLIC AGENCIES**

THIS INTERLOCAL LEASE AGREEMENT (“Lease”) is made and entered into this _____ day of _____ (“Effective Date”), by and between CLARK COUNTY, a political subdivision of the State of Nevada, (hereinafter referred to as “LESSOR” or “COUNTY”), and the SOUTHERN NEVADA HEALTH DISTRICT (hereinafter referred to as “LESSEE” or “SNHD”), individually a “Party” and collectively referred to as the “Parties”.

RECITALS

WHEREAS, COUNTY is the owner of property with a commonly known address of 55 Civic Way, Laughlin, NV 89029 known as the Laughlin Community Resource Center (hereinafter referred to as “Property”) located on a portion of Assessor’s Parcel Number 264-12-801-008, as depicted in Exhibit “A”.

WHEREAS, the COUNTY may lease real property to another governmental entity pursuant to the authority of NRS 244.281(1)(e)(2) and 277.050 on terms authorized by the Board of County Commissioners (“Board”) without conducting a public auction as otherwise required by NRS 244.283 if the real property is used for a public use and the Board adopts a resolution declaring its intent to lease it, describing the real property to be leased, specifying the lease terms, finding that the lease will be in the best interest of the county, and setting a time for a public hearing at which objections to the Lease may be made heard (“Resolution”); and

WHEREAS, the Parties entered into an Interlocal Lease Agreement on December 15, 2015 for +/- 324 square feet of space at the Property (the “CRC Lease”), which expires March 31, 2026;

WHEREAS, SNHD desires to continue leasing the Premises (as defined below);

WHEREAS, it is deemed that the lease of real property hereinafter set forth for public benefit dedicated to public health services is in the best interest of the county and its inhabitants; and

NOW, THEREFORE, in consideration of the aforesaid promises, the Parties mutually agree as follows:

1. DESCRIPTION OF PREMISES.

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COUNTY hereby leases to **LESSEE** suites 111, 112 & 120 at the Property containing +/- 303 square feet of office space and existing space sufficient for the Kiosk, as shown on Exhibit "B" attached hereto and incorporated herein by reference, (the "Premises"). The **COUNTY** reserves the right to exclude the Kiosk from the Premises in its sole discretion. **LESSEE** shall be required to remove the Kiosk and restore the immediate area including and surrounding the former location of the Kiosk to its original condition within sixty (60) days of notice from the **COUNTY**.

2. TERM.

2.1 The initial term of this Lease shall commence on April 1, 2026 with an initial term of five (5) years with five (5) one (1) year options to renew, to be exercised by giving at least a sixty (60) day written notice to the **COUNTY** before the end of such term or option.

2.2 In the event **COUNTY**'s future development of the Premises affects **LESSEE**'s use described herein as determined solely by **COUNTY**, **LESSEE** will relocate at its own expense, but not earlier than after the notice period specified below in Section 11 unless mutually agreed upon otherwise by the Parties in writing.

3. RENT.

3.1 **COUNTY** agrees to lease the Premises to **LESSEE** without requiring the payment of any rent.

4. COUNTY'S BUDGETARY LIMITS AND FISCAL FUND OUT.

4.1 The **COUNTY**, as a local governmental entity, is subject to the requirements of NRS 244.230 and NRS 354.626, which require **COUNTY** to budget annually for its expenses, and which prohibit **COUNTY** from obligating itself to expend money or incur liability in excess of the amounts appropriated for a particular function or purpose. All **COUNTY**'S financial obligations under this Lease are subject to those statutory requirements and sections 4.2 and 4.3 below (hereinafter "Fund Out Clause").

4.2 Notwithstanding the monetary obligations of this Lease, the total amount of **COUNTY**'s payment obligations hereunder for any fiscal year shall not exceed the amounts that **COUNTY** has appropriated for maintenance of the building and for related liabilities for the **COUNTY**. **COUNTY** represents that as of the date this Lease is executed sufficient funds have been appropriated to cover **COUNTY**'s obligations hereunder through the expiration of the **COUNTY**'s Fiscal Year

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4.3 Notwithstanding the monetary obligations of this Lease, this Lease shall terminate, and **COUNTY**'s liability and payment obligations hereunder shall be extinguished at the end of the fiscal year (June 30) in which the **LESSEE**'s governing body fails to appropriate monies for the ensuing fiscal year for the payment of all amounts which will then become due. **COUNTY**'s staff shall take all appropriate actions and act in good faith to obtain funding for the **COUNTY**'s liabilities hereunder accordingly.

5. USE OF THE PREMISES.

5.1 **LESSEE** shall use the Premises only for issuing health cards, meeting with patients, providing health inspectors with a check-in location and providing the community with health-related services. No other use of the Premises shall be allowed unless prior written consent is obtained from the Director of Real Property Management (hereinafter referred to as "Director"), or their designee, at their sole discretion.

5.2 **LESSEE** shall observe and enforce all established rules and regulations of **COUNTY** in connection with **LESSEE**'S use of the Property and Premises. **LESSEE** shall not use or occupy the Property and Premises in violation of any law, covenant, condition, restriction, rule, or regulation or otherwise use or occupy the Property and Premises in a way which will negatively risk or affect the Property or Premises. Upon notice from **COUNTY**, **LESSEE** shall immediately discontinue any use of the Property and Premises which is declared by any governmental authority having jurisdiction to be a violation of a law, covenant, condition or restriction, rule, or regulation.

5.3 **LESSEE** shall not knowingly do or permit anything to be done which will increase the risk of fire or create a hazard on or about the Property and Premises, and shall comply with all rules, orders, regulations, requirements and recommendations of **COUNTY**'S risk manager, or any other person or organization performing a similar function.

5.4 **LESSEE** shall not do or permit anything to be done in or about the Property and Premises which will in any way obstruct or interfere with the rights of other leases or occupants of the building, or injure or annoy them, or use or allow the Property and Premises to be used for any unlawful purposes.

5.5 **LESSEE** shall not cause, maintain, or permit any nuisance or waste in, on or about the Property and Premises.

5.6 **LESSEE** shall at all times meet the standards and guidelines established by the Clark County Health Department.

6. REPAIRS, MAINTENANCE AND ACCESS.

6.1 **LESSEE** shall maintain the Premises, including all improvements, fixtures and furnishings therein, in good order, condition and repair at all times during the Lease term, provided however, that, at **COUNTY'S** option, or if **LESSEE** fails to make such repairs, **COUNTY** may, but need not, make such repairs and replacements, and **LESSEE** shall pay **COUNTY'S** cost or expenses, including **COUNTY'S** overhead, arising from **COUNTY'S** involvement with such repairs and replacements forthwith upon being billed for same. **LESSEE** hereby waives and releases its right to make repairs at **COUNTY'S** expense.

6.2 **COUNTY** shall, at its sole cost and expense, repair and maintain the Property, its structural or building systems (mechanical (HVAC) sub-surface or cement embedded, electrical, plumbing, and low voltage systems, exterior walls, and exterior roof) serving the Property and Premises, sidewalks, driveways, landscaping and parking lots, fixtures in common areas, and appurtenances furnished in common areas by **COUNTY** under this Lease, in good repair and tenantable condition, except that **LESSEE** shall reimburse **COUNTY**, for any costs incurred by **COUNTY** in repair and maintenance of damage to said portions caused by the intentional or negligent acts of **LESSEE**, its officers, agents or employees. **LESSEE'S** failure to repair and maintain the Premises to **COUNTY'S** satisfaction gives **COUNTY** the right to terminate this Lease in accordance with Section 11.

6.3 **COUNTY** shall service any fire extinguishers serving the Premises and provide for any inspections or repairs of the fire extinguishers, fire sprinklers, fire alarms or specialty fire suppression systems including kitchen hood suppression systems. **LESSEE** must make the Premises available for these services to be performed. **COUNTY** will provide a schedule for non-emergency services.

6.4 **LESSEE** shall also be responsible for any repairs which arise out of (a) **LESSEE'S** use or occupancy of the Property and Premises; (b) the installation, removal, use or operation of **LESSEE'S** property; (c) the moving of **LESSEE'S** property into or out of the Premises; or (d) the act, omission, misuse or negligence of **LESSEE**, its officers, agents, employees, or invitees. If **LESSEE** fails to repair any damage to the Premises within thirty (30) days of written notice, **COUNTY** may at its option terminate this Lease.

6.5 Upon the expiration or earlier termination of this Lease, **LESSEE** shall return the Premises to **COUNTY** in the same condition as on the date **LESSEE** took possession, except for normal and ordinary wear and tear. Any damage to the Premises or

Property, including any damage resulting from **LESSEE'S** use of the Property and Premises or resulting from the removal of **LESSEE'S** property from the Premises shall be repaired by **LESSEE** at its sole expense. If **LESSEE** fails to repair any damage to the Premises before vacating the Premises, **LESSEE** agrees to pay for such repairs performed by **COUNTY** or its contractor within thirty (30) days of receipt of **COUNTY** invoice.

6.6 **LESSEE** shall comply with all applicable Nevada laws, ordinances and rules of any public authority relating to its use and occupancy of the Property and Premises.

7. SERVICES AND UTILITIES.

7.1 **COUNTY** shall provide, at no additional cost, to **LESSEE** the following utilities and services:

Electricity Basic Trash Service Sewer Gas Water Phone Internet
Interior Pest Control Exterior Pest Control Landscaping Premises Janitorial
Alarm Monitoring Security

7.2 **LESSEE** shall be responsible to pay for installation and charges for telephone and data and any other service or utility necessary for its use that is not outlined above. **LESSEE** shall be responsible for staffing the Premises and shall be responsible for any and all administrative and overhead cost associated with its operations on the Premises. **LESSEE** shall provide and pay the cost of all supplies and equipment required for its use of the Premises.

8. ALTERATIONS AND IMPROVEMENTS.

8.1 **LESSEE** shall have the right, at its expense, to make any non-structural improvements to the Premises, provided (a) **LESSEE** requests permission, in writing, to make such improvements, and provided (b) Director, in their sole discretion, gives written approval of the requested non-structural improvements, and (c) all necessary permits and approvals have been obtained by **LESSEE**.

8.2 Upon the termination of this Lease, **LESSEE** shall have the right, at its sole expense, to remove any personal property or fixtures which **LESSEE** has installed or placed on the Premises. **LESSEE** shall completely repair, at its sole expense, any and all damage resulting from such removal as provided above in Section 6.

8.3 All fixtures or other improvements remaining upon relocation, expiration or termination of this Lease shall be deemed to be the property of **COUNTY**.

9. INDEMNIFICATION. Subject to the limitations of Nevada Revised Statutes Chapter 41, each Party shall remain liable for its own negligence in accordance with general law of the State of Nevada. **LESSEE** shall indemnify **LESSOR** for all claims, causes of action and lawsuits which arise out of **LESSEE**'s use of the Property and Premises. **LESSEE** agrees to hold harmless, indemnify and defend **LESSOR** and its agents, officers and employees against any and all claims or liability of any kind, including liability for attorneys' fees and other litigation costs and expenses, for any injury, death, damage, or loss to any person or property whatsoever, including employees and property of **LESSOR**, occurring in, on or about the Property or Premises, adjacent streets or sidewalks or any part thereof, due to the negligence, fault, act or omission of **LESSEE**, its agents, officers employees and invitees or due to the breach or default by **LESSEE** under this Lease.

10. INSURANCE. **LESSEE**, at its expense, will maintain the following insurance coverage or the self-insured equivalent during the initial and any extended terms of this Lease and will name **COUNTY** as an additional insured:

10.1 Workers compensation in accordance with Nevada law.

10.2 Commercial general liability with a combined single limit for bodily injury and property damage of not less than Two Million Dollars (\$2,000,000) per occurrence to protect the **COUNTY**, **LESSEE** and **LESSEE'S** contractors and agents against claims for bodily injury or death and damage to the property of others.

10.3 During the term of this Lease the **LESSEE** shall provide fire and extended coverage insurance for \$150,000 for the Premises.

11. TERMINATION. For any reason other than breach of this Lease as provided for in Section 11 herein, either Party may terminate this Lease upon sixty (60) days written notice to the other Party.

12. BREACH. In the event of **LESSEE**'s default or breach of this Lease, **COUNTY** shall give **LESSEE** written notice of the breach, **LESSEE** shall have thirty (30) days after receipt of said Notice of Breach to cure the breach or vacate the Premises. **LESSEE'S** failure to cure the breach or vacate the Premises within such thirty (30) day period, gives **COUNTY** the right to immediately retake possession of the Premises in compliance with Nevada law.

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13. NOTICES. All notices, approvals and demands allowed or required to be given under this Lease shall be in writing and deemed duly served or given if personally delivered or sent by certified or registered U.S. mail, postage prepaid and addressed as follows:

To COUNTY:

Clark County Department of Real Property Management
Attention: Director of Real Property Management
500 S. Grand Central Parkway, 4th Floor
Las Vegas, NV 89155

To LESSEE:

Southern Nevada Health District
Attn: Sr. Contract Administrator, Legal Department
280 S. Decatur Blvd.
Las Vegas, NV 89129

With Copy To:
Southern Nevada Health District
Attention: Chief Facilities Officer – Bob Kingston, MSE, PE, CHFM
PO Box 3902
Las Vegas, NV 89127

14. WAIVER. COUNTY'S failure to enforce or delay in the enforcement of any provision hereof or enforcement of any right hereunder shall not be construed as a waiver of such provision or right. **LESSEE'S** exercise of any right hereunder shall not preclude or prejudice the exercise thereafter of the same or any other right. This Paragraph 13 may not be waived.

15. MISCELLANEOUS.

15.1 Relationship of Parties. Nothing contained in this Lease shall be deemed or construed by the Parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any other association between **LESSOR** and **LESSEE**. No provisions of this Lease, nor any acts of the Parties hereto, shall be deemed to create any relationship between **LESSOR** and **LESSEE** other than as set forth in this Lease.

15.2 Remedies Cumulative. The various rights, options, elections, and

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remedies of **LESSOR** contained in this Lease shall be cumulative, and no one of them shall be construed as exclusive of any other, or of any right, priority or remedy allowed or provided by law and not expressly waived in this Lease.

15.3 Governing Law. The laws of the State of Nevada shall govern the validity, construction, performance, and effect of this Lease.

15.4 Entire Agreement. This Lease sets forth the entire understanding and agreement between the Parties hereto and supersedes all previous communications, negotiations, and agreements, whether oral or written, with respect to the subject matter hereof. No addition to or modification of this Lease shall be binding on either Party unless reduced to writing and duly executed by or on behalf of the Parties hereto. No representation or statement not expressly contained in this Lease or in any written, properly executed amendment to this Lease shall be binding upon **LESSOR** or **LESSEE** as a warranty or otherwise.

15.5 Assignment and Sublease. Any attempt by **LESSEE** to assign any rights, delegate any duties arising from this Lease, or to sublease the Premises without the written consent of **LESSOR** shall be void.

15.6 Third Party Beneficiary. This Lease is not intended to create any rights, powers, or interest in any third party and this Lease is entered into for the exclusive benefit of the undersigned Parties.

15.7 Non-discrimination. **LESSEE** shall not unlawfully discriminate against any person in the use of the Premises.

16. COUNTERPARTS. This Lease may be signed in any number of counterparts, each of which shall be deemed to be original and all of which together shall be deemed to be one and the same Lease. Delivery of this Lease may be accomplished by electronic transmission of this Lease. In such an event, the Parties hereto shall promptly thereafter deliver to each other executed counterpart originals of this Lease.

IN WITNESS WHEREOF, we have executed this Lease the day and year first written above.

(Signatures to follow on the next page)

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CLARK COUNTY

SNHD

By _____
Shauna Bradley, Director
Real Property Management

By _____
Cassius Lockett, PhD
District Health Officer
Southern Nevada Health District

Approved as to form:

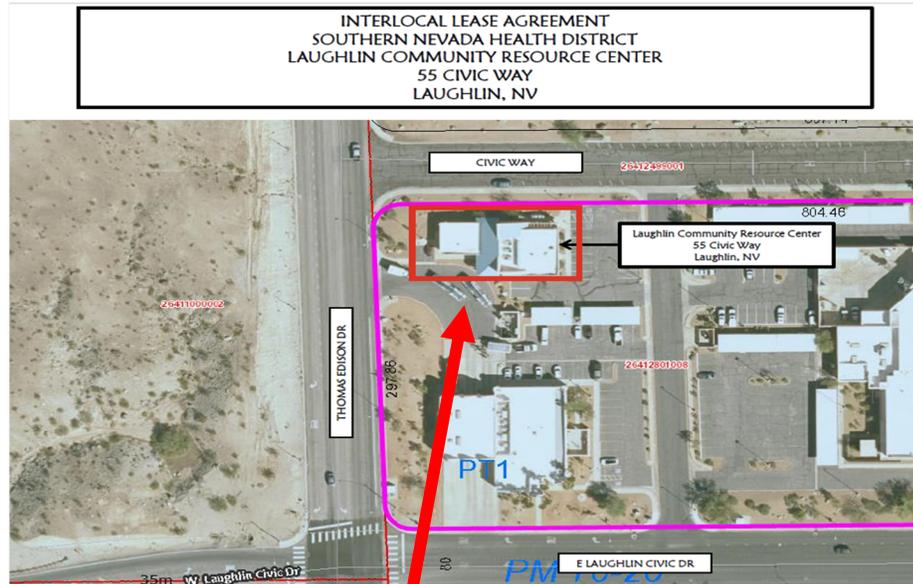
Approved as to form:

By _____
Nichole Kazimirovicz
Deputy District Attorney

**This document is approved as to form.
Signatures to be affixed after approval
by Southern Nevada District Board of Health**
By: _____
Heather Anderson-Fintak, Esq.
General Counsel
Southern Nevada Health District

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EXHIBIT "A"
Property



264-12-801-X
Advanced Search

Property Information

Parcel: 26412801008

Owner Name(s):
COUNTY OF CLARK (ADMINISTRATIVE)

Site Address: 1555 S CASINO DR

Jurisdiction: CC Laughlin - 89029

Sale Date: Not Available
Sale Price: Not Available
Estimated Lot Size: 39.47
Construction Year: 1991
Recorded Doc Number: 00002231 02190367
Aerial Flight Date: 2024-06-10

Zoning and Planned Land Use

Legal Description

Ownership

Appraisal

Flood Zone

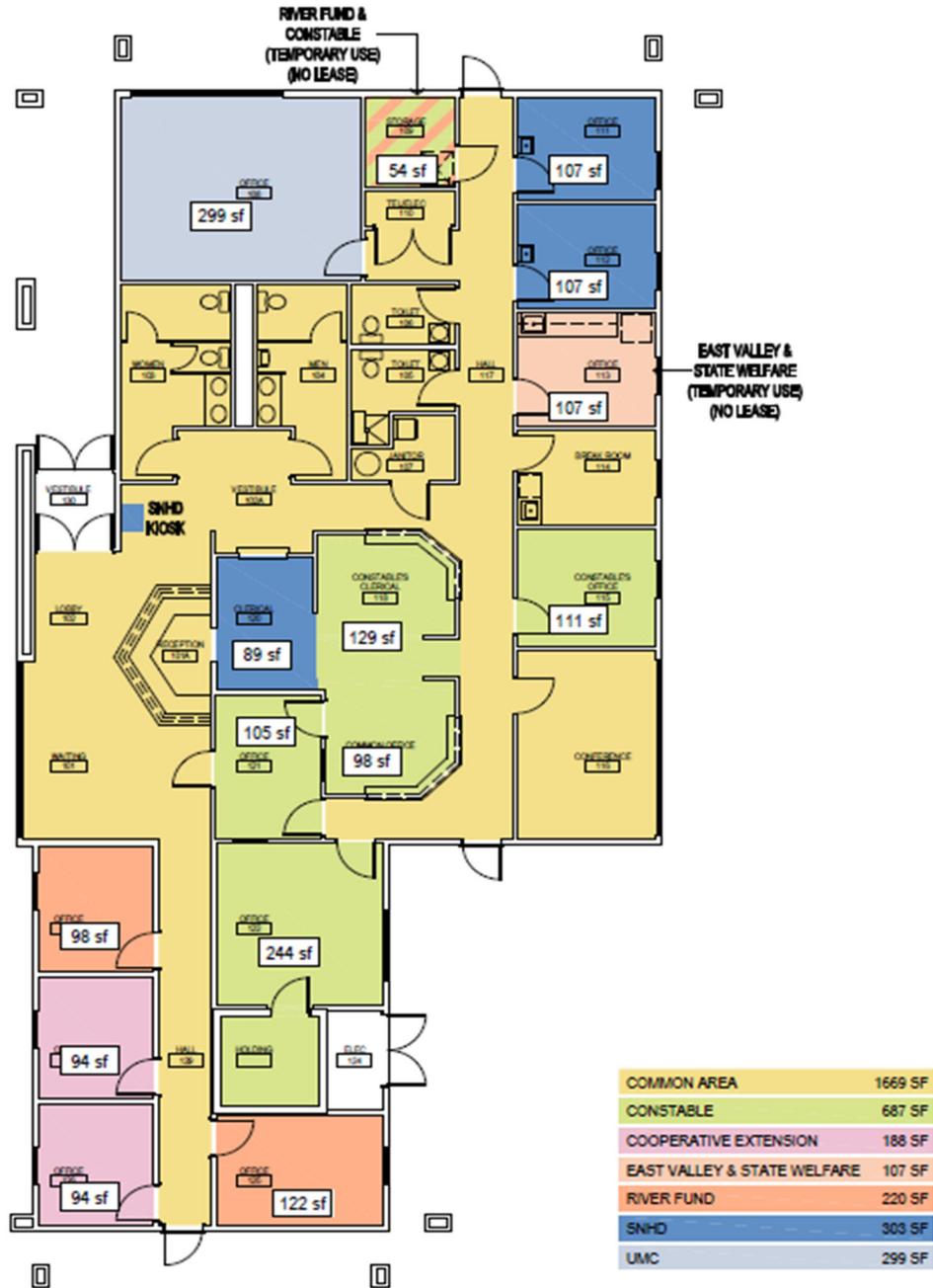
Elected Officials

Commissioner: A - Michael Naft (D)



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EXHIBIT "B"
 Premises



LAUGHLIN COMMUNITY RESOURCE CENTER

55 CIVIC WAY, LAUGHLIN 89029

NOT TO SCALE
 12/17/2025

