



TO: SOUTHERN NEVADA DISTRICT BOARD OF HEALTH **DATE: January 23, 2025**

RE: Lease Addendum between Southern Nevada Health District and Horizon 8888, LLC

PETITION #14-25

That the Southern Nevada District Board of Health approve the lease addendum between the Southern Nevada Health District and Horizon 8888, LLC.

PETITIONERS:

Fermin Leguen, MD, MPH, District Health Officer *FL*
Kim Saner, Deputy District Health Officer- Administration *KS*
Sean Beckham, Chief Facilities Officer *SB*

DISCUSSION:

The Southern Nevada Health District proposes to extend the existing lease agreement for 220 E. Horizon Dr Henderson, NV 89105 for an additional 5 years.

FUNDING:

Monthly lease amounts starting at \$5,133 with annual 3% increases will be paid through general funds.

LEASE ADDENDUM

The following Lease Addendum is attached to and shall be used as a lease extension for Tenant and shall be made part of the Lease Agreement dated February 1, 2020, by and between HORIZON 8888, L.L.C., a Nevada Limited Liability Company as Landlord and SOUTHERN NEVADA HEALTH DISTRICT a Political Subdivision of the State of Nevada as Tenant, for property located at 220 E. Horizon Dr. Suites A, B & C Henderson, Nevada 89015 consisting of +/- 3,689 rentable square feet (+/- 3,520 usable square feet) medical office space effective September 15, 2024. The parties hereby agree as follows:

1) RENT SCHEDULE SUITES A, B & C:

03-01-2024 TO 02-28-2025 \$4,983.00 monthly Base Rent plus C.A.M. Fees. Final months of the initial lease term.

03-01-2025 TO 02-28-2026 \$5,133.00 monthly Base Rent plus C.A.M. Fees.

03-01-2026 TO 02-28-2027 \$5,289.00 monthly Base Rent plus C.A.M. Fees.

03-01-2027 TO 02-28-2028 \$5,448.00 monthly Base Rent plus C.A.M. Fees.

03-01-2028 TO 02-28-2029 \$5,612.00 monthly Base Rent plus C.A.M. Fees.

03-01-2029 TO 02-28-2030 \$5,781.00 monthly Base Rent plus C.A.M. Fees.

NOTE: C.A.M. Fees are currently estimated at .33 psf./\$1,217.37 monthly.

All other terms and conditions of the Lease dated February 1, 2020 and subsequent Addendums, Exhibits and Amendments shall remain in full force and effect.

LANDLORD:
HORIZON 8888, L.L.C.
a Nevada Limited Liability Company

TENANT:
SOUTHERN NEVADA HEALTH DISTRICT
a Political Subdivision of the State of Nevada

By: _____
Name: Ching Kuo Tony Lee, D.M.D.
Title: Managing Member

By: _____
Name: Fermin Leguen, MD, MPH
Title: District Health Officer