

FOURTH AMENDMENT TO LEASE

This Fourth Amendment to Lease is dated for reference purposes only as May 30, 2012, between SN Investment Properties, LLC, a Delaware limited liability company successor in interest to RMS Limited Partnership, a Nevada limited partnership, ("Landlord") and National Las Vegas, Inc., a Nevada Corporation ("Tenant").

RECITALS

- A. Landlord and Tenant are parties to that certain Lease dated November 2, 1995, as amended on October 12th, 2000, December 28th, 2005, and May 27th, 2009 (the "Lease") for the Premises located at 4545 West Diablo Drive, Suites A, B, & C, Las Vegas, Nevada 89118, consisting of approximately 49,600 square feet within Building E (the "Premises").
- B. Landlord and Tenant now wish to further amend the Lease to extend the Lease Term for an additional Fifty-Five (55) months, adjust the Base Rent Schedule in a manner that will include certain potential concessions, subject to Landlord's lender approval.

TERMS AND CONDITIONS

Therefore, in consideration of the foregoing recitals incorporated by this reference and the mutual covenants contained herein, the parties hereby agree as follows:

Base Rent. Effective June 1, 2012, the Base Rent shall be:

Term: 55 Months

June 1, 2012 through May 31, 2013	\$21,100.00 per month + NNN Operating Expenses
June 1, 2013 through May 31, 2014	\$21,944.00 per month + NNN Operating Expenses
June 1, 2014 through May 31, 2015	\$22,822.00 per month + NNN Operating Expenses
June 1, 2015 through May 31, 2016	\$23,735.00 per month + NNN Operating Expenses
June 1, 2016 through December 31, 2016	\$24,684.00 per month + NNN Operating Expenses

Concessions. So long as an Event of Default of any monetary obligations has not occurred during the Lease Term, Tenant shall not be required to pay Base Rent in the amount of Forty Two Thousand Two Hundred dollars (\$42,200.00) for the months of June 1st, 2012 thru July 31, 2012 and Twenty One Thousand Nine Hundred Forty Four (\$21,944.00) for the month of June 1, 2013 thru June 30, 2013 ("Concession Period") for a total Rent Concession of Sixty Four Thousand One Hundred Forty Four dollars (\$64,144.00). However, in the Event of a Default of any monetary obligations by Tenant at any time, or if the Lease terminates prior to its Expiration Date for any reason, Tenant shall pay Landlord an amount equal to the Rent Concession, in addition to any other sums Tenant may owe Landlord.

Although no Base Rent shall be due, Tenant shall be responsible for their utilities and Tenant's Proportionate Share of the Estimated Operating Expenses during the "Base Rent Concessions" period.

Payment of Estimated Operating Expenses. Tenant's Proportionate Share of the 2012 Estimated Operating Expense shall be Six Thousand Thirty Two dollars 00/100 (\$6,032.00) per month.

Tenant Improvements. Landlord shall contract directly with a contractor for the Tenant Improvements to build out a 600 square foot conference room and women's restroom. Tenant Improvements shall be constructed of in accordance with Landlord's standard specifications and building materials. Any other improvements shall be at tenant's sole cost.

Lease Contingency - Landlord's Lender Approval

This Lease is subject to and conditioned upon the review and approval of Landlord's lender in all respects. If Landlord's lender refuses to consent to the terms and conditions of this Lease, the Lease shall be deemed void and of no further force or effect. Landlord agrees to use its commercially reasonable efforts to promptly obtain its lender's consent to this Lease in the form and content negotiated by Landlord and Tenant. In the event Landlord's lender offers modifications to the Lease and the parties agree to such modifications, this contingency shall be deemed satisfied.

Broker. Landlord and Tenant each warrant that they have dealt with no real estate broker in connection with this transaction with the exception of Greg Tassi, CB Richard Ellis located at 3993 Howard Hughes Parkway Suite 700, Las Vegas, NV 89169 who represented Tenant. Landlord shall pay commission to Tenant's broker per a separate agreement. The commission to be paid is based on the Lease extension period which is effective June 1, 2012 through December 31, 2016. Landlord and Tenant each agree to hold the other harmless from and against any and all damages, costs and expenses resulting from any claim(s) for a brokerage commission or finder's fee that may be asserted against either of them by any broker or finder other than those named above with whom the other has dealt.

Confidentiality. Tenant and its employees, agents and brokers shall keep confidential all matters concerning the terms of this Amendment and the negotiations which led to it and shall not disclose the fact or substance of the negotiations or the terms to anyone without the prior written consent of the Landlord. Notwithstanding the foregoing, the provisions and preceding negotiations may be revealed to Tenant's accountants, attorneys and lenders so long as each such recipient is advised of the necessity for them to also maintain the confidentiality of the information. If any third party demands entitlement to the benefit of similar terms or conditions on the basis that Tenant received such treatment, it will be deemed to be the result of a violation of this confidentiality requirement by Tenant and such violation shall constitute an event of Default under the Lease.

Execution. Tenant shall have five (5) business days after receipt of this Fourth Amendment to Lease to execute and return the document to Landlord for this Amendment to be effective.

All capitalized terms used in this Amendment and not otherwise defined shall have the meanings set forth in the Lease. Except as modified by this Amendment, all other terms and conditions of the Lease shall be unchanged and remain in full force and effect.

THE SUBMISSION OF THIS LEASE AMENDMENT FOR EXAMINATION AND NEGOTIATION DOES NOT CONSTITUTE AN OFFER TO LEASE OR A RESERVATION OF OR OPTION FOR THE PREMISES. THIS DOCUMENT AND THE OBLIGATIONS HEREUNDER SHALL BECOME EFFECTIVE AND BINDING ON THE PARTIES ONLY UPON EXECUTION AND DELIVERY OF THIS LEASE AMENDMENT BY TENANT AND BY LANDLORD.

Landlord

SN Investment Properties, LLC,
a Delaware limited liability company

By: Harsch Investment Properties Management, LLC,
its Manager

By: _____

Title: _____

Tenant

National Las Vegas, Inc.
a Nevada corporation

By: _____

Name: Doug Newson

Title: President

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