

181993

Eureka, Nevada

June 6, 2003

**LEASE BY EUREKA COUNTY FROM
SCHOOLDISTRICT OF BEOWAWE ELEMENTARY SCHOOL**

This lease entered into this 6th day of June, 2003, by and between Eureka County, a political subdivision of the State of Nevada, by and through its Board of Eureka County Commissioners (Eureka County), and the Board of Trustees of the Eureka County School District, a political subdivision of the State of Nevada (School).

School hereby leases to Eureka County the premises described as a portion of the Beowawe Elementary School in Beowawe, Nevada, including the Gymnasium building and restrooms, the hallway between the Gymnasium and main building, and the playground adjacent to the Gymnasium, on the following terms and conditions:

1. Term of Lease: This lease shall be for one (1) year, starting July 1, 2003, and ending June 30, 2004.
2. Rent: Eureka County agrees to pay One Dollar (\$1.00) per year in rent.
3. Use of Premises: Eureka County agrees to use the premises for Juvenile Probation programs, and not permit any waste or abuse of the premises.
4. Maintenance and Repairs: Eureka County agrees to maintain the premises, reasonable wear and tear excepted; except the School shall be responsible for maintaining the roof and structural components of the premises.
5. Alterations and Improvements: No alterations are allowed without the permission of the School.
6. Insurance and Indemnification: During the lease term Eureka County shall maintain public liability and property damage insurance with liability limits of not less than \$500,000 per person, \$1,000,000 per occurrence, and property damage limits of not less than \$1,000 per occurrence, with the School listed as a coinsured. Eureka County shall also maintain fire insurance with vandalism and malicious mischief endorsements to cover 100% of the replacement value of the premises.

Eureka County understands the School shall not be liable, and Eureka County waives all claims against the School, for damages arising out of the use of the premises.

7. Utilities: Eureka County agrees to pay all utilities connected with the premises during the lease term.

Dated this 4th day of June, 2003

LSEE:

EUREKA COUNTY, a political subdivision
of the State of Nevada

BY: Wayne Robinson
Wayne Robinson, Chairman
Attest: Frances Gato, Clerk

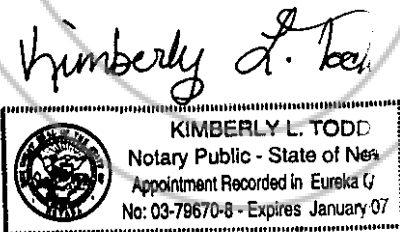
Address: Board of Eureka County
Commissioners
P.O. Box 677
Eureka, Nevada 89316

LSOR:

THE BOARD OF TRUSTEES OF THE EUREKA
COUNTY SCHOOL DISTRICT

BY: William Riggs
William Riggs, President

Address: Board of School Trustees
Eureka County School District
P.O. Box 249
Eureka, Nevada 89316



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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Eureka County
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EUREKA COUNTY NEVADA
H.N. REBALEATI, RECORDER
FILE NO.

FEES No Fee

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