

City of Reno/ Community Health Alliance/Lease

3195 Neil Road

Term Sheet

This is for discussion only and does not constitute an offer, implied offer or obligation to offer any of the following terms. No term or obligation is binding until a complete definitive agreement is negotiated and executed by both parties.

Note: This term sheet is conceptual. If this term sheet is approved by Reno City Council pursuant to NRS 268.053, the City Manager of the City of Reno (Landlord) and the authorized representative of Tenant will enter into negotiations of a definitive lease agreement and if a definitive agreement is achieved it will be presented to Council for approval.

<b>1</b>	<b>1. Project, Property, Parties</b>	
a.	Project	Neil Road Building Expansion using ARPA Funds  CHA to provide funds for any gap funding over the ARPA funds allocated
b.	Property	3915 Neil Road – Portion of APN 020-460-08
c.	Landlord/Owner	City of Reno
d.	Tenant	Community Health Alliance (CHA) 680 S Rock Blvd. Reno, NV 89502
<b>2</b>	<b>Terms of Lease</b>	
a.	Term	20 years w/ two (2) 5-year options to extend
b.	Rent	\$1 per year
c.	Utilities	Tenant pays all utilities costs: electric, gas, water, sewer, telephone, communication services, trash, security system monitoring of fire, and burglar alarms.
d.	Maintenance	Tenant is responsible for day-to-day maintenance, including repairs, , snow and ice removal for CHA entrances, light bulb replacement, plumbing, janitorial including paper products and cleaning supplies, pest control and window washing.  City is responsible for the HVAC and Mechanical systems and the roof.
e.	Capital Improvements	City is responsible for Capital Improvements