

This Lease Schedule is a part of that certain Lease entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2016 (the “**Effective Date**”), by

Board of Regents of the Nevada System of Higher Education  
University of Nevada, Reno  
Crowley Student Union (0056)  
Reno, NV 89557-0550  
Attn: Director of Joe Crowley Student Union  
Fax: 775.784.1859

**1.7 Address for Notices:**

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**1.8 Tenant Improvements.** Section 1.8 is deleted and replaced with the following:

**1.8 Improvements.**

- (a) **Landlord's Improvements.** Tenant accepts the Premises in "as is" condition. Notwithstanding the foregoing, Landlord represents that the utility, lighting, and HVAC systems serving the Premises are in good working order.
- (b) **Tenant Improvements.** Tenant, using quality materials in a good and workman like manner, shall make any improvements to the Premises necessary for Tenant's permitted use (the "Tenant Improvements") in conformance with all applicable provisions of the Lease and Exhibit B thereto. Tenant acknowledges that the Premises is not separately metered for electrical service and that Tenant

**4.1 Rent.** Section 4.1 is deleted and replaced with the following:

Tenant acknowledges that Tenant's share of Operating Expenses and Tenant's share of the Utility Costs shall be reconciled and adjusted annually and are currently billed at One Dollar 00/100 (\$1.00) per square foot per month, the calculation of which is set forth in Exhibit 2 attached hereto.

Tenant shall pay Landlord Rent without any deduction, recoupment, set-off or counter-claim except as otherwise set forth herein and with respect to any final judgments Tenant obtains against Landlord. Tenant shall pay Landlord an annual rent the "Base Rent") pursuant to Section 1.4 as set forth in this Lease Schedule and adjusted as provided in Section 1.4 of the Lease.

**4.6.2 Food Court Contribution.** Notwithstanding anything to the contrary in the Lease; No Food Court Contribution is payable.

**6.1 Permitted Use; Exclusive Uses.** Tenant acknowledges that Landlord has entered into an agreement which prohibits Landlord and all tenants in the Building to market soft drinks and other products that compete directly with products marketed by Pepsi. Such agreement requires that all products, cups, and lids be purchased directly from Pepsi.

**10.1.3 Business Automobile Liability Insurance.** Section 10.1.3 is deleted and replaced with the following.

**Business Automobile Liability Insurance.** The minimum limit required is \$1,000,000 combined single limit per occurrence for bodily injury and property damages. Coverage shall include Tenant owned (if applicable) non-owned, and hired vehicles. Coverage shall be written on ISC form CA 00 01 or a substitute providing equal or broader coverage.

**10.2.4 Policy Cancellation Endorsement.** Section 10.2.4 is deleted and replaced with the following.

**Policy Cancellation.** Tenant shall not suspend, void, or cancel any of the insurance required in this Lease except after thirty (30) days prior written notice has been given to Landlord. When cancellation is made by Tenant's insurer for any reason, including for non-payment of premium, Tenant shall provide Landlord written notice of such cancellation at least ten (10) days prior to the lapse of coverage. Failure of Tenant to maintain the insurance policies required

**24.20. Guaranty of Lease.** xxx shall serve as Guarantor of the Lease and shall execute the Guaranty Agreement attached as Exhibit D to the Lease.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned have executed this Lease Schedule as of the Effective Date set forth above.

**LANDLORD:**

BOARD OF REGENTS OF THE NEVADA  
SYSTEM OF HIGHER EDUCATION ON  
BEHALF OF THE UNIVERSITY OF  
NEVADA, RENO

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Recommend by:

\_\_\_\_\_  
Marc Johnson, President  
University of Nevada, Reno

Date: \_\_\_\_\_

**TENANT:**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_