

## MEMORANDUM OF LEASE FOR RECORDING

THE PARTIES hereto are the CITY OF NAMPA, a Municipal Corporation of the State of Idaho, hereinafter referred to as “Lessor,” and Schmidt Investments L.P., an Idaho Limited Partnership, hereinafter referred to as “Lessee.”

**AGREEMENT:** It is mutually agreed by and between the parties hereto as follows:

**Premises.** The Lessor shall lease and the Lessee shall let that real property, herein called the “premises” situated at the Nampa Municipal Airport, in Nampa, Canyon County, Idaho, and described as follows, to-wit:

See Exhibit A attached hereto and, by this reference, incorporated herein as if set forth in full, together with rights of ingress and egress as approved by the Airport Superintendent.

**Other Provisions.** This Memorandum is subject to all of the terms and provisions of the formal agreement of the parties dated January 1, 2025, pertaining to the lease of the premises, which formal agreement is, by this reference, incorporated herein and made a part hereof.

**Recorded.** It is agreed that this Memorandum may be recorded in the records of Canyon County, Idaho.

**Binding Effect.** The agreements herein shall apply to and bind the heirs, executors, administrators, successors in interest and assigns of the respective parties.

Dated this \_\_\_\_ day of \_\_\_\_\_ 2024.

**LESSOR:**  
CITY OF NAMPA

By: \_\_\_\_\_  
Debbie Kling, Mayor

Attest:

\_\_\_\_\_  
Charlene Tim, City Clerk

By: \_\_\_\_\_  
Lynsey Johnson, Airport Superintendent

**LESSEE: SCHMIDT INVESTMENTS L.P.**

\_\_\_\_\_  
Steven L. Schmidt, General Partner

**STATE OF IDAHO** )  
 ) ss  
**County of Canyon** )

On this \_\_\_\_ day of \_\_\_\_\_, 2024, before me, \_\_\_\_\_, a Notary Public, personally appeared **Debbie Kling, Charlene Tim and Lynsey Johnson**, the Mayor, City Clerk, and Airport Superintendent, respectively, of the CITY OF NAMPA, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same and were so authorized to do so on behalf of the CITY OF NAMPA.

(SEAL)

Notary Public for Idaho  
Commission expires: \_\_\_\_\_

**State of Idaho** )  
 : ss  
**County of \_\_\_\_\_** )

On this \_\_\_\_ day of \_\_\_\_\_, in the year of 2024, before me, the undersigned, personally appeared **STEVEN L. SCHMIDT**, known or identified to me to be a General Partner of the Limited Partnership that executed the foregoing instrument, and acknowledged to me that such Limited Partnership executed the same.

(Seal)

Notary Public for Idaho  
My Commission Expires: \_\_\_\_\_

## EXHIBIT A

### TOOTHMAN-ORTON ENGINEERING COMPANY

CONSULTING ENGINEERS, SURVEYORS AND PLANNERS

9777 CHINDEN BOULEVARD  
BOISE, IDAHO 83714-2008  
208-323-2288 • FAX 208-323-2399  
boise@toengrco.com

PROJECT: 04003  
DATE: February 17, 2006  
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**HANGAR LOT 2354 -**  
West half of the parcel  
1500 Square Feet

#### EXHIBIT "A"

#### DESCRIPTION OF LEASE PARCEL 2354 / 2355 NAMPA MUNICIPAL AIRPORT

A parcel of land lying in the SW 1/4 of the NE 1/4 of Section 24, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, more particularly described as follows:

**COMMENCING** at the C 1/4 corner of said Section 24 as shown on Record of Survey Instrument No. 200325678, Records of Canyon County, Idaho, from which the 1/4 corner common to Sections 19 and 24, Township 3 North, Range 2 West, Boise Meridian, bears S.89°28'08" E., 2642.02 feet; thence,

- A) N.53°10'22"E., 950.72 feet to a point marking the northwest corner of said Lease Parcel 2354, and the **POINT OF BEGINNING**; thence,
  - 1) N.90°00'00"E., 60.00 feet; thence,
  - 2) S.00°00'00"W., 50.00 feet; thence,
  - 3) S.90°00'00"W., 60.00 feet; thence,
  - 4) N.00°00'00"E., 50.00 feet to the **POINT OF BEGINNING**.

**CONTAINING** 3,000 square feet, more or less. **HANGAR 2354 - WEST HALF ONLY**  
**1500 Square Feet**

**SUBJECT TO:** All Covenants, Rights, Rights-of-Way, Easements of Record, and any other encumbrances.



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BOISE • COEUR d'ALENE • CALDWELL