



THIS AMENDMENT TO LEASE is made and dated this 5th day of January 2010, by and between Kittitas County, a municipal corporation in the State of Washington, hereinafter referred to as the LESSOR, and ELLENSBURG BUSINESS DEVELOPMENT AUTHORITY, and hereinafter referred to as the LESSEE.

WITNESSETH:

WHEREAS, LESSOR and LESSEE entered into a Lease on January 1, 2000, a copy of which is attached hereto and by this reference incorporated herein; and

WHEREAS, according to Paragraph 3 "Adjustment of Rental", it states " the rental rate shall be re-adjusted and fixed by the Board of County Commissioners every five years as required in RCW 36.34.180";

WHEREAS, it has been agreed between LESSOR and LESSEE that the following CPI Index will be used for future rental increases.

"CPI – All Cities-All Items Size Class D Under 50,000"

NOW, THEREFORE, IT IS HEREBY AGREED by and between the parties to a change in rental rates and contract terms as follows:

1) "Paragraph #2 – Rent" – Rental Rates for 01/01/10 thru 12/31/14 Term.

Land lease rate – 142,990.69 sq feet

Term	Previous Rate Per Year (\$.063 per Sq Ft)	Rental Rate (\$.0647 per Sq Ft)
*1/01/10 -12/31/10	\$ 9,008.41	\$ 9,251.50
1/01/11 -12/31/11		\$ 9,251.50
1/01/12 -12/31/12		\$ 9,251.50
1/01/13 -12/31/13		\$ 9,251.50
1/01/14 – 12/31/14		\$ 9,251.50
12/31/14		Renegotiate

All other terms and conditions of the aforementioned lease shall remain the same.

IN WITNESS WHEREOF, the Lessor and Lessee have signed their names and affixed their seals the day and year first above written.

**LESSOR:**

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

Jima Kpornik
Clerk of the Board

Alan Crankovich
Alan Crankovich

Paul Jewell
Paul Jewell

Approved as to Form:

Will A. Sullivan
Prosecuting Attorney
WSBA # 31259

Mark McClain
Mark McClain

LESSEE:

Robert P. [Signature]
Ellensburg Business Development Authority