



AMENDMENT TO LEASE

THIS AMENDMENT TO LEASE is made and dated this 20th day of June, 2011, by and between Kittitas County, a municipal corporation in the State of Washington, hereinafter referred to as the LESSOR, and DAVID RATCLIFF, and hereinafter referred to as the LESSEE.

WITNESSETH:

WHEREAS, LESSOR and LESSEE entered into a Lease on August 13, 1996, a copy of which is attached hereto and by this reference incorporated herein; and

WHEREAS, according to Paragraph 3 "Adjustment of Rental", it states " After the fifth year, the Lessor shall have the right to increase rental rates as outlined above. After the tenth year, the Lessor shall have the right to increase rental rates, provided that the annual rate shall not increase to more than 5% of the previous years annual rental rate, effective at the beginning of the tenth, fifteenth and twentieth years of this lease.

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 8/01/2011 thru 7/31/2016 Term.

<u>8/01/11thru 7/31/16</u> <u>Term</u>	<u>Rental Rate (\$.066</u> <u>per Sq Ft)</u>	<u>Leasehold Tax</u>	<u>Total Per Year</u>
<u>8/01/11 - 7/31/12</u>	<u>\$ 453.32</u>	<u>\$ 58.21</u>	<u>\$ 511.53</u>
<u>8/01/12 - 7/31/13</u>	<u>\$ 453.32</u>	<u>\$ 58.21</u>	<u>\$ 511.53</u>
<u>8/01/13 - 7/31/14</u>	<u>\$ 453.32</u>	<u>\$ 58.21</u>	<u>\$ 511.53</u>
<u>8/01/14 - 7/31/15</u>	<u>\$ 453.32</u>	<u>\$ 58.21</u>	<u>\$ 511.53</u>
<u>8/01/15 - 7/31/16</u>	<u>\$ 453.32</u>	<u>\$ 58.21</u>	<u>\$ 511.53</u>
<u>8/01/16</u>	<u>Renegotiate</u>	<u>Renegotiate</u>	<u>Renegotiate</u>

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

Paul Jewell, Chairperson

Alan Crankovich, Vice-Chair

Obie O'Brien, Commissioner 7/19/11

LESSEE:

David Ratcliff