



THIS ADDENDUM TO LEASE is made and dated this 16th day of October, 2012, by and between Kittitas County, a municipal corporation in the State of Washington, hereinafter referred to as the LESSOR, and RON MITCHELL AND SONJA MITCHELL, husband and wife, and hereinafter referred to as the LESSEE.

WITNESSETH:

WHEREAS, LESSOR and LESSEE signed a Consent to Assignment of Lease on September 1, 1998, a copy of which is attached hereto and by this reference incorporated herein; and

WHEREAS, according to the original lease 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 11/01/2012 thru 10/31/2017 Term.

<u>11/01/12 thru 10/31/17</u> <u>Term</u>	<u>Rental Rate (\$.066 per</u> <u>Sq Ft)</u>	<u>Leasehold Tax</u>	<u>Total Per Year</u>
<u>11/01/12 - 10/31/13</u>	<u>\$ 488.20</u>	<u>\$ 62.68</u>	<u>\$ 550.88</u>
<u>11/01/13 - 10/31/14</u>	<u>\$ 488.20</u>	<u>\$ 62.68</u>	<u>\$ 550.88</u>
<u>11/01/14 - 10/31/15</u>	<u>\$ 488.20</u>	<u>\$ 62.68</u>	<u>\$ 550.88</u>
<u>11/01/15 - 10/31/16</u>	<u>\$ 488.20</u>	<u>\$ 62.68</u>	<u>\$ 550.88</u>
<u>11/01/16 - 10/31/17</u>	<u>\$ 488.20</u>	<u>\$ 62.68</u>	<u>\$ 550.88</u>
<u>11/01/17</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.



M. K. Gornik
Clerk of the Board

LESSOR:

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

ABSENT

Alan Crankovich, Chairperson


Obie O'Brien, Vice-Chair


Paul Jewell, Commissioner

LESSEE:

Ron Mitchell, Owner

Sonja Mitchell, Owner

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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

ATTEST:

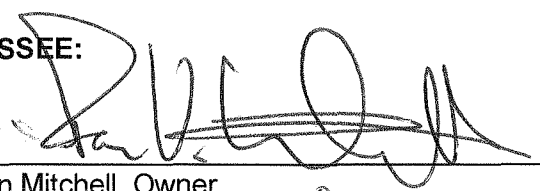
Clerk of the Board

Alan Crankovich, Chairperson

Obie O'Brien, Vice-Chair

Paul Jewell, Commissioner

LESSEE:



Ron Mitchell, Owner,



Sonja Mitchell, Owner