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AFTER RECORDING RETURN TO:

Department of Enterprise Services
Real Estate Services
P. O. Box 41468
Olympia, Washington 98504-1468

NOT AN ORIGINAL
SCANNED COPY

Lease No. SRL 22-0029
Project No. 25-07-236

(Stevenson) RAC/ams
Page 1 of 5
Date: July 31, 2025

LEASE AMENDMENT NO. 1

THIS Lease Amendment No. 1 modifies that certain Lease Number SRL 22-0029 dated April 14, 2022, recorded under Skamania County, number 2022-002212, and is entered into among Vine Street Investments, LLC, a Washington limited liability whose address is Post Office Box 430, Arlington, Washington 98223-0430, for its heirs, executors, administrators, successors, and assigns, hereinafter called the Current Lessor, and Skamania County, a Municipal Corporation whose address is 240 Northwest Vancouver Avenue, Post Office Box 790, Stevenson, Washington 98648 for its heirs, executors, administrators, successors, and assigns hereinafter called the Replacement Lessor and the STATE OF WASHINGTON, Department of Children, Youth, and Families, acting through the Department of Enterprise Services, hereinafter called the Lessee.

Legal description of leased premises:

Tax Parcel Number: 02-07-01-1-1-4000-00

Common Street Address: 266 SW Second Avenue, Stevenson, Washington 98648

Approximately 6,332 square feet of office space, being the entire building located on Parcels No. 02-07-01-1-1-4000-00 commonly known as 266 Second Avenue in the City of Stevenson, Washington; together with exclusive use of thirty (30) designated parking stalls, twenty-four (24) of which are covered, including parking designated for persons with disabilities per code, all situate on property legally described as: Lots 22, 23, and 24, Block 7, "Town of Stevenson," situated in the Northeast quarter of Section 1, Skamania County, Washington.

TERMS OF AMENDMENT:

By Agreement of the above parties, this Lease Amendment does the following:

- 1) Changes the Lessor's name as provided in this Lease due to an ownership change, subject to the following provisions:

Current Lessor agrees to release Lessee from any claims for rent or other charges under the Lease that arise after the effective date of this Amendment and to release the Lessee from any claims for rent or other charges under the Lease if the Lessee paid such rent or

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other charges to Replacement Lessor or other person or entity pursuant to a valid assignment of rents and/or ownership executed by the Current Lessor.

Replacement Lessor agrees to release and indemnify Lessee from any claims under the Lease or this Amendment against Lessee by any person or entity for payment of rent or other charges that Lessee pays to or as directed by Replacement Lessor. Further, Replacement Lessor warrants that it has full legal authority to lease this property to Lessee, and if it is determined to lack such authority, Replacement Lessor shall indemnify Lessee against claims brought against Lessee by any person or entity claiming the right to receive rent or payment pursuant to the Lease, which indemnification shall include, without limitation, all costs and expenses incurred defending such claim as well as all costs and expenses incurred in moving and business interruption, should that occur as a result of the claim.

Upon the effective date of this Lease Amendment, Lessee and Lessor agree that Replacement Lessor shall be considered the Lessor under the Lease, and Replacement Lessor agrees that it shall assume and perform all obligations of Lessor under the Lease.

- 2) Deletes paragraph 30 of the original Lease dated April 14, 2022 in its entirety and replaces with the following:

NOTICES

30. Wherever in this Lease written notices are to be given or made, except for alternative means of notice provided for the Duty to Cure and Self Help sections, the notices shall sent by certified mail to the address listed below unless a different address shall be designated in writing and delivered to the other party.

LESSOR: Skamania County
240 Northwest Vancouver Avenue
Post Office Box 790
Stevenson, Washington 98648

LESSEE: Department of Enterprise Services
Real Estate Services
Post Office Box 41468
Olympia, Washington 98504-1468

- 3) All other terms, conditions, covenants, and amendments to this Lease, unless altered, modified, overridden, or changed herein, remain in full force and effect.
- 4) The effective date of this Amendment is May 30, 2025.

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IN WITNESS WHEREOF, the parties subscribe their names:

Current Lessor:

Vine Street Investors LLC

By: _____

Printed Name: _____

Title: _____

Date: _____

Replacement Lessor:

Skamania County

By: _____

Printed Name: Asa Leckie

Title: Chair

Date: 09/16/2025

STATE OF WASHINGTON

Department of Children, Youth, and Families

Acting through the Department
of Enterprise Services

Richard J. Bushnell
Richard J. Bushnell, Assistant Director
Real Estate Services

Date: 10/1/25

RECOMMENDED FOR APPROVAL:

Roma Carr
Roma Carr, Property and Acquisition Specialist
Real Estate Services

Date: 08/26/2025

APPROVED AS TO FORM:

By: Susan K. Kaplan
Assistant Attorney General

Date: September 26, 2025

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STATE OF _____)
) ss.
 County of _____)

On this _____ day of _____, 20____ before me personally appeared _____ and said person(s) acknowledged that _____ signed this instrument, and on oath stated that _____ was authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

 Notary Public in and for the State of Washington,
 Residing at _____
 My commission expires _____

STATE OF Washington)
) ss.
 County of Skamania)

On this 17 day of September, 2025 before me personally appeared ASA Leckie and said person(s) acknowledged that he signed this instrument, and on oath stated that he was authorized to execute the instrument and acknowledged it as the Chair of the Board of County Commissioners to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



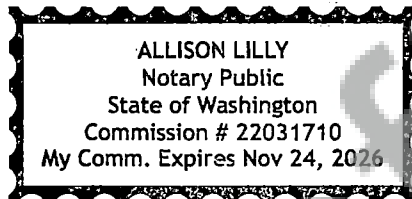
Heidi B. Penner
 Notary Public in and for the State of Washington,
 Residing at Carson, WA
 My commission expires 09-28-28

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STATE OF WASHINGTON)
) ss.
County of Thurston)

I, the undersigned, a Notary Public, do hereby certify that on this 1st day of October, 2025, personally appeared before me RICHARD J. BUSHNELL, Assistant Director, Real Estate Services, Department of Enterprise Services, State of Washington, to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as the free and voluntary act and deed of the Department, for the purposes and uses therein mentioned, and on oath stated that he was duly authorized to execute said document.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



Allison Lilly
Notary Public in and for the State of Washington,
Residing at Thurston County
My commission expires 11/24/26

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