

FIRST AMENDMENT TO LEASE AGREEMENT

RPS Project No. GG2021019
Tacoma Doc. No. L-294 A1
Lessor: CITY OF TACOMA ENVIRONMENTAL SERVICES
Lessee: PIERCE CONSERVATION DISTRICT
Legal Description: Ptn. of Section 13 Township 20 Range 02 Quarter 21, Ptn. of Section 13
Township 20 Range 02 Quarter 21
(additional Legal Descriptions on EXHIBIT "A" & "B")
Tax Parcel No(s): 0220132050 and 0220132051 and 0220132016
Site Address(es): 4326 S 36th ST & XXX S 36th ST & 4311 S 36th ST,
Tacoma, WA 98409

This FIRST AMENDMENT TO LEASE AGREEMENT (this "First Amendment") is entered into as of February 12th, 2024, by and between the CITY OF TACOMA, a municipal corporation, as Lessor ("Lessor"/"City") and **PIERCE CONSERVATION DISTRICT**, a Pierce County special purpose district, as Lessee ("Lessee").

WHEREAS, Lessor and Lessee entered into a Lease agreement dated September 1, 2021, (the "Lease Agreement") for the rent and use of the property located at 4326 S 36th ST and a portion of XXX S 36th ST and also known as Pierce County Assessor tax parcel numbers 0220132050 and 0220132051 for the following purpose: **grounds maintenance and horticultural operations**;

WHEREAS, the Lease Agreement has an initial term that commenced on September 1, 2021 and expires on December 31, 2024;

WHEREAS, the Lease Agreement has an option to extend for two (2) additional one (1) year Extension Terms,

WHEREAS, the Lessee has elected to exercise the first of two Extension Terms amending the term of the lease to December 31, 2025,

WHEREAS, the Lessor and Lessee have also agreed to amend the Leased Premises to include 4311 S 36th ST and also known as Pierce County Assessor tax parcel number 0220132016 comprising approximately 1.3899 acres (or 60,548 square feet) (attached as Exhibit "B");

WHEREAS, the Annual Base Rent shall be adjusted to **Six Hundred Fifty-Five Dollars and 76/100 (\$655.76)**, in accordance with United States Department of Agriculture's rate for annual cash rent for irrigated cropland in Pierce County and Section 3;

NOW THEREFORE, in consideration of the promises and mutual covenants contained herein and other good and valuable consideration, the parties agree as follows:

1. Section 1.3 the expiration of the Lease Agreement is hereby extended to December 31, 2025.
2. Section 1.1 Leased Premises of the Lease Agreement is hereby amended to include 4311 S 36th ST and also known as Pierce County Assessor tax parcel number 0220132016 (attached as "Exhibit B").
3. Section 1.4 Base Rent for the Lease Agreement is amended to Six Hundred Fifty-Five Dollars and 76/100 (\$655.76).
4. Except as expressly modified herein, the Lease Agreement remains unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties have executed this First Amendment as of the date set forth above.

LESSOR:

CITY OF TACOMA
Approved:

Victoria R. Woodards
Mayor

LESSEE:

PIERCE CONSERVATION DISTRICT

Dana Coggon
Executive Director

ATTEST:

Nicole Emery
City Clerk

Andy Cherullo
Finance Director

Luis Fragoso
Risk Manager

APPROVED AS TO FORM:

Chris Bacha
City Attorney

EXHIBIT A



EXHIBIT B

Section 13 Township 20 Range 02 Quarter 21 : THAT PART OF W 507.80 FT OF N 203.19 FT OF SE OF NE OF NW LY E OF A LI WHICH EXT FROM A PT ON N LI OF SD SEC 2200 FT E OF NW COR THEREOF TO A PT ON S LI OF N 1/2 OF SW OF SD SEC 2280 FT E OF W LI THEREOF SEG E 6710

