

LEASE AMENDMENT

This lease amendment made and executed this 6th day of December, 1978 by and between GEORGE L. BEAUREGARD and DOROTHY J. BEAUREGARD, his wife, and DENNIS KRANZ, a single man, hereinafter collectively called "Lessee", and WILLIAM. G. SPRINGER and HELEN M. SPRINGER, his wife, hereinafter collectively called "Lessor",

W I T N E S S E T H :

WHEREAS, the parties hereto have previously executed a lease to certain real property located in the City of Kent, County of King, State of Washington more particularly described as follows:

The East 380 feet of the South 380 feet of the North 590 feet of the Southeast Quarter of the Northeast Quarter of Section 13, Township 22, Range 4 E.W.M., less the East 240 feet of the South 250 feet thereof and less the South 70 feet thereof except portion deeded for P.S. H. #5 by deed recorded under Auditor's File No. 5499517, subject to easement of record and subject to easement for ingress and egress approximately 85 feet in length on the Northwest corner thereof 30 feet in width at its maximum and parallel to the Right of Way for State Sign Route 167 commonly known as the Valley Freeway.

which lease is dated the 11th day of May, 1977, and,

WHEREAS, the parties hereto desire to amend paragraph V of the said lease to read as it is set out herein,

NOW THEREFORE, In consideration of the lease and the various promises, agreements, and undertakings of the parties it is hereby agreed as follows:

That paragraph V of the lease be and it is hereby amended to read as follows:

V. ADJUSTMENTS TO MINIMUM RENT

As of the first day of April during each year of the lease term the monthly rental shall be adjusted on a prorata basis to the difference between the Consumer price index for

Metropolitan area as published by the United States Department of Labor, Bureau of Labor Statistics as of February, 1977, and the revised Consumer Price Index for Urban wage earners and clerical workers (CPI-W) for the Seattle-Everett metropolitan area for the month of February of each year thereafter. For the purposes of this agreement it is agreed that the minimum monthly rental for the first year of the lease is \$1100.00 per month and the consumer price index as of February 1977 is 171.4. The adjustment in rental shall be calculated by multiplying the initial minimum monthly rent times the new Consumer price index and dividing that figure by the Consumer price index as of February 1977. The result shall be the new minimum monthly rental until April 1 of the following year. In no event shall the adjusted monthly rental be less than the initial minimum monthly rent for the first year of the term. In the event that at some future time during the lease term, the consumer price index as hereing described, is replaced by a new Federal government index which is intended to and does replace the original consumer price index or its successors, the new index shall govern and control in connection herewith. If the parties are unable to agree as to which new index should replace the discontinued consumer price index, then the matter shall be submitted to arbitration as provided in the arbitration paragraph of this lease.

It is further agreed that all other terms and conditions of the lease shall remain the same.

IN WITNESS WHEREOF, the parties have hereto set their hands and seals the day and date first above written.

L E S S E E


George L. Beauregard


Dorothy J. Beauregard


Dennis Kranz

L E S S O R

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William G. Springer
William G. Springer

Helen M. Springer
Helen M. Springer

STATE OF WASHINGTON)
COUNTY OF KING) ss

On this day before me, personally appeared William G. Springer and Helen M. Springer, his wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 6th day of December, 1978.

Olma M. Quinn
NOTARY PUBLIC in and for the State
of Washington residing at Bellevue

STATE OF Oregon)
COUNTY OF Washington) ss

On this day before me, personally appeared GEORGE L. BEAUREGARD and DOROTHY J. BEAUREGARD, his wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 19th day of July, 1979.

Carol Osborne
NOTARY PUBLIC in and for the State of
Oregon; residing at Aloha
Commission expires 5-11-82

STATE OF Oregon }
COUNTY OF Washington } ss

On this day before me, personally appeared DENNIS KRANZ, a single man, to me known to be the individual who executed the foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 19th day of July, 1979.

Carol Osborne
NOTARY PUBLIC in and for the State of Oregon residing at Aleka.

Commission expires 5-11-82.