



LEASE AGREEMENT ADDENDUM 1

This ADDENDUM to the lease entered into the 1st day of May and amends the Lease Agreement dated the 1st day of June 2021, and by and between the **Port of Skamania County (Port)**, a municipal corporation organized under the laws of the State of Washington, having its principal office at Stevenson, Skamania County, Washington, herein referred to as "Lessor," and AWL OR NOTHING LLC.

Now, therefore, in consideration of the mutual promises of the parties set forth in this Amendments, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

Recitals:

1. Awl or Nothing LLC has requested to rent an additional Suite known as C-1 in the Teitzel Building on a month-to-month basis.

Amendment. The Lease Agreement is hereby amended Recitals Paragraph 2, currently as:

2. Lessee desires to lease Suite C-9 in the Premises, a window office with approximately 112 square feet of office space, plus shared common areas in premises (hallway, foyer, rest rooms and lunchroom/conference room), hereinafter "the common area," for the purpose of a private business office working with freelance web development.

Replace Recitals, Paragraph 2 , below

2. Lessee desires to lease Suite C-9 in the Premises, a window office with approximately 112 square feet of office space, and Suite C-1 in the Premises a Non-Window office with approximately 112 square feet of office space, plus shared common areas in premises (hallway, foyer, rest rooms and lunchroom/conference room), hereinafter "the common area," for the purpose of a private business office working with freelance web development.

Amending Section One Subject and Purpose, Paragraph 1 currently as:

1. Lessor leases to Lessee approximately 112 square feet of the premises plus shared use of the common area to Lessee for Lessee's use for the purpose of a private business office working with electronic sensors and related services in connection therewith as are usually and customarily connected with and incidental to such business operations, and for which the Premises are hereby leased, subject to the recitals, terms and conditions herein, the breach of which shall result in a reversion to the Port of all right, title and interest in and to the Premises.

Replace Section One Subject and Purpose, Paragraph 1 , below

1. Lessor leases to Lessee Two (2) suites approximately 112 square feet of the premises plus shared use of the common area to Lessee for Lessee's use for the purpose of a private business office working with electronic sensors and related services in connection therewith as are usually and customarily connected with and incidental to such business operations, and



for which the Premises are hereby leased, subject to the recitals, terms and conditions herein, the breach of which shall result in a reversion to the Port of all right, title and interest in and to the Premises.

Amending Section Two paragraph (a) Terms and Conditions, Paragraph 1 currently as:

- a. Lessee shall pay a monthly rental sum of Two Hundred Fifty Dollars (\$250.00) per month plus Washington State Leasehold Excise Tax as established by RCW 82.29A, and all rents and leasehold taxes are due and payable on or before the first day of each month, in advance, without demand. Lessee may in Lessor's discretion rent available office spaces at the rate of Two Hundred Fifty Dollars (\$250.00) per month per office with a window, and One Hundred Fifty Dollars (\$150.00) per month per interior office, plus leasehold taxes, insurance and utilities, provided Lessee is then current in its lease obligations.

Replace Section Two paragraph (a) Terms and Conditions, Paragraph 1 , below

- a. For the Non-Window Suite Lessee shall pay a monthly rental sum of Two Hundred Fifty Dollars (\$250.00) per month plus Washington State Leasehold Excise Tax as established by RCW 82.29A, and for Suite C-1, One Hundred and Fifty Dollars (\$150.00) per month plus Washington State Leasehold Excise Tax as established by RCS 82.29A and all rents and leasehold taxes are due and payable on or before the first day of each month, in advance, without demand. Lessee may in Lessor's discretion rent available office spaces at the rate of Two Hundred Fifty Dollars (\$250.00) per month per office with a window, and One Hundred Fifty Dollars (\$150.00) per month per interior office, plus leasehold taxes, insurance and utilities, provided Lessee is then current in its lease obligations.

Except as modified, all lease terms are hereby reinstated. Time is of the essence in all provisions of this Lease.

[Signatures appear on next page]



IN WITNESS WHEREOF, the parties have executed this Lease Addendum as of the day and year first above written.

LESSOR: PORT OF SKAMANIA COUNTY

By _____
Pat Albaugh, Executive Director

LESSEE: AWL OR NOTHING LLC

By _____
Shawn Morrill, its Chief Executive Officer

[Notary Acknowledgments appear on next page]

DRAFT



STATE OF WASHINGTON)
) ss.
COUNTY OF SKAMANIA)

I certify that I know or have satisfactory evidence that J. Pat Albaugh is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Executive Director of the Port of Skamania County to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Dated this _____ day of _____ 2022

Print _____

NOTARY PUBLIC in and for
The State of Washington
My commission expires _____

STATE OF _____)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that Shawn Morrill, CEO of AWL OR NOTHING a Washington Limited Liability Company, is the person who appeared before me, and said person acknowledged that he is authorized to execute the instrument, on oath stated to be the free and voluntary act of the principal for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____ 2022

Print _____

NOTARY PUBLIC in and for
The State of _____
My commission expires _____