

**LEASE AMENDMENT**

**DATE:** \_\_\_\_\_, 2023

**BETWEEN:** CITY OF REDMOND (LANDLORD) a Municipal Corporation, State of Washington

**AND:** NORTHWEST RESTAURANTS INC. (TENANT), a Washington corporation

By written lease dated March 29, 1971, Tenant leased from Landlord:

LOT 1 BLOCK 1, WEST REDMOND ADDITION, ACCORDING TO THE PLAT THEROF RECORDED IN VOLUME 58 OF PLAT(S), PAGES 12, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THAT PORTION DEEDED TO THE CITY OF REDMOND BY DEED RECORDED UNDER RECORDING NUMBER 7104210295

also referred to as 15802 Bear Creek Parkway, and also known as 7870 159<sup>th</sup> Place NE, Redmond, Washington 98052 (hereinafter referred to as the "Premises"). By Lease Amendments dated April 20, 1971, August 15, 1979, October 12, 1984, and June 8, 1998, July 1, 2016, July 1, 2018, Landlord and Tenant amended the terms of the Lease. Such documents are hereinafter jointly referred to as the "Lease."

Landlord and Tenant now wish to amend terms of the Lease.

NOW, THEREFORE, the parties agree as follows:

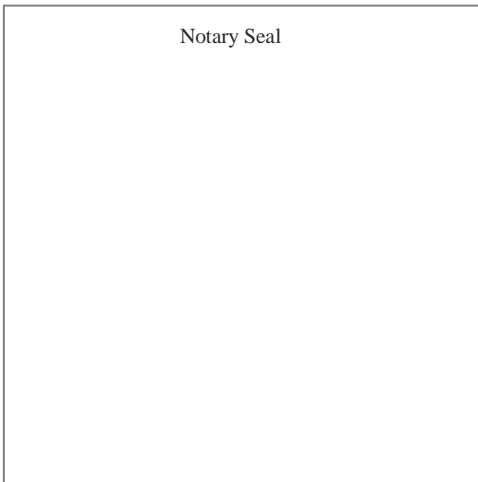
1. **Extension.** The term of the Lease ("Term") is hereby extended for a period of two (2) years, commencing on July 1, 2023, and ending June 30, 2025 ("Extension Period").
2. **Termination During Extension Period.** Either party may terminate the Lease upon twelve (12) months written notice to the other party during the Extension Period.
3. **Rent.** The monthly base rent shall be \$8,251.00 for the period of July 1, 2023, to June 30, 2024. The monthly rent for the period of July 1, 2024, to June 30, 2025, shall be adjusted based on the April 2023 to April 2024 annual change in the CPI-U for Seattle-Tacoma-Bellevue, and rounded upward to the nearest dollars (\$1.00).
4. **Option.** At the end of the Extension Period, Tenant may request in writing that the Landlord agree to extend the term of the Lease for an additional one (1) year period. The Tenant shall make such request at least one hundred eighty (180) days in advance of the end of the Extension Period. If the Landlord agrees to extend the term of the Lease, the Landlord shall submit approval in writing to the Tenant at least ninety (90) days prior to the end of the



STATE OF WASHINGTON )  
 ) §  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
is the person who appeared before me, and said person acknowledged that \_\_\_ he was authorized  
to execute the instrument and acknowledged it as the \_\_\_\_\_ of \_\_\_\_\_  
\_\_\_\_\_, a \_\_\_\_\_, to be the free  
and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_, 2023



Notary Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Notary Public in and for the State of Washington

My Appointment Expires: \_\_\_\_\_