

MODIFICATION OF LEASE #3

This Modification of Lease #3 ("Modification") is made between FERNDALE FOOD BANK (TENANT) and the Whatcom Transportation Authority (WTA), and pursuant to the following agreed facts:

- A. On July 1, 2016 TENANT and WTA entered into a Lease/License Agreement ("Lease") relating to a portion of WTA's property located at 1671 Main Street, Ferndale Washington, which is legally described in Exhibit A of the Lease.
- B. This Lease is for five (5) year term, and renewable after the initial term, in five (5) year increments.
- C. Under the Lease, the Base Rent is subject to a two percent (2%) annual adjustment.

NOW, THEREFORE, for valuable consideration, and in conformity with the Lease, TENANT and WTA hereby make the following modifications to take effect.

1. MODIFICATION OF EXISTING LEASE: The Agreement is modified as follows:

TENANT and WTA agree that the rent will increase to \$216.00 per month in accordance with the agreed upon term of two percent (2%) per year during the term of the Lease.

2. TERMS AND CONDITIONS OF EXISTING AGREEMENT REMAIN THE SAME

CONTRACTOR and WTA agree that except as modified above, the terms and conditions of the original Lease shall remain in full force and effect.

3. COUNTERPARTS

Original signatures transmitted and received via electronic transmission of a scanned document (e.g. PDF or similar format) are true and valid signatures for all purposes of this Agreement and shall bind the parties to the same extent as that of an original signature. Signatures submitted electronically must be fully legible to be valid.

SIGNED this 19 day of MAY, 2020

Peter L Stark
Peter L. Stark, General Manager
Whatcom Transportation Authority

John Munson
~~Jim Lemaster~~, President, BOD John Munson
Ferndale Food Bank

APPROVED AS TO FORM

Mark J. Lee
Mark J. Lee
Legal Counsel for Whatcom Transportation Authority

Suzanne Nevan
Suzanne Nevan, Executive Director
Ferndale Food Bank