

## MODIFICATION OF LEASE #2

This Modification of Lease #2 ("Modification") is made between FERNDALE FOOD BANK (TENANT) and the Whatcom Transportation Authority (WTA), this 19 day of September, 2019, 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 \$212.00 per month in accordance with the agreed upon term of two percent (2%) per year during the term of the Lease. WTA did not assess a rent increase in 2018, therefore the total rent increase is four percent (4%) for the third (3rd) year, for the term July 1, 2019 to June 30, 2020. TENANT will not be assessed the difference in back rent.

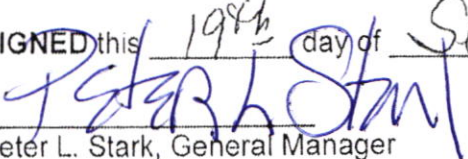
**2. TERMS AND CONDITIONS OF EXISTING AGREEMENT REMAIN THE SAME**

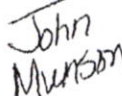
CONTRACTOR and WTA agree that except as modified above, the terms and conditions of the original Lease shall remain in full force and effect.

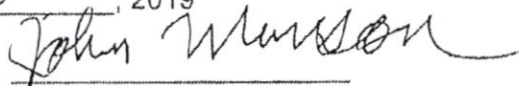
**3. COUNTERPARTS**

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.

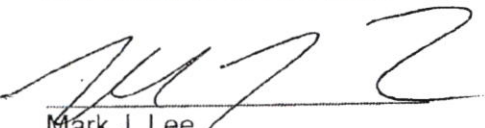
SIGNED this 19th day of September, 2019

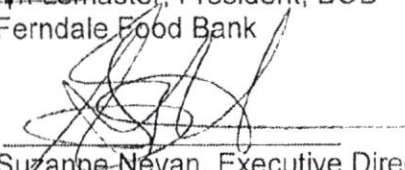
  
Peter L. Stark, General Manager  
Whatcom Transportation Authority

  
John Munson

  
John Munson, President, BOD  
Ferndale Food Bank

APPROVED AS TO FORM

  
Mark J. Lee  
Legal Counsel for Whatcom Transportation Authority

  
Suzanne Nevan, Executive Director  
Ferndale Food Bank