

MODIFICATION OF LEASE #1

This modification is made between FERNDALE FOOD BANK (TENANT) and the Whatcom Transportation Authority (WTA). On July 1, 2016 TENANT and WTA entered into a ground lease agreement for WTA property located at 1671 Main Street, Ferndale Washington. This Lease is for five (5) years and renewable after the initial term, in 5 year increments. TENANT and WTA both wish to make the following modifications to take effect.

TENANT and WTA agree to the following:

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

TENANT and WTA agree that the rent will increase to \$204.00 per month in accordance with the agreed upon term of 2% per year during the term of the Lease.

2. CLARIFICATION OF EXISTING LEASE

Section 7: Base Rent, Article B to be clarified as follows:

Maintenance of the Ferndale Station property to include the following:

- Supervision of restrooms providing basic litter control and sanitation services. Cleaning floors daily; wet mopping floors once per week.
- Cleanup and litter removal in and around washrooms and main Food Bank leased property including parking areas.
- Removal of litter from sidewalks and concourse daily.
- Empty and reline immediate trash cans daily.
- Notification of the WTA should there be immediate need regarding property security and maintenance concerns.

3. TERMS AND CONDITIONS OF EXISTING AGREEMENT REMAIN THE SAME

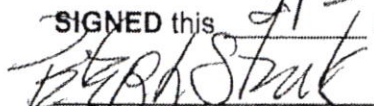
CONTRACTOR and WTA agree the terms and conditions of the original Agreement remain in effect except for the items noted.

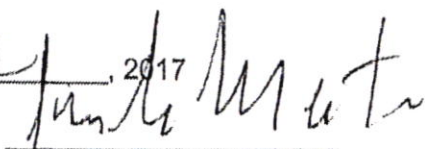
4. COUNTERPARTS

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

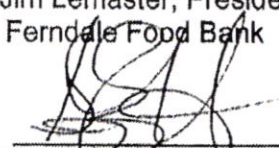
SIGNED this 21st day of December, 2017


Peter L. Stark, General Manager
Whatcom Transportation Authority


Jim Lemaster, 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