

REVIEWED  

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LEGAL COUNSEL

**FOURTH AMENDMENT TO GROUND LEASE (Document Number 2022-793)  
Document Number 2026-0074**

This FOURTH AMENDMENT (“Amendment”) is made as of the date of the last signature affixed hereto (“Effective Date”) by and between **DESCHUTES COUNTY**, a political subdivision of the State of Oregon (“Lessor”), and **MOUNTAIN VIEW COMMUNITY DEVELOPMENT**, an Oregon nonprofit public benefit corporation (“Lessee”). Lessor and Lessee referred to hereinafter as “Party” or “Parties.”

WHEREAS, the Parties desire to amend that certain Ground Lease (“Lease”) known as Deschutes County Document No. 2022-793 executed November 14, 2022, and subsequent First Amendment known as Document No. 2022-995 executed December 21, 2022, Extension Letter known as Document No. 2023-188 executed February 22, 2023, Second Amendment known as Document No. 2023-312 executed March 29, 2023, and Third Amendment known as Document No. 2024-178 executed March 20, 2024, between the Parties;

NOW, THEREFORE the Parties agree to the following:

Section B.1 TERM. The entire section shall be replaced with the following:

The term of this Amendment shall be effective April 1, 2026 and expire March 31, 2027, unless sooner terminated in accordance with Lease, including that either Party may terminate the Lease without cause with ninety (90) days advance written notice and as further described in Section B.21. Prior to the expiration of this Amendment, Lessee shall provide a Program update to the Board of County Commissioners at a public meeting.

Section B.2 RENEWAL OPTION. The entire section shall be replaced with the following:

If the Lessee is not then in default, as further described and provided in Section B.19, and the Lease has not been terminated in accordance hereof, the Parties shall have the Option to Renew (“Renewal”) for additional One (1) year terms under the same terms and conditions set forth herein except for any modifications agreed to in writing by amendment. The Renewal terms will be memorialized by a letter signed by both Parties, the Lessor (Deschutes County Property Manager or County Administrator) and Lessee.

All other terms and conditions of the original Ground Lease, First Amendment, Second Amendment, and Third Amendment shall remain in full force and effect.

[SIGNATURE PAGES FOLLOW]

**IN WITNESS WHEREOF**, the Parties have caused this Amendment to be effective for all purposes as of the Effective Date.

**LESSOR:**

DATED this \_\_\_ day of \_\_\_\_\_, 2026 BOARD OF COUNTY COMMISSIONERS  
OF DESCHUTES COUNTY, OREGON

\_\_\_\_\_  
PHIL CHANG, Chair

ATTEST: \_\_\_\_\_  
ANTHONY DEBONE, Vice-Chair

\_\_\_\_\_  
Recording Secretary PATTI ADAIR, Commissioner

[SIGNATURE PAGE FOLLOWS]

**LESSEE:**

DATED this \_\_\_ day of \_\_\_\_\_, 2026 MOUNTAIN VIEW COMMUNITY DEVELOPMENT,  
an Oregon nonprofit public benefit corporation

\_\_\_\_\_  
RICHARD RUSSELL, Executive Director