

REVIEWED  
LEGAL COUNSEL

**THIRD AMENDMENT TO GROUND LEASE (Document Number 2022-793)  
Document Number 2024-178**

This THIRD 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 on November 14, 2022, and subsequent First Amendment known as Document No. 2022-995, Extension Letter known as Document No. 2023-188 executed February 22, 2023, and Second Amendment known as Document No. 2023-312 executed March 29, 2023, 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 agreement shall be effective April 1, 2024 and shall expire March 31, 2026, unless sooner terminated in accordance with this Agreement, including that either party may terminate this Agreement for any reason or no reason, with ninety (90) days advance written notice and as further described in Section B.21. Prior to the expiration of the Term, this Agreement may be extended as agreed upon by the Parties in writing.

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

No renewal options at this time.

Section B.8 LESSEE OBLIGATIONS. The following shall be added to the existing Section.

8.11 To help mitigate fire risk at the Site, gravel may be spread as needed.

All other terms and conditions of the original Ground Lease shall remain in full force and effect.

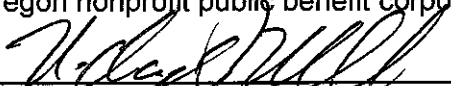
[SIGNATURE PAGE FOLLOWS]



**LESSEE:**

DATED this 21 day of February, 2024

MOUNTAIN VIEW  
COMMUNITY DEVELOPMENT, an  
Oregon nonprofit public benefit corporation

  
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RICHARD RUSSELL, Executive Director