

REVIEWED
LEGAL COUNSEL

**SECOND AMENDMENT TO GROUND LEASE (Document Number 2022-793)
Document Number 2023-312**

This SECOND 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 this SECOND AMENDMENT to amend that certain Ground Lease (“Lease”) known as Deschutes County Document No. 2022-793 executed on November 14, 2022, and that certain First Amendment, known as Document Number 2022-995, and an extension letter, Document Number 2023-188, dated February 22, 2023, between the Parties;

NOW, THEREFORE the Parties agree to the following:

Section A3. The entire paragraph shall be deleted and replaced with the following:

Lessor is supportive of Lessee’s stated intent to operate Safe Parking at the Site (“Program”). The purpose of the Safe Parking program (“Program”) is to offer a partnered emergency response to provide temporary designated parking for up to six (6) hand-selected households per Property that are living in vehicles. The Program provides essential services including but not limited to case management and wraparound services as need, portable toilets, garbage service, and access to showers and laundry. The Program goal is to help participants find permanent or permanent supportive housing within ninety (90) days from the date a participant starts the Program, and as further described in Exhibit B, attached to original Lease and incorporated herein by reference.

Section B2. RENEWAL OPTION. An option of one (1) year, consecutive terms, is now activated as of the beginning date of April 1, 2023 and the expiration date of March 31, 2024.

Except as otherwise provided in this Lease, if the Lessee is not in default, Lessee has the option to renew this Lease for one (1) year consecutive terms by giving no less than sixty (60) days written notice to Lessor prior to the Lease Term expiration.

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

[SIGNATURE PAGES FOLLOW]

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

LESSOR:

DATED this _____ day of _____, 2023

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

ANTHONY DEBONE , Chair

PATTI ADAIR, Vice-Chair

Recording Secretary

PHIL CHANG, Commissioner

STATE OF OREGON)
) ss.
County of Deschutes)

Before me, a Notary Public, personally appeared ANTHONY DEBONE, PATTI ADAIR, and PHIL CHANG, the above-named Board of County Commissioners of Deschutes County, Oregon and acknowledged the foregoing instrument on behalf of Deschutes County, Oregon.

DATED this _____ day of _____, 2023

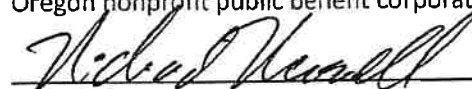
_____ My Commission Expires: _____
Notary Public for Oregon

[SIGNATURE PAGE FOLLOWS]

LESSEE:

DATED this 22 day of March, 2023

MOUNTAIN VIEW
COMMUNITY DEVELOPMENT, an
Oregon nonprofit public benefit corporation



RICHARD RUSSELL, Executive Director