

LEASE AMENDING AGREEMENT

THIS LEASE AMENDING AGREEMENT dated this ____ day of _____, _____

BETWEEN:

Urban Renewal Agency for the City of Oregon City, OR
(the "Landlord")

OF THE FIRST PART

-AND-

L & B Station, dba Coasters Crossing
(the "Tenant")

OF THE SECOND PART

Background

- A. The Landlord and the Tenant entered into the lease (the "Lease Agreement") dated June 1, 2018, for the premises (the "Premises") located at 1757 Washington Street, Oregon City, OR 97045
- B. The Landlord and the Tenant desire to amend the Lease Agreement on the terms and conditions set forth in this Lease Amending Agreement (the "Agreement"), which will take effect on June 1, 2021.
- C. This Agreement is the first amendment to the Lease Agreement.

IN CONSIDERATION OF the Landlord and Tenant agreeing to amend their Lease Agreement, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, both parties agree to keep, perform, and fulfill the promises, conditions and agreements below:

Amendments

- 1. The Lease Agreement is amended as follows:
 - a. Five-year term extension until May 31, 2026.
 - b. By exercising its option, the Base Rent for the Extended Term shall be as follows: for year one of the Extended Term, \$2,300.00 per month; for year 2 of the Extended Term, \$2,400 per month, and for years 3 through 5 of the Extended Term, \$2,500 per month.
 - c. The Guaranty is an integral part of this Lease Amendment (Exhibit A).
- 2. **No Other Change**
Except as otherwise expressly provided in this Agreement, all of the terms and conditions of the Lease Agreement remain unchanged and in full force and effect.

Incorporation

3. This Agreement incorporates and is subject to the Lease Agreement.

Additional Details

4. If the tenant fails to maintain and care for the flooring and as a result, the flooring incurs damage in functionality and appearance, the tenant will pay for all costs associated with the repair and/or replacement of the flooring.

Miscellaneous Terms

5. Capitalized terms not otherwise defined in this Agreement will have the meanings ascribed to them in the Lease Agreement. Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this Agreement. Words in the singular mean and include the plural and vice versa. Words in the masculine include the feminine and vice versa. The words "Landlord" and "Tenant" as used in this Agreement includes the plural as well as the singular; no regard for gender is intended by the language in this Agreement.

Governing Law

6. Subject to the terms of the Lease Agreement, it is the intention of the parties that this Agreement, and all suits and special proceedings under this Agreement, be construed in accordance and governed, to the exclusion of the law of any other forum, by the laws of the State of Oregon, without regard to the jurisdiction in which any action or special proceeding may be instituted.

IN WITNESS WHEREOF the Landlord and Tenant execute this Lease Amending Agreement.

Urban Renewal Agency for the City of Oregon, City, OR

Witness

by: _____

_____ (Signing Date)

Witness

L & B Station, dba Coasters Crossings

By: _____

Brian Grant

_____ (Signing Date)

L & B Station, dba Coasters Crossings

By: _____

Leigh Grant

_____ (Signing Date)