

(Five Year Rate Adjustment)  
**Amendment No. 6 to the  
Tidelands/Submerged Lands Lease Agreement  
Between the Petersburg Borough, Alaska - Lessor  
and  
John B. Wikan and Sheri L. Wikan dba  
Wikan Enterprises, Inc. – Lessee**

**Wikan Enterprises, Inc. Tidelands Lease Plat #92-23**

filed September 25, 1992 in the Petersburg Recording District

Date of Original Lease – September 15, 1992

Amended by Amendment #1 dated September 17, 1997 and recorded in book 0057 page 911,  
912, and 913 on January 20, 1998

Amended by Amendment #2 dated November 4, 2002 that was never recorded in the  
Petersburg Recording District

Amended by Amendment #3 dated December 3, 2007 and recorded as  
document # 2007-001030-0

Last Amended by Amendment #4 dated November 16, 2012 and recorded as  
document # 2012-000936-0

Last Amended by Amendment #5 dated October 23, 2018 and recorded as  
document # 2018-000687-0

**Effective Date of This Amendment – September 15, 2022**

WHEREAS, the Original Lease dated September 15, 1992, as amended, provides for renewal of the term of the lease; and

WHEREAS, Municipal Code and the amended original lease require the annual rent to be adjusted on each fifth anniversary date of the lease and the new annual rent shall be based upon the current full and true value of the property and any borough owned improvements, as established by the borough's assessor, adjusted by the rental rate percentage of ten percent (6%); and

THEREFORE, BE IT RESOLVED, the original lease dated September 15, 1992, as amended, is further amended as follows:

Pursuant to Section 3.5 of the Original Lease, as amended, the annual rental rate for the five-year period from September 15, 2022, through September 14, 2027 is:

Based on the borough assessor's statement of valuations for the leased premises of \$67,200 as reflected in the 2022 assessment records:

Four Thousand, Thirty Two Dollars and 00/100  
(2022 assessed value of \$67,200.00 x 6% = \$4,032.00)

Lessor does hereby certify the terms of this lease amendment. All other terms and conditions of the Original Lease, as amended, remain in full force and effect.

Dated the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

LESSOR: Petersburg Borough  
PO Box 329  
Petersburg, AK 99833

By: \_\_\_\_\_  
Debra Thompson, CMC  
Borough Clerk

STATE OF ALASKA )  
 ) ss  
FIRST JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this \_\_\_\_ day of \_\_\_\_\_, 2022, before me the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Debra Thompson to me known to be the Borough Clerk described in and which executed the above and foregoing instrument, and acknowledged to me said instrument to be the free and voluntary act and deed of said Borough for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute this instrument.

WITNESS My Hand and Official Seal the day and year in this certificate first above written.

\_\_\_\_\_

Notary Public in and for the State of Alaska residing at Petersburg, Alaska.  
My commission expires \_\_\_\_\_.