

**FIRST AMENDMENT TO LEASE BETWEEN  
THE CITY OF SANDPOINT AND THE SANDPOINT LIONS CLUB INC**

First Amendment to Lease Agreement effective May 21, 2026 between the City of Sandpoint (CITY), a municipal corporation of the State of Idaho and the Sandpoint Lions Club Inc (TENANT), a non-profit corporation organized under the laws of the State of Idaho regarding the leased premises, as detailed further below, owned by the CITY to the Sandpoint Lions Club Inc.

**WHEREAS** the CITY and TENANT wish to enter into this First Amendment, originally entered into on January 01, 2025;

**WHEREAS** the leased premises subject to the Lease and any and all subsequent amendments is known legally as:

Per Instrument No. 5229945 as recorded with Bonner County on April 28, 1998.

A portion of property lying in Section 27, Township 57 North, Range 2 West, Boise Meridian, City of Sandpoint, Bonner County, Idaho, more particularly described as:

Beginning at the Northwest quarter corner of Section 27, Thence N.89 1681 36" East, 1,322.7 feet to the intersection of the centerlines of Ella Ave. and Ontario Street, Thence S. 00' 13'34" E, 210.52 feet (S.00'51'50" W 210.52 feet 1 Record), Thence N. 89'55'49" E, 13.56 feet ( S. 87'08'10 E 15 feet, Record) to the true point of beginning and the East right of way line of Ella Ave.

Thence N.89'55'49" E.283.37 feet, (S.87'08' 10" E,282.50, Record)

Thence S. 00'04'11" E. 96.69 feet, (S.02'51'50" W 96.69, Record)

Thence N 89'55'49" W 296.66 feet. ( N 87'08' 10" W. 296.50, Record )to the East right of Way line of Ella Ave.

Thence Northeasterly Along the East Right of Way to the True Point of Beginning.

.64 Acres more or less

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree to amend the Lease Agreement as follows:

**ARTICLE III – RIGHTS OF LESSEE– Section 3.01** shall be modified as follows as it relates to alcohol on the leased premises:

The Lessee shall be permitted a total of six (6) fund-raising events per calendar year that permit the sale, storage, and consumption of alcohol inside the building of the leased premises and as allowed in the footprint of the State of Idaho Premise Map (attached hereto for reference) as long as the footprint is within the inside of the building. For the purposes of this provision, a "fund-raising event" means an event at which proceeds, donations, or contributions are solicited for the benefit of the Sandpoint Lions Club or a charitable cause it supports. The Lessee shall not permit any sales, storage, or consumption of alcohol outside the six allowed fund-raising events per calendar year. The Lessee shall ensure all permits and licenses required by law are obtained prior to each event. The Lessee shall indemnify the City against all costs, expenses liabilities, losses, damages, claims, including reasonable attorney's fees, arising out of or related to the sale, services, storage, or consumption of alcohol on the Leased Property including any violation of or default under this provision. .

All other terms and conditions within the original Lease Agreement shall remain in full force and effect.

**IN WITNESS WHEREOF**, the parties hereto have executed this Lease Agreement as of the date indicated below.

CITY OF SANDPOINT

SANDPOINT LIONS CLUB

By: \_\_\_\_\_

Jeremy Grimm  
MAYOR

DATE

By: \_\_\_\_\_

*Janice Rader*  
Janice Rader (May 1, 2025 10:28:33 PDT)  
Janice Rader  
PRESIDENT

DATE

05/01/26

Attest:

\_\_\_\_\_

DATE: \_\_\_\_\_

Meri Jane Bohn, City Clerk

State of Idaho Premise Map with footprint

