

**STATE OF OREGON
DEPARTMENT OF STATE LANDS**

**AMENDED AND RESTATED
SUBMERGED AND SUBMERSIBLE LAND LEASE AGREEMENT**

10474-ML

THIS AMENDED AND RESTATED SUBMERGED AND SUBMERSIBLE LAND LEASE AGREEMENT (this "Agreement") is entered into effective as of this ____ day of _____, _____ (the "Effective Date"), by and between the State of Oregon, by and through its Department of State Lands ("State"), and the City of St Helens, a Municipal Corporation ("Lessee"). State and Lessee are each a "Party" and together the "Parties."

This Agreement is an amendment to and restatement of that certain Submerged and Submersible Land Lease 10474-ML, dated September 26, 2016, by and between State and Lessee.

1. PREMISES

On the terms and conditions set forth in this Agreement, State hereby leases to Lessee certain lands situated in Columbia County (the "Premises"), more fully described as follows and as shown on Exhibit A:

Parcel 1

All state-owned submerged and submersible lands in the Columbia River in Section 3, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, more particularly described as follows:

Beginning at a point on the Intersection of the Northerly line of Tax Lot 100, (Columbia County Assessor's Map No. 4-1-3) and the line of Ordinary Low Water on the West bank of the Columbia River;

thence riverward along the line perpendicular to the thread of the stream of distance of 300 feet;

thence upstream and 300 feet parallel to said line of Ordinary Low Water of distance of 1,800 feet;

thence shoreward along a line perpendicular to the thread of the stream of distance of 300 feet to the line of Ordinary Low Water;

thence downstream along said line of Ordinary Low Water a distance of 1,800 feet, more or less, to the POINT OF BEGINNING;

Encompassing 540,000 square feet or 12.40 acres, more or less, and as shown on the attached Exhibit A – Parcel 1

Parcel 2

All state-owned submerged and submersible lands in the Columbia River and Multnomah Channel in Section 3, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, more particularly described as follows:

Beginning at a point on the line of Ordinary Low Water on the West bank of the Columbia River at the Southwest corner of Parcel 1;

thence, riverward along the line perpendicular to the thread of the stream, a distance of 200 feet;

thence, upstream and 200 feet parallel to said line of Ordinary Low Water a distance of 2,550 feet, more or less, to the Intersection of the Southerly line of Tax Lot 500, (Columbia County Assessor's Map No. 4-1-3) and the line of Ordinary Low Water on the West bank of the Multnomah Channel;

thence, shoreward along a line perpendicular to the thread of the stream, a distance of 200 feet to said line of Ordinary Low Water,

thence, downstream along said line of Ordinary Low Water a distance of 2,550 feet, more or less, to the POINT OF BEGINNING;

Encompassing 510,000 square feet or 11.71 acres, more or less, and as shown on the attached Exhibit A – Parcel 2

Parcel 3

All state-owned submerged and submersible lands in the Columbia River and Multnomah Channel in Section 3, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, more particularly described as follows:

Beginning at a point on the line of Ordinary Low Water on the West bank of the Columbia River on the Northwest corner of Parcel 1;

thence Southerly along the line of Ordinary Low Water 2,475 feet, more-or-less, to the Northerly bank of Frogmore Slough and the true point of beginning of the parcel described herein;

thence, Westerly, along said Northerly bank a distance of 450 feet, more or less, to the Easterly edge of a rock fill;

thence, Southerly along said rock fill, a distance of 325 feet, more or less, to the Southerly bank of said Frogmore Slough;

thence, along the Southerly bank as follows, Northerly, a distance of 100 feet, more or less;

thence, Easterly, a distance of 150 feet, more or less;

thence, Southeasterly, a distance of 150 feet, more or less, to the Westerly line of Parcel 2;

thence, Northerly, along said Westerly line 400 feet, more or less, to the true POINT OF BEGINNING;

Encompassing 73,000 square feet or 1.68 acres, more or less, and as shown on the attached Exhibit A – Parcel 3

Parcel 4

All state-owned submerged and submersible lands in the Northwest Quarter of Section 10, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, more particularly described as follows:

Beginning at the point of Intersection of the North line of Tax Lot 100 (Columbia County Assessor's Map No. 4 -1 -3) and the Ordinary Low Water Line of the West bank of the Columbia River;

thence Southerly along said Low Water Line 1,800 feet, more or less, to the Southwest corner of Parcel 2 and the true Point of Beginning of the parcel herein described;

thence Easterly, perpendicular to the thread of the stream, a distance of 200 feet;

thence Southerly, upstream, parallel to and 200 feet Easterly of the Low Water Line, a distance of 2,000 feet, more or less to the Northerly end of Parcel 5 below;

thence Westerly, perpendicular to the thread of the stream, a distance of 200 feet to said Low Water Line;

thence Northerly, along said Low Water Line a distance of 2,000 feet, more or less, to the POINT OF BEGINNING;

Encompassing 400,000 square feet or 9.18 acres, more or less, and as shown on the attached Exhibit A – Parcel 4

Parcel 5

All state -owned submerged and submersible lands in the Northwest Quarter of Section 10, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Parcel 1 above; [approximately located at a point described as Latitude 45.846667 degrees North, Longitude 122.800833 degrees West];

thence Southerly along the Ordinary High Water Line of the West bank of the Columbia River to the point where Latitude 45.844806 degrees North intersects with the Ordinary High Water line [approximately described as Latitude 45.844806 degrees North, Longitude 122.802214 degrees West];

thence Southeasterly, upstream, in a straight line to a point described as Latitude 45.844546 degrees North, Longitude 122.802175 degrees West;

thence Northeasterly, downstream, in a straight line to a point described as Latitude 45.844636 degrees North, Longitude 122.801720 degrees West;

thence Northerly, downstream, in a straight line to the point where the Southerly boundary of Parcel 4 above intersects with Longitude 122.800330 degrees West [a point approximately described as Latitude 45.846543 degrees North, Longitude 122.800330 degrees West];

thence Westerly, along said Southern boundary to the POINT OF BEGINNING;

Encompassing 100,000 square feet or 2.30 acres, more or less, and as shown on the attached Exhibit A – Parcel 5

Parcel 6

All state-owned submerged and submersible lands in the Multnomah Channel in Section 10, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, more particularly described as follows:

Beginning at a point which is at the intersection of the Southwesterly line of the St. Helen Pulp and Paper Company tract as described in Deed Book 113, Page 524, records of Columbia County, Oregon with the Southerly right of way line of the Burlington Northern Railroad, said point being South 19°40'40" West 2226.00 feet and South 21°09'00" West 1421.00 feet and South 68°51' East 750.00 feet, more or less, from the Southwest corner of Block 70, St. Helens, as per plat on file and of record in the Clerk's Office of Columbia County, Oregon;

thence South 70°22'32" East 525.83 feet to the true POINT OF BEGINNING of the following described tract;

thence North 35°51 '00" East a distance of 98.00 feet;

thence South 54°09'00" East a distance of 72.00 feet;

thence South 35°51 '00" West a distance of 98.00 feet;

thence North 54°09'00" West a distance of 72.00 feet to the true POINT OF BEGINNING;

Encompassing 7,000 square feet or 0.16 acres, more or less, and as shown on the attached Exhibit A – Parcel 6

TOGETHER WITH a 25.00 foot wide strip, being 12.50 feet on each side of the following described center line:

Beginning at a point which is at the intersection of the Southwesterly line of the St. Helen Pulp and Paper Company tract as described in Deed Book 113, Page 524, records of Columbia County, Oregon with the Southerly right of way line of the Burlington Northern Railroad, said point being South 19°40'40" West 2226.00 feet and South 21 °09'00" West 1421.00 feet and South 68°51' East 750.00 feet, more or less, from the Southwest corner of Block 70, St. Helens, as per plat on file and of record in the Clerk's Office of Columbia County, Oregon;

thence South 70°22'32" East 525.83 feet;

thence North 35°51 '00" East 54. 75 feet to the true POINT OF BEGINNING of the following described parcel;

thence North 69°12'48" West to the Ordinary Low Water line of the Multnomah Channel and the end of the above described parcel;

encompassing 2,175 square feet or 0.05 acres, more or less, and as shown on the attached Exhibit A - Parcel 6

Both Parcel 6 areas combined encompass 9,175 square feet or 0.21 acres, more or less.

Total lease area of all Parcels (together the "Leasehold") is 1,632,175 square feet or 37.48 acres, more or less.

This description is used to establish the approximate location and extent of the area subject to this Department of State Lands authorized use and was not prepared by a licensed surveyor. All locations, bearings, and distances were developed in the Oregon Coordinate Reference System Standard; Oregon Statewide Lambert Conformal Conic, NAD 1983, International Feet, GRS 1980 Spheroid.

2. TERM

2.1 Term. The term of this Agreement is a period of 5 years (the "Initial Term"), commencing on July 1, 2021 (the "Commencement Date") and expiring on June 30, 2026, unless terminated earlier as provided in this Agreement. As used in this Agreement, "Term" means the Initial Term or any Renewal Term (as defined in Section 2.2 below).

2.2 Renewal Terms. Lessee may apply to renew this Agreement for consecutive fifteen (15) year terms (each a "Renewal Term") by submitting a completed lease renewal application form to State at least one hundred eighty (180) days, but not more than three hundred and sixty-five (365) days, prior to the expiration of the then-current Term. Upon timely receipt of the application, State shall renew this Agreement unless:

2.2.1 State determines, in its sole discretion, that Lessee has not complied with the terms of this Agreement, the applicable statutes or Oregon Administrative Rules ("OARs"); or

2.2.2 State determines that the renewal of this Agreement for all or any portion of the Premises would be contrary to federal, state or local law, or would be inconsistent with the policies set forth in OAR 141-082-0260.

2.3 Notice of Intent Not to Renew. Except as otherwise provided in this Agreement, State shall provide written notice to Lessee at least twenty-four (24) months in advance if State intends not to renew this Agreement for all or any portion of the Premises. If State determines not to renew this Agreement, but less than twenty-four (24) months remain in the Term of this Agreement, State shall, at Lessee's request, extend the Term of this Agreement to complete the twenty-four (24) month notice period, within which time Lessee shall vacate that portion of the Premises for which this Agreement is not being renewed, and relocate any sublessees (as may be allowed pursuant to Section 7 below) in an orderly fashion.

2.4 Holdover. If Lessee does not vacate the Premises at the expiration or earlier termination of this Agreement, State may treat Lessee as a tenant from month to month, subject to all of the provisions of this Agreement except the provisions for term, renewal, and Rent. State may unilaterally establish a new Rent amount for the month-to-month tenancy, payable monthly in advance. If a month-to-month tenancy results from holdover by Lessee under this Section 2.4, the tenancy will be terminable at the end of any monthly rental period upon notice from State given at least thirty (30) days prior to

the termination date specified in the notice.

3. RENT; OTHER ASSESSMENTS

3.1 Initial Rent. The annual rental payment to be paid by Lessee to State (the "Rent") for the first year of this Agreement is \$9,083.00, based on the following rate: Flat Rate. State hereby acknowledges receipt of the first year's Rent.

	Use Class	Area (square ft.)	Rate Choice	Annual Rent
	Log Raft/Log Storage	1,632,175 sq. ft.	Flat Rate	\$9,083.00
			TOTAL	\$9,083.00

3.2 Rent Adjustment. After the first year of the Initial Term, the Rent will be adjusted annually in accordance with the provisions of OAR 141-082-0305 in effect at the time. Each Rent payment is due on the anniversary of the Commencement Date.

3.3 Address for Rent Payments. Unless State provides notice of a change in address pursuant to the notice requirements of Section 10.2 below, Lessee shall deliver all Rent and other payments due hereunder to State at the address set forth beneath State's signature on this Agreement.

3.4 Assessments. Lessee shall pay all taxes and assessments that are levied against the Premises, whether such taxes or assessments have been levied in the past against the Premises or State by the assessing agency.

3.5 Late Charges and Interest. If Lessee has not made full payment of amounts due within twenty (20) days of the date payment is due, Lessee shall pay an additional charge equal to five percent (5%) of the amount of the late Rent or other charge. In addition, all amounts due and owing under this Agreement, including late charges, shall bear interest at the lower of: (1) the highest interest rate allowable by law; or (2) 12% per year.

4. USE

4.1 Authorized Use. This Agreement grants to Lessee the right to use the Premises for the specific purpose(s) described below in accordance with the terms and conditions of this Agreement, applicable federal, state and local laws (including local land use planning and zoning ordinances) and the OARs:

Planning period for redevelopment of all parcels

4.2 Superfund Site. Check if applicable:

4.2.1 Lessee understands and acknowledges that the Premises are located within the Superfund Site (the "Superfund Site"). The authorized use of the Premises as allowed under Section 4.1 above does not include any activities or operations that unreasonably interfere with the performance of Remedial Work on the Superfund Site, including the area of the Superfund Site within the Premises, pursuant to an order issued by the United States Environmental Protection Agency (EPA) or the Oregon Department of Environmental Quality ("DEQ"), whether issued to Lessee or another party. As used in this Section 4.2, "Remedial Work" includes work related to investigation, removal and remedial action for the Superfund Site.

4.2.2 Lessee shall conduct all operations on the Premises in a manner that does not interfere with the performance of the Remedial Work, and shall comply with any obligations of a party in control of the Remedial Work Area, including, without limitation, those related to the provision of access for the Remedial Work.

4.3 Restrictions on Use. Lessee shall:

4.3.1 comply with all applicable federal, state and local laws and regulations affecting the Premises and its use, including local comprehensive land use planning and zoning ordinances, and correct at Lessee's own expense any failure of compliance created through Lessee's fault or by reason of Lessee's use;

4.3.2 dispose of all waste in a proper manner and not allow debris, garbage or other refuse to accumulate within the Premises, and, if Lessee allows debris, garbage or other refuse to accumulate within the Premises, allow State to remove the debris, garbage and other refuse, and collect the cost of such removal from Lessee;

4.3.3 not cut, destroy or remove, or permit to be cut, destroyed or removed, any vegetation that may be upon the Premises except with written permission of State, and promptly report to State the cutting or removal of vegetation by other persons;

4.3.4 conduct all operations within the Premises in a manner which conserves fish and wildlife habitat, protects water quality, and does not contribute to soil erosion or the growth of noxious weeds;

4.3.5 maintain all buildings, docks, pilings, floats, gangways, similar structures, or other improvements (each an "Improvement") in a good state of repair; and

4.3.6 not unreasonably interfere with the public's trust rights of commerce, navigation, fishing or recreation.

4.4 Condition of Premises and Improvements. Lessee represents that it has inspected the Premises and Improvements, if any, and accepts the Premises and all Improvements in their present condition, AS IS, as of the Effective Date. State has made no oral or written representations concerning the condition of the Premises or its Improvements, if any, nor their fitness or suitability for any purpose.

4.5 Improvements by Lessee. Lessee may not construct or place upon the Premises any Improvement that exceeds \$15,000 in cost or value unless Lessee has first obtained the prior written authorization of State, or the Improvement is exempt under OAR 141-082-0265. All Improvements shall be consistent with the authorized use(s) of this Agreement stated in Section 4.1 above and in compliance with all applicable laws, regulations, and ordinances as stated in Section 4.3.1 above. State shall not unreasonably withhold or delay its approval for Improvements.

4.6 Removal of Unauthorized Improvements. Lessee shall remove all unauthorized Improvements from the Premises upon receiving notice from State, unless State elects to remove the Improvements at Lessee's cost and expense.

4.7 Removal of Authorized Improvements. Lessee shall remove all authorized Improvements within ninety (90) days after the expiration or earlier termination of this Agreement or modification of this Agreement under Section 5.2 below, unless otherwise agreed by the Parties or the Improvement is exempt under OAR 141-082-0265. Lessee is responsible for any damage done to the Premises as a result of the removal of any Improvement. Any Improvement remaining on the Premises after the ninety (90) days shall, at the option of State, become the property of State, unless otherwise agreed by the Parties.

4.8 Liens. With the exception of mortgages or other security interests allowed by State under Section 7 below, Lessee shall immediately cause to be discharged any lien or other charge placed on the Premises or its Improvements, arising directly or indirectly out of Lessee's actions. State may terminate this Agreement if Lessee fails to discharge any lien or charge or provide State with a sufficient bond covering the full amount of the lien after ten (10) days' notice to do so by State. Lessee shall pay and indemnify State for all costs, damages or charges of whatsoever nature, including attorneys' fees, necessary to discharge such liens or charges whether the costs, damages or charges are incurred prior or subsequent to any termination of this Agreement.

4.9 Indemnification. Lessee shall defend, indemnify and hold State harmless from and against all claims, demands, actions, suits, judgment, losses, damages, penalties, fines, costs, and expenses, including expert witness fees and costs and attorneys' fees in an administrative proceeding, at trial, or on appeal ("Claims") arising from or attributable, in whole or in part, to this Agreement or any operations conducted or allowed by Lessee on the Premises. As used in this Section 4.9 only, "State" means the State of Oregon and its boards, commissions, agencies, officers, employees, contractors, and agents. Lessee shall have control of the defense and settlement of

any Claim; however, neither Lessee nor any attorney engaged by Lessee shall defend the Claim in the name of the State of Oregon, nor purport to act as legal representative of State, without the approval of the Attorney General, nor shall Lessee settle any Claim on behalf of State without the approval of the Attorney General. State may, at its election and expense, assume its own defense and settlement in the event that State determines that Lessee is prohibited from defending State, that Lessee is not adequately defending State's interests, or that an important governmental principle is at issue and State desires to assume its own defense.

4.10 Wastewater Disposal. In addition to any other applicable laws and regulations, Lessee shall obtain any permits required by state or local authorities and shall comply with DEQ and Oregon State Marine Board requirements for sewage collection and wastewater disposal for boats and floating structures.

4.11 Hazardous Substances.

4.11.1 Lessee shall not use, store, or dispose of, or allow the use, storage, or disposal within the Premises of any material that may pose a threat to human health or the environment, including, without limitation, hazardous substances, pesticides, herbicides, or petroleum products (a "Hazardous Substance") except in strict compliance with applicable laws, regulations and manufacturer's instructions, and Lessee shall take all necessary precautions to protect human health and the environment and to prevent the release of any Hazardous Substance on or from the Premises.

4.11.2 Lessee shall keep and maintain accurate and complete records of the amount of all Hazardous Substances stored or used on the Premises, and shall immediately notify State of any release or threatened release of any Hazardous Substance on or from the Premises or otherwise attributable to operations or activities on the Premises.

4.11.3 If any Hazardous Substance is released, and the release arises from or is attributable, in whole or in part, to any operations conducted or allowed by Lessee on the Premises, Lessee shall promptly and fully remediate the release in accordance with state and federal regulations and requirements. If Lessee fails to so remediate, State may remove and remediate any release of a Hazardous Substance on or from the Premises or attributable to operations or activities conducted or allowed by Lessee on the Premises and collect the cost of removal or remediation from Lessee either as additional Rent or as damages.

4.11.4 In addition to any duty to indemnify specified elsewhere in this Agreement, Lessee shall indemnify State to the fullest extent allowed by Oregon law against any claim or costs arising from or related to a release of a Hazardous Substance arising from or attributable, in whole or in part, to any operations conducted or allowed by Lessee on the Premises.

4.12 Weed Control. Lessee shall control plant pests and diseases and noxious weeds, including aquatic weeds, within the Premises as directed by the local county weed control district, the Oregon Department of Agriculture or any other governmental authority which has authority for the prevention or control, or both, of noxious weeds, plant pests or diseases, or as may be authorized or directed by State.

4.13 Nondiscrimination. The Premises shall be used in a manner, and for such purposes, that assure fair and nondiscriminatory treatment of all persons without respect to race, creed, color, religion, handicap, disability, age, gender, or national origin.

5. MODIFICATION OF PREMISES SIZE OR USE

5.1 Change of Size or Use of Premises. Lessee may, using a form provided by State, request that State amend this Agreement to expand or reduce the size, or change the authorized use, of the Premises. No such amendment will be effective unless authorized in writing by State. State shall process and review requests to amend this Agreement in the same manner as a new lease application.

5.2 Special Conditions Applicable to Reductions in Premises Size. This Agreement may be amended to reduce the Premises size only if the portion of the Premises to be removed from this Agreement does not contain any Improvement. If the amendment results in a reduction of Rent due under this Agreement, the reduction will be effective commencing on the anniversary of the Commencement Date that falls at least twelve (12) months after the later of: (1) the date of the reduction in the Premises size; or (2) the date on which the amendment is fully executed.

5.3 Lessee Liable for Violations. Notwithstanding any reduction in the Premises size under this Section 5, Lessee shall remain liable for any violation of Section 4.9 or 4.10 above occurring on lands removed from the Premises prior to the amendment removing such lands.

6. RESERVATIONS BY STATE

6.1 Entry; Lessee Records. State may enter the Premises at all reasonable times in order to inspect and manage State's interest in the Premises, and to evaluate and ensure Lessee's compliance with the terms and conditions of this Agreement. Additionally, State may examine pertinent records of Lessee for the purpose of ensuring compliance with this Agreement.

6.2 Minerals. State reserves all rights to coal, oil, gas, geothermal resources and other minerals, and all deposits of clay, stone, gravel and sand valuable for building, mining, or commercial purposes including, without limitation, the right to explore, mine, develop, produce and remove such minerals and other deposits, along with the right of

ingress and egress for these purposes, and to terminate this Agreement as to all or any portion of the Premises when required for these purposes with one hundred twenty (120) days prior written notice to Lessee or as otherwise provided by law.

6.3 Easements. State reserves the right at any time to grant easements across the Premises for tunnels, telephone and fiber optic cable lines, pipelines, power lines, or other lawful purpose, along with the right of ingress and egress for these purposes, subject to the inclusion in any such grant of easement of a requirement that the easement holder take all reasonable precautions to ensure that exercise of their easement rights does not unreasonably interfere with Lessee's use(s) authorized in this Agreement.

6.4 Public Access and Recreational Use. All state-owned submerged and submersible land shall remain available and open to the public for commerce, navigation, fishing and recreation unless restricted or closed by State to public entry pursuant to the provisions of applicable OARs. Lessee may request State, but State is not obligated, to close the Premises to public entry or restrict recreational use by the public on all or portions of the Premises to protect persons or property from harm arising from or in connection with Lessee's activities.

This reservation does not grant the public any right to use or occupy, without Lessee's permission, Lessee-owned property or structures authorized under this Agreement.

6.5 Other. State reserves all other rights not expressly granted to Lessee under this Agreement.

7. ASSIGNMENTS AND SUBLETTING

7.1 Assignments and Subleases.

7.1.1 Except as provided in Section 7.2 below, Lessee may not assign this Agreement, sublease the Premises or any portion of the Premises, or enter into any third-party agreement respecting this Agreement or the Premises, without first obtaining the prior written consent of State pursuant to the requirements of the applicable OARs. Requests shall be in writing using an application form prescribed by State, and delivered to State at least thirty (30) days prior to the proposed effective date of the sublease or assignment. State shall make a good faith effort to complete its review of Lessee's application within thirty (30) days following receipt. If the application is incomplete, or if State requests additional information concerning the proposed assignment or sublease, the time period for reviewing applications may be extended and the proposed sublease or assignment may be delayed pending the completion of such review.

7.1.2 State reserves the right to condition its consent to an assignment or sublease as State deems reasonably prudent, including the right to require

changes to the terms of this Agreement. Each assignee, sublessee, and third-party interest will be required to comply with all of Lessee's obligations under this Agreement, and the applicable OARs. Lessee shall remain liable for the performance of all obligations under this Agreement unless State's written consent expressly releases Lessee from further liability.

7.1.3 For the purposes of this Section 7.1.3, if Lessee is a corporation, partnership or limited liability company, the transfer of any corporate stock or partnership or membership interest (including by operation of law) will be deemed an assignment subject to the provisions of this Section 7.3.1 if the result of the transfer is a change of management control or controlling interest in Lessee.

7.1.4 Lessee may not grant a mortgage or security interest in this Agreement without prior written consent of State, which consent shall not be unreasonably withheld. Any subsequent assignment by the mortgagee or security interest holder shall require the prior written approval of State.

7.2 Permitted Assignments and Subleases. Notwithstanding the provisions of Section 7.1 above, the following assignments, mortgages and security interests, and subleases of Lessee's interest in the Premises are permitted and written notice to State is not required:

7.2.1 subleases of portions of Lessee's interest in the Premises in the ordinary course of Lessee's business for the authorized use pursuant to Section 4.1 above;

7.2.2 the sublease of the entire Premises for a term that is less than twelve (12) months, for the authorized use pursuant to Section 4.1 above; or

7.2.3 the transfer of Lessee's interest in this Agreement to a surviving spouse or immediate family member following the death of Lessee; except that, any other transfer of ownership following the death of Lessee is considered an assignment requiring State's approval.

8. INSURANCE; BONDS

8.1 Insurance. During the Term of this Agreement, Lessee shall maintain the insurance coverage required by Exhibit B.

8.2 Bond. State reserves the right to require Lessee to furnish to State a surety bond or an equivalent cash deposit or certificate of deposit, in an amount to be determined by State in the exercise of its reasonable discretion, which names the State of Oregon as co-owner to ensure that Lessee performs in accordance with all terms and conditions of this Agreement

9. DEFAULT

9.1 Default. The following are events of default under this Agreement:

9.1.1 Failure of Lessee to pay any Rent, tax, reimbursement or other charge or payment due under this Agreement within twenty (20) days after the date payment is due. For the purposes of this Section 9.1.1, if the due date for payment is not otherwise stated in this Agreement or otherwise defined in statute or the OARs, payment is due on the date set forth in the notice from State to Lessee informing Lessee of its obligation to make such payment.

9.1.2 Failure of Lessee to comply with any non-payment-related term or condition or obligation of this Agreement within thirty (30) days after notice by State specifying the nature of the deficiency, or, in the event of an emergency, within the time specified by State to resolve the emergency. Upon timely request from Lessee, State may, in its reasonable discretion, permit the deadline for curing noncompliance to be extended if it finds that: (a) the noncompliance cannot reasonably be cured within the 30-day period; (b) the interests of State will not be harmed by an extension; (c) the noncompliance was not due to the willful act or gross negligence of Lessee; and (d) State and Lessee agree upon a written plan and timeline for curing the noncompliance.

9.1.3 Any of the following:

- (a) insolvency of Lessee;
- (b) the filing by Lessee of a voluntary petition in bankruptcy;
- (c) an adjudication that Lessee is bankrupt or the appointment of a receiver of the properties of Lessee;
- (d) the filing of any involuntary petition of bankruptcy and failure of Lessee to secure a dismissal of the petition within thirty (30) days after filing; or
- (e) attachment of or the levying of execution on the Premises interest and failure of Lessee to secure discharge of the attachment or release of the levy of execution within ten (10) days.

If Lessee consists of two or more individuals or business entities, the events of default specified in this Section 9.1 apply to each individual or entity unless within ten (10) days after an event of default occurs, the remaining individuals or entities produce evidence satisfactory to State that they have unconditionally acquired the interest of the one causing the default. If this Agreement has been assigned under Section 7 above, the events of default specified in this Section 9.1 apply only with respect to the one then exercising the rights of Lessee under this Agreement.

9.1.4 Notwithstanding the foregoing, if State in good faith believes that a material default has occurred which may imperil State's rights in the land or the discharge of its Constitutional obligations with respect to the land, State may declare an immediate default without any right of Lessee to cure the deficiency.

9.2 Termination of Occupancy Upon Default. State may terminate Lessee's right to occupy the Premises for any default by Lessee that remains uncured past the time provided in Section 9.1 above. State shall exercise its right to terminate Lessee's occupancy under this Section 9.2 by providing notice to Lessee of the default and of State's intent to terminate Lessee's right of occupancy under this Agreement upon the date provided in the notice. State may recover from Lessee all costs arising out of State's re-entry and re-letting the Premises. If State and Lessee agree to terminate this Agreement, State may recover the amount of unpaid rent that otherwise would have been required to be paid under this Agreement from the date of default until a new lease has been secured or, if State and Lessee do not agree to terminate this Agreement and State is unable to secure another lessee for the Premises, until such time as this Agreement expires. Lessee shall dispose of all Improvements as specified in Section 4.6 or 4.7 above. If Lessee owns a floating home and has placed the home on the Premises as an authorized use pursuant to Section 4.1 above, the lease termination provisions of ORS Chapter 90 shall apply to the extent the provisions of this Agreement are inconsistent therewith.

9.3 State's Right to Cure Defaults.

9.3.1 If Lessee fails to perform any obligation under this Agreement, State may perform the obligation of this Agreement thirty (30) days after providing notice to Lessee. All of State's expenditures to carry out the obligation shall be reimbursed by Lessee on demand with interest at the rate of one percent (1%) per month accrued from the date of expenditure by State.

9.3.2 Notwithstanding Section 9.3.1 above, but subject to ORS Chapter 90 if applicable, if any violation of a term or condition of this Agreement, including, without limitation, use of the Premises in a manner not permitted under this Agreement, is causing or threatens to cause personal injury or damage to the Premises or other property, or if damage to the Premises arises from some other cause, State may immediately enter upon the Premises and take such action as it deems necessary to stop the use or mitigate the injury or damage. If the injury or damage is due to a violation of the terms or conditions of this Agreement, Lessee will be liable for all costs incurred by State as a result of the violation and the action taken by State to mitigate the injury or damage. State, at its option, may send notice to Lessee of the violation and, upon receipt of the notice, Lessee shall immediately cease the violation and repair the injury or correct all damage caused by the violation. State's failure to provide notice of a violation may not be deemed a waiver of the violation by State or authorization to Lessee to continue or fail to correct the violation.

9.4 Right to Sue More Than Once. State may sue periodically to recover damages accrued to date, and no action for damages shall bar later actions for damages subsequently accruing.

9.5 Remedies Cumulative. The remedies contained in this Agreement are in addition to, and do not exclude, any other remedy available at law or in equity, and the exercise by either Party of any one or more of its remedies does not preclude the exercise by it at the same or different times of any other remedies for the same default or breach by the other Party.

10. NOTICES

10.1 Addresses. A Party's address means the address set forth below that Party's signature on this Agreement. State may notify Lessee of a different address for payments of any Rent or other amounts due to State under this Agreement. Any notices, demands, deliveries or other communications required under this Agreement shall be made in writing and delivered by one of the methods set forth in Section 10.2 below to a Party's address, unless one Party modifies its Address by notice to the other Party, given in accordance with Section 10.2 below.

10.2 Delivery.

Method of delivery	When notice deemed delivered
In person (including by messenger service)	the day delivered, as evidenced by signed receipt
Email or Fax	the day sent (unless sent after 5:00 p.m., P.T., in which case the email or fax shall be deemed sent the following business day)
US Mail (postage prepaid, registered or certified, return receipt requested)	the day received, as evidenced by signed return receipt
Courier delivery (by reputable commercial courier)	the day received, as evidenced by signed receipt

If the deadline under this Agreement for delivery of a notice is a Saturday, Sunday or federal or State of Oregon holiday, such deadline shall be deemed extended to the next business day.

11. MISCELLANEOUS

11.1 Time is of the Essence. Time is of the essence in relation to the Parties' performance of any, and all, of their obligations under this Agreement.

11.2 Calculation of Days. Any reference in this Agreement to “days” shall mean calendar days, unless specified as “business days.” A business day is any day that is not a Saturday, Sunday or a federal or State of Oregon holiday.

11.3 Consent. Unless otherwise specifically stated herein, any consent by a Party shall not be unreasonably withheld, conditioned or delayed.

11.4 Integration. This Agreement constitutes the entire agreement between the Parties on the subject matter hereof. The Parties have no understandings, agreements or representations, oral or written, regarding this Agreement that are not specified herein.

11.5 Amendments. This Agreement may be amended or modified only by a written instrument signed by both Parties.

11.6 No Waiver of Performance. No waiver by a Party of performance of any provision of this Agreement by the other Party shall be deemed a waiver of nor prejudice the other Party’s right to otherwise require performance of the same provision, or any other provision.

11.7 Severability. If any term or provision of this Agreement is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if this Agreement did not contain the particular term or provision held to be invalid.

11.8 Counterparts. This Agreement and any amendments hereto may be executed in two or more counterparts, each of which is an original, and all of which together are deemed one and the same document, notwithstanding that both Parties are not signatories to the same counterpart.

11.9 Governing Law; Consent to Jurisdiction. This Agreement is governed by and construed in accordance with the laws of the State of Oregon without regard to principles of conflicts of law. Any claim or action between State (or any other agency or department of the State of Oregon) and Lessee that arises from or relates to this Agreement shall be brought and conducted solely and exclusively within the jurisdiction of the Circuit Court of Marion County in the State of Oregon. In no event shall this Section 11.9 be construed as a waiver by the State of Oregon of any form of defense or immunity, whether sovereign immunity, governmental immunity, immunity based on the eleventh amendment to the Constitution of the United States or otherwise, from any Claim or from the jurisdiction of any court. Each Party hereby consents to the exclusive jurisdiction of such court, waives any objection to venue and waives any claim that such forum is an inconvenient forum.

11.10 Force Majeure. A Party shall not be liable for any delay in performance under this Agreement, other than payment of any money to the other Party, if such delay is

caused by strikes, lockouts, riots, floods, explosions, earthquakes, tornados, storms, wars, acts of public enemies, insurrections, acts of God, shortages of labor or materials or any other such causes not within the control of the first Party.

11.11 No Partnership. State is not a partner nor in a joint venture with Lessee in connection with any activities relating to this Agreement or the Premises, and State has no obligation for Lessee's debts or other liabilities.

11.12 Binding on Successors. This Agreement is binding on and shall inure to the benefit of the successors and assigns of the Parties, but nothing in this Section 11.12 may be construed as a consent by State to any disposition or transfer of this Agreement or any interest in it by Lessee except as otherwise expressly provided in this Agreement.

11.13 Future Renewals Applications for future renewals of this lease will only be considered for the full 15 year term and rent rate.

11.14 Exhibits. The Exhibits listed below are incorporated as part of this Agreement:

- Exhibit A: Premises
- Exhibit B: Insurance Requirements

[remainder of page intentionally left blank]

Each person signing this Agreement below on behalf of a Party represents and warrants that he or she is duly authorized by such Party and has legal capacity to do so.

STATE:

The State of Oregon, by and through its Department of State Lands

Signature: _____
Name: _____
Title: _____

Date: _____

Address:

Street: 775 Summer St. NE, Suite 100
City/State/ZIP: Salem, OR 97301
ATTN: Proprietary Coordinator
Email: support.services@dsl.state.or.us

LESSEE:

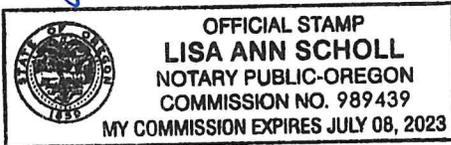
City of St. Helens, a Municipal Corporation

Signature: [Handwritten Signature]
Name: John Walsh
Title: City Administrator

Date: 12/2/21

STATE OF Oregon)
County of Columbia) ss

The foregoing instrument was acknowledged before me this 2nd day of December 2021, by John Walsh, as City Administrator of City of St. Helens, on behalf of said entity.



[Handwritten Signature: Lisa Scholl]
Signature
My commission expires 7/8/2023

Address:

Street: 265 Strand St.
City/State/ZIP: St. Helens OR 97051
ATTN: John Walsh, City Administrator, or successor
Email: jwalsh@sthelensoregon.gov

CERTIFICATE OF COMPLIANCE WITH OREGON TAX LAWS

By signature on this Agreement for Lessee, the undersigned hereby certifies under penalty of perjury that the undersigned is authorized to act on behalf of Lessee and that Lessee is, to the best of the undersigned's knowledge, not in violation of any Oregon Tax Laws. For purposes of this certification, "Oregon Tax Laws" means a state tax imposed by ORS 320.005 to 320.150 (Amusement Device Taxes), 403.200 to 403.250 (Tax For Emergency Communications), 118 (Inheritance Tax), 314 (Income Tax), 316 (Personal Income Tax), 317 (Corporation Excise Tax), 318 (Corporation Income Tax), 321 (Timber and Forest Land Taxation) and 323 (Cigarettes And Tobacco Products) and the elderly rental assistance program under ORS 310.630 to 310.706 and any local taxes administered by the Department of Revenue under ORS 305.620.

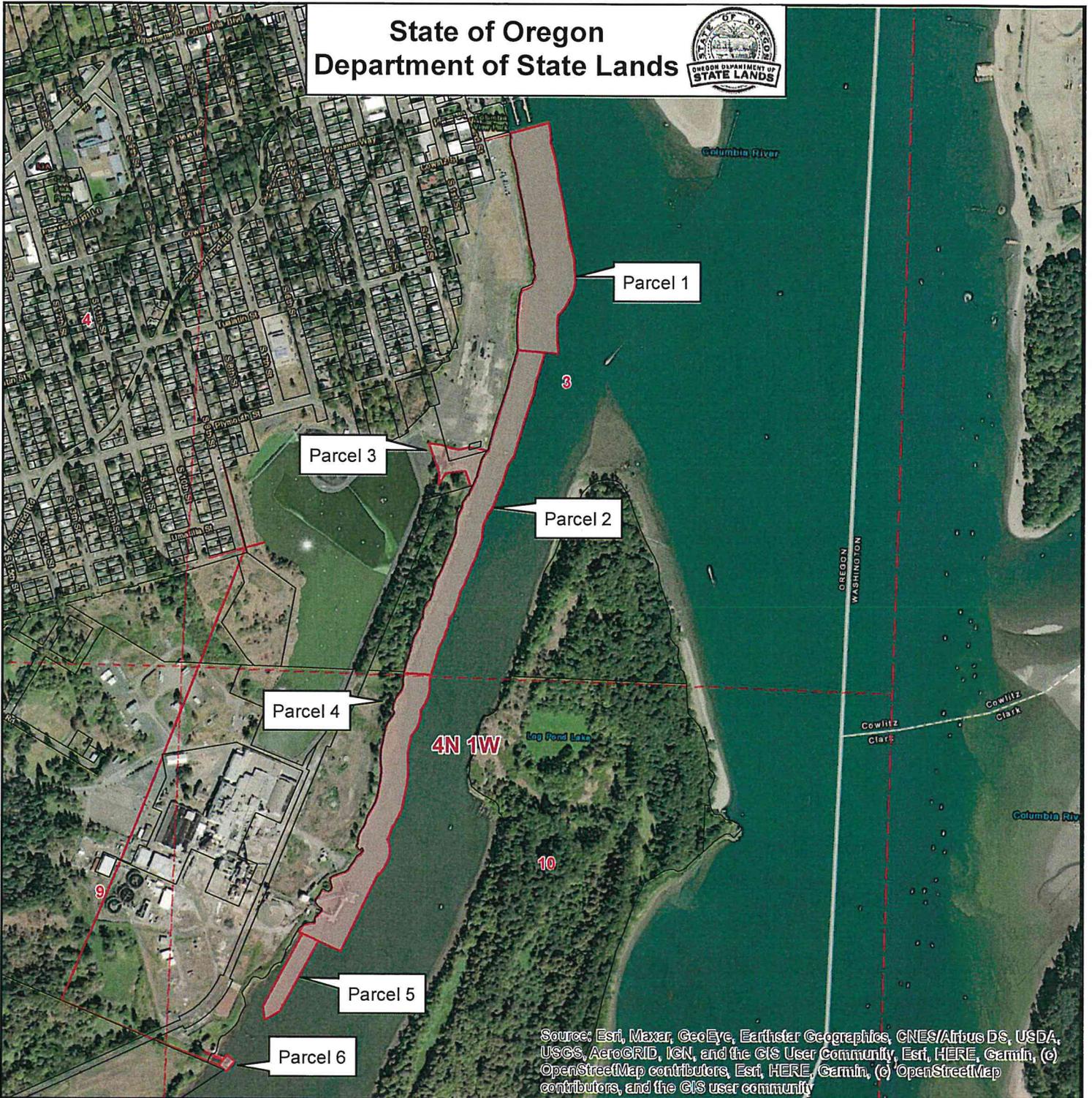
Signature: 
Name: John Walsh
Title: City Administrator

Date: 12-2-21

EXHIBIT A

Premises

State of Oregon
Department of State Lands



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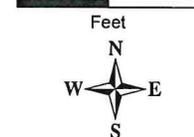
EXHIBIT A

10474-ML Waterway Lease
T04N, R01W Section 3 & 10
1,632,175 Square Feet
COLUMBIA County

- Description lines
- Use Area

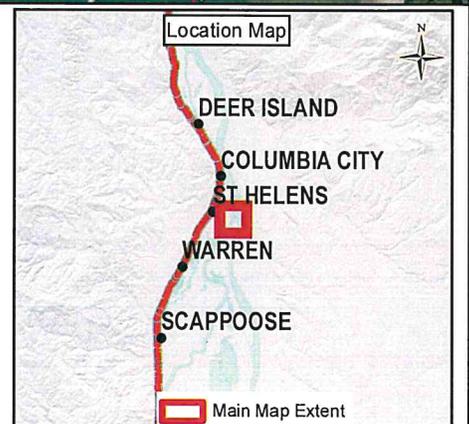
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Map Projection:
Oregon Statewide Lambert
Datum NAD83
International Feet

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Department of State Lands
775 Summer St NE, Suite 100
Salem, OR 97301
503-986-5200
www.oregon.gov/DSL
Date: 9/28/2021



State of Oregon
Department of State Lands



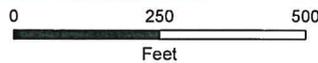
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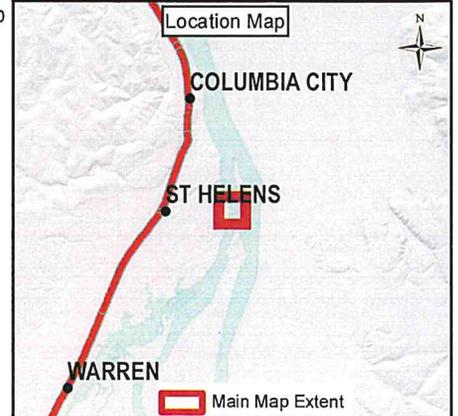
10474-ML Parcel 1
T04N, R01W Section 3
540,000 Square Feet
COLUMBIA County

 Use Area

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State of Oregon
Department of State Lands



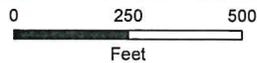
10 Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

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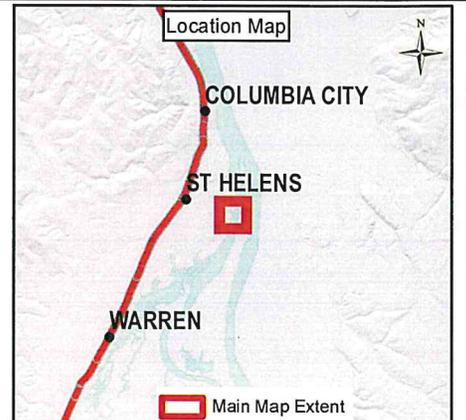
10474-ML Parcel 2
T04N, R01W Section 3
510,000 Square Feet
COLUMBIA County

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State of Oregon
Department of State Lands



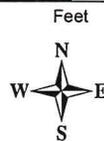
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EXHIBIT A

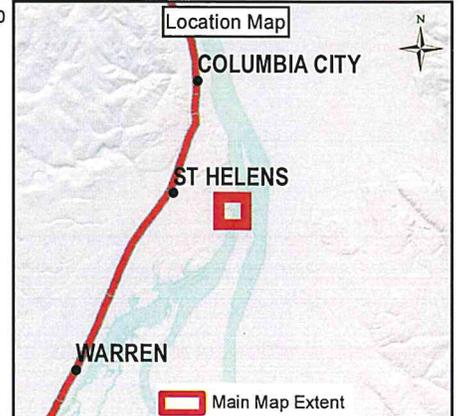
10474-ML Parcel 3
T04N, R01W Section 3
73,000 Square Feet
COLUMBIA County

 Use Area

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State of Oregon
Department of State Lands



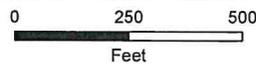
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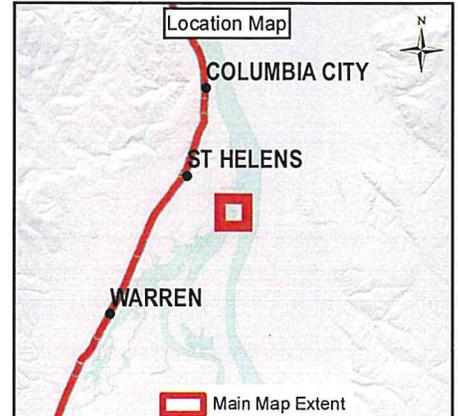
10474-ML Parcel 4
T04N, R01W Section 10
400,000 Square Feet
COLUMBIA County

 Use Area

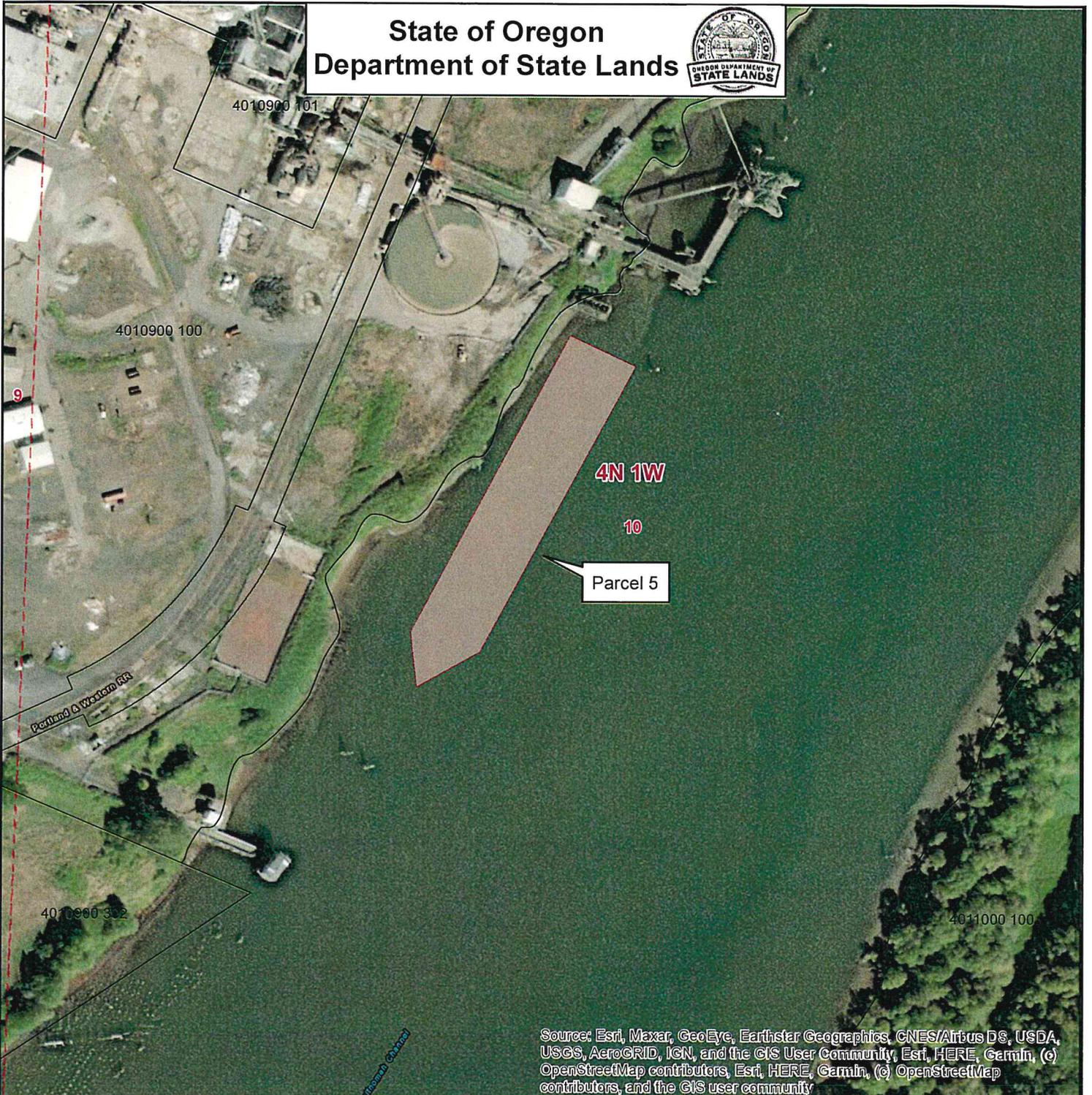
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Department of State Lands



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EXHIBIT A

10474-ML Parcel 5
T04N, R01W Section 10
100,000 Square Feet
COLUMBIA County

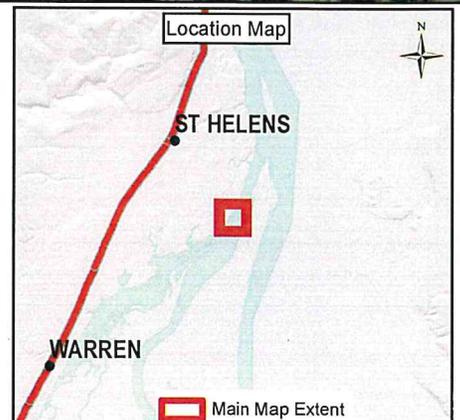
 Use Area

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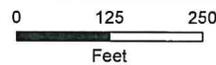
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EXHIBIT A

10474-ML Parcel 6
T04N, R01W Section 10
9,175 Square Feet
COLUMBIA County

 Use Area

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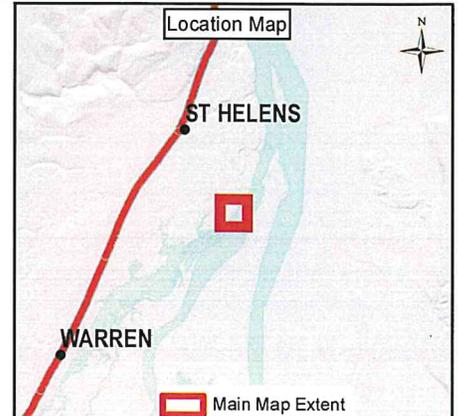


EXHIBIT B

Insurance Requirements

(Any capitalized terms used but not defined in this Exhibit shall have the same meaning as in the Agreement to which this Exhibit is attached.)

During the Term of the Agreement, Lessee shall maintain in force, at its own cost and expense and in accordance with Section 5 below, each insurance item noted below,

1. Workers' Compensation

(Required if Lessee has one or more workers, as defined by ORS 656.027)

All employers, including Lessee, that employ subject workers, as defined in ORS 656.027, shall comply with ORS 656.017 and shall provide workers' compensation insurance coverage for those workers, unless they meet the requirement for an exemption under ORS 656.126(2).

Lessee shall require and ensure that each of its sublessees (if permitted) complies with these requirements.

2. Commercial/General Liability Coverage

Required by State **Not required by State**

Commercial/General Liability coverage, insuring against claims for bodily injury, death and property damage. Coverage shall include contractual liability coverage for the indemnity provided under the Agreement. The commercial/general liability insurance coverages required under the Agreement shall include the State of Oregon and its agencies, departments, divisions, commissions, branches, officers, employees, and agents as additional insureds (See Section 5 below). Lessee shall provide proof of liability or commercial general liability insurance in not less than the following amounts:

Bodily Injury/Death:

\$1,000,000/\$2,000,000 combined single limit per occurrence/aggregate limit for all claims per occurrence.

or

\$2,000,000/\$4,000,000 combined single limit per occurrence/aggregate limit for all claims per occurrence.

or

\$ _____

3. **Marine Protection and Indemnity Coverage**

Required by State Not required by State

Lessee shall obtain, at Lessee's expense, and keep in effect during the Term of the Agreement, marine protection and indemnity coverage. Shall not be less than \$_____.

4. **Pollution Liability**

Required by State Not required by State

Lessee shall obtain at Lessee's expense, and shall keep in effect during the Term of the Agreement, pollution liability insurance covering Lessee's liability for bodily injury, property damage and environmental damage resulting from sudden accidental and gradual pollution and related cleanup costs incurred by Lessee, all arising out of Lessee's lease of the Premises. Shall not be less than \$_____.

5. **General Requirements**

(a) **"Tail" Coverage.** If any of the required liability insurance is on a "claims made" basis, Lessee shall maintain either "tail" coverage or continuous "claims made" liability coverage, provided the effective date of the continuous "claims made" coverage is on or before the effective date of the Agreement, for a minimum of twenty-four (24) months following the termination or expiration of the Agreement.

(b) **Certificates of Insurance.** As evidence of the insurance coverages required by the Agreement, Lessee shall furnish acceptable insurance certificates to State prior to commencing any work to be performed under the Agreement. The certificate shall specify all of the parties who are additional insureds. If requested, complete copies of insurance policies, trust agreements, etc. shall be provided to State. Lessee shall pay for all deductibles, self-insured retention and self-insurance.

(c) **Additional Insureds.** Any coverage required by this Exhibit, except for Workers' Compensation, shall include the State of Oregon, and its agencies, departments, divisions, commissions, branches, officers, employees, and agents as additional insureds, but only with respect to Lessee's activities to be performed under the Agreement. Coverage shall be primary and non-contributory with any other insurance and self-insurance.

(d) **Change in coverage or cancellation.** Lessee shall notify Lessor when a change in coverage or cancellation occurs. Lessee shall provide Lessor copies of new coverage upon effect of change. Lessee shall maintain the required insurance coverage over the Term of the Agreement.