

LEASE RENEWAL

**Masonic Building South 1st Street
St. Helens, Oregon
Date: January 1, 2025**

LESSOR: Masonic Building, LLC
862 SE OAK ST. SUITE 1A
HILLSBORO, OR 97123

Lessee: City of St. Helens, a Municipal Corporation

Premises: 231and 235 South 1st Street, St. Helens, OR

It is hereby agreed that the above-named parties to a lease dated January 15, 2020, and renewed January 1, 2022, shall renew the subject lease agreement for the premises described above. This Renewal shall commence on JANUARY 1, 2025 and shall expire at midnight on DECEMBER 31, 2027. The terms and conditions of the renewal period shall remain as outlined in the original lease with the base rent to be at the per month base rate stated below, triple net. Monthly triple net charges shall be paid by Lessee as outlined in the original lease agreement. Triple net charges will be reevaluated and adjusted as of February 1 of each year. Renovations as per original lease to total \$30,000 have not been completed and shall be completed during the first year of this Lease Renewal. If renovations to be performed are less than \$30,000 the balance will be due as additional rent, as outlined in the original Lease, at end of first year (December 31,2025) of this Lease Renewal. Base rent will be adjusted each year as follows and may be paid monthly, in lump sum quarterly, or lump sum at the beginning of each year at the Lessee’s option:

January 1, 2025-December 31,2025	\$6,000/month
January 1, 2026-December 31,2026	\$6,500/month
January 1, 2027-December 31,2027	\$7,000/month

Lessor:

By: _____
Elliot Michael, member
Masonic Building, LLC

Date _____

Lessee:

By: _____
City of St. Helens

Date _____