

ADDENDUM NO. 1 TO LEASE AGREEMENT

South Puget Sound Community College / City of Tumwater

This Addendum No. 1 ("Addendum") is entered into by and between **South Puget Sound Community College** ("Lessor") and the **City of Tumwater** ("Lessee") and amends that certain Lease Agreement dated September 15, 2023 (the "Lease") for premises located in Building 32, 2011 Mottman Road SW, Olympia, Washington.

Except as expressly modified herein, all terms and conditions of the Lease remain unchanged and in full force and effect.

This Addendum shall be effective as of September 15, 2026.

1. Premises – Additional Rooms

Article 1(a) (Premises) is hereby amended to include the following additional rooms:

- Rooms 101 and 102 are added to the leased Premises in Building 32.

All references to "Premises" within the Lease shall be deemed to include Rooms 101 and 102.

2. Rent Adjustment

Article 1(d) (Lease Amount) is amended as follows:

- Effective September 15, 2026, the rent for the Premises shall be Seventy Thousand Four Hundred Fifty-Three Dollars and Seventeen Cents (\$70,453.17) annually, payable in equal quarterly installments of Seventeen Thousand Six Hundred Thirteen Dollars and Twenty-Nine Cents (\$17,613.29). This increase is based on the Seattle-Tacoma-Bellevue Consumer Price Index (CPI-W, 1982-84=100, Half 1) and includes an additional Six Hundred Nine Dollars and Sixty Cents (\$609.60) for the addition of Rooms 101 and 102. Thereafter, for each successive year during the Lease Term, the annual Lease amount shall be adjusted by the Seattle-Tacoma-Bellevue Consumer Price Index (CPI-W, 1982-84=100, Half 1), provided, however, that no such annual adjustment shall exceed three percent (3%).

3. Tenant Improvements – Rooms 101 and 102

Article 8 (Repairs and Alterations) is amended to include the following:

- Lessee is hereby authorized, subject to the terms and conditions of the Lease, to undertake tenant improvement work within Rooms 101 and 102, including, without limitation, space reconfiguration, flooring, painting, electrical work, mechanical work, and such other related improvements as may be reasonably necessary for office use.

The total cost of the tenant improvements associated with Rooms 101 and 102 shall be a shared cost between the lessor and lessee. The shared cost for the City of Tumwater (lessee) shall not exceed Five Thousand Dollars (\$5000).

- All such improvements shall be performed in accordance with the terms of Article 8 of the Lease.

4. Full Force and Effect

Except as expressly modified by this Addendum, all terms and conditions of the Lease remain unchanged and in full force and effect.

5. Signatures

IN WITNESS WHEREOF, the parties have executed this Addendum No. 1 to Lease Agreement as of the dates set forth below.

LESSOR: South Puget Sound Community College By: _____ Name: Tysha Tolefree Title: Vice President for Finance and Operations Date: _____ Approved as to form: _____ Assistant Attorney General	LESSEE: City of Tumwater By: _____ Name: _____ Title: _____ Date: _____ Attest: _____ City Clerk Approved as to form: _____ City Attorney
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EXHIBIT B-1

LEASE AREA FLOOR PLAN – BUILDING 32

This Exhibit B-1 supplements Exhibit B to the Lease and reflects the addition of Rooms 101 and 102 to the Premises. Except as expressly stated herein, Exhibit B and all other terms of the Lease remain unchanged.

Updated Space Allocation – City of Tumwater

Room	Square Feet	Used By	Function
101	80	City of Tumwater	Office / Workspace
102	80	City of Tumwater	Office / Workspace
107	1,000	City of Tumwater	Offices / Work Room
108	250	City of Tumwater	Storage / Break Room
109	1,000	City of Tumwater	Offices
110	100	City of Tumwater	Meeting
111	100	City of Tumwater	Meeting

Revised Total Square Footage

- Existing Premises: 2,450 SF
- Additional Rooms (101 & 102): 160
- Total Revised Premises: 2610

BLDG. 32, NATURAL SCIENCES

