

15922

Attachment #1637

3rd LEASE AMENDMENT AND EXTENSION

ORIGINAL

THIS AMENDMENT is dated this 18th day of May, 2006 by and among Ramdas Investments, LLC, "Landlord" and King County, a political subdivision of the State of Washington "Tenant".

RECITALS

A. Landlord, by that certain Lease dated April 29, 1998 as amended by an Amendment to Lease dated May 26, 2000, and as further amended by a 2nd Lease Amendment and Acknowledgement of Month to Month Term dated April 19, 2004, collectively "the Lease", leased to Tenant certain real property located within **Briarwood Shopping Center** and premises address of **12644 SE 128th St., Renton, WA 98058**.

B. Suite 12644. The Lease has been a Gross Lease which is on a month to month basis which has been determined to be at it's expiration on May 31, 2006. The current fixed total monthly rental amount is \$880.00.

C. Tenant and Landlord hereby express their mutual desire to amend, by this writing, those terms, covenants and conditions contained herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is hereby agreed as follows:

1. Commencement and Term. The extended term shall commence contemporaneously with the expiration of the existing lease term on June 1, 2006. The extended lease term shall be for a period of Two (2) Years and shall expire May 31, 2008

2. Rent & Escalation. Commencing on June 1, 2006 Tenant shall pay minimum base rent, in addition to all other charges due under the Lease, as provided in the schedule below.

Extension Term Rental

Years	Period	Monthly Base Rent
1 - 2	6/1/2006 - 5/31/2008	\$1,600/Month, NN

3. Tenant Expenses. In addition to the Monthly Base Rent as described in the above rental schedule and during the term of this extended period as herein granted Tenant shall be responsible for its pro rata share ("Tenant's Share") of Real Estate Taxes "Tax" and Insurance ("Net Net"). Tenant's pro rata share of Real Estate Taxes and Insurance to be paid by Tenant to Landlord shall be a fraction of such Real Estate Taxes and Insurance costs, the numerator of which is the square footage of floor area leased to Tenant, and the denominator of which is the total square footage of floor area of all buildings in that portion of the Shopping Center owned by Landlord and which buildings that are subject to the Insurance and Tax which is being prorated, excluding any outside nursery or display areas and any mezzanine space used solely for employee facilities and/or for office space related to retail sales made by the occupant on the occupant's premises. A current 2006 Budget depicting the estimated cost of Tax and Insurance is attached hereto, by example, as Exhibit "A".

Tenant hereby acknowledges that all other terms and conditions of the Original Lease not expressly amended hereby, shall continue as provided for in the Lease.

____/____/____

IN WITNESS WHEREOF, this instrument has been signed as of the date first above written.

LANDLORD:

Ramdas Investments, LLC

By: [Signature]
It's: managing partner
Date: 6/8/06

TENANT:

King County, a political subdivision of the State of Washington

APPROVED AS TO FORM ONLY
[Signature]

By: Don Woodworth
Senior Deputy Prosecuting Attorney

KING COUNTY SHERIFF

[Signature]

By: Sue Rahr, Sheriff

Permanent Address for Notices (TENANT):

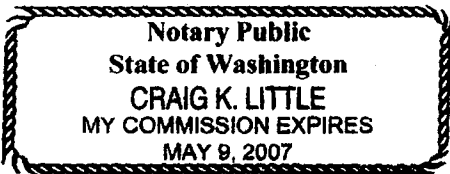
Address _____
City, State, Zip _____
Phone _____

LANDLORD NOTARY

State of WA)
County of King))SS.

On this 8 day of June, 2006 before me, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared _____ of Ramdas Investments LLC to me known to be the (Name of Individual) (Name of LLC, Partnership, Corporation if applicable) named in and which executed the foregoing instrument and (Insert Individual, LLC, Corporation, Partnership) acknowledged the said instrument to be the free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year above written.



[Signature]
NOTARY PUBLIC for the State of WA
residing at Newton
My commission expires 5/9/2007

TENANT NOTARY

State of _____)
County of _____)SS.

On this _____ day of _____, 20____ before me, a Notary Public
in and for the State of _____, duly commissioned and sworn, personally appeared
_____ of _____, to me known to be the
(Name of Individual) (Name of LLC, Partnership, Corporation if applicable)
_____ named in and which executed the foregoing instrument and
(Insert Individual, LLC, Corporation, Partnership)
acknowledged the said instrument to be the free and voluntary act and deed for the uses and purposes therein
mentioned, and on oath stated that they are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year above written.

NOTARY PUBLIC for the State of _____
residing at _____
My commission expires _____

LESSEE: King County, Washington

By: *DA PL*

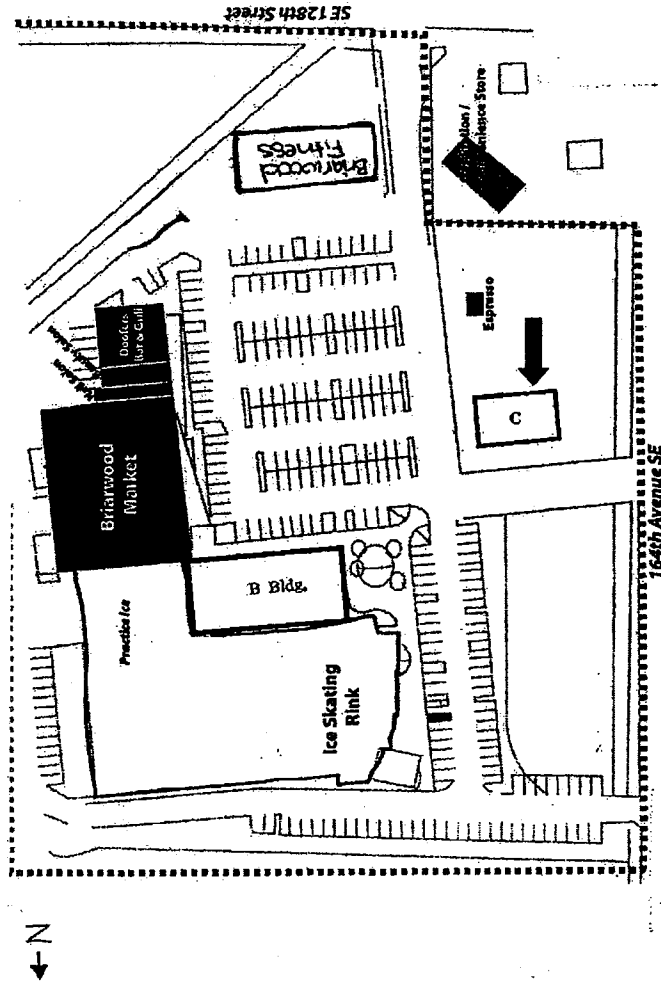
Date: *5/31/06*

EXHIBIT "A"

BRIARWOOD CENTER 2006 BUDGET

	BUDGETED EXPENSE	King County Sheriff 1,296
<u>INSURANCE</u>		
Insurance	\$ 9,364.95	\$ 299.61
Liability Insurance	\$ 1,040.55	\$ 33.29
TOTAL INSURANCE	\$ 10,405.50	\$ 332.90
<u>REAL ESTATE TAX</u>		
Taxes - Seplic #107961-0050-09	\$ 3,610.00	\$ 55.67
Taxes - Shops/Market #107961-0020	\$ 30,200.00	\$ 1,286.92
TOTAL TAXES	\$ 33,810.00	\$ 1,342.59
TOTAL BUDGETED EXPENSES	\$ 44,215.50	\$ 1,675.50
MONTHLY TOTAL		\$ 139.62
PSF		\$ 1.29
MONTHLY INSURANCE		\$ 27.74
MONTHLY TAX		\$ 111.88
MONTHLY TOTAL		\$ 139.62

SITE PLAN



04/13/06, 10:19 AM

- Deleted: 9:38 AM
- Inserted: 9:38 AM
- Deleted: 9:34 AM