

**CITY OF OLYMPIA AND
OLYMPIA FARMERS MARKET
OPERATION AND MAINTENANCE AGREEMENT**

THIS AGREEMENT is made and entered into as of the date of the last authorizing signature affixed hereto, and supersedes any previous agreements by and between the City of Olympia, herein referred to as "Olympia," a Washington municipal corporation, and The Farmers Market, herein referred to as "the Market," a Washington State private nonprofit corporation.

WHEREAS, agriculture is one of the cornerstones of the local economy, and local growers and small businesses make an essential contribution to our local communities and to the well being of our citizens; and

WHEREAS, farmers markets are dedicated to supporting family farms and small businesses and to providing opportunities for our citizens to meet local producers and gain access to the bounty of locally grown products in all their diversity, fresh from the farm; and

WHEREAS, the congenial atmosphere of a farmers market appeals to local citizens and tourists of all ages and ethnic backgrounds, creates a positive social experience, and provides nutritional, economic, and educational benefits; and

WHEREAS, Olympia, the Port of Olympia and the Market have a history of cooperation and collaboration in providing a successful venue for a farmer's market over the years; and

WHEREAS, operation of a farmers market open to the public in downtown Olympia will further attract customers to the Olympia downtown and further the use of downtown businesses, providing for increased sales and creating tax revenue; and

WHEREAS, RCW 35.92.040 authorizes the City of Olympia to operate a public market on City-owned or leased property, or other property, for the purpose of providing farmers, crafts vendors and other merchants with retail space to market their wares to the public; and

WHEREAS, included within that authority is the power to contract with private nonprofit organizations to operate such a farmers market open to the public on City-owned or leased property, or other property; and

WHEREAS, the Market is a private nonprofit organization comprised of local growers, vendors of fruits and vegetables, processed food items, and hand crafted merchandise, and is qualified to operate such a-farmers market open to the public; and

WHEREAS, insofar as the Market's operation will take place on publicly owned or leased property or right-of-way, the Market is performing this public market function on behalf of Olympia; and

WHEREAS, Olympia has negotiated with the Port of Olympia a lease (Port of Olympia Lease) covering the property described as follows:

Lot 3, SS-5888, Recorded under Auditor's File No. 3056940

WHEREAS, it is desirable that the parties set forth in this Agreement the terms and conditions under which a farmers market open to the public will be managed by the Market;

IT IS AGREED BETWEEN THE PARTIES AS FOLLOWS:

A. RESPONSIBILITIES OF FARMERS MARKET

1. **Occupy, Operate and Manage:** The Market shall occupy, manage and operate a farmers market in Olympia's public market facility according to the provisions, terms and conditions of this Agreement and in accordance with all applicable laws as shall relate thereto.

The Market shall be responsible for the costs of administration and daily operations, including all utility payments, of such a farmers market. The Market shall open the facility to the purchasing public during its hours of operation. The Market shall operate and administer the farmers market in a businesslike manner with emphasis given to good customer service, in recognition of the Market's role as a contractor for Olympia. The Market shall submit to Olympia copies of all policies, rules, and regulations that it enacts relative to the operation of the farmers market. The Market shall follow and abide by such rules and regulations.

2. **Nondiscrimination:** The Market agrees and promises to manage and operate the farmers market in a fair manner and that it will not, on the grounds of any status protected from discrimination by applicable law including but not limited to race, color, national origin, religion, age, sex, or sexual orientation, discriminate against any person or group of persons. The Market shall maintain during the term of this Agreement a written policy and process governing selection and prioritization of vendors. The policy and process shall give equal opportunity to all qualified vendors and contain criteria for selection consistent with this Agreement.
3. **Farmers Market Season:** A representative from the Market and Olympia shall meet prior to January 31st of each year at which time the Market shall notify Olympia of the specific days and times of farmers market operation for the upcoming year. Any substantial reduction to the following schedule will be subject to approval by Olympia:

- First Thursday in April through last Sunday in October: Thursday-Sunday;
- First Saturday in November through last Sunday in December: Saturday-Sunday;
- Second Saturday in January through last Saturday in March: Saturdays only.

The Market reserves the right to add days to include Holidays or isolated days that do not fall in line with the schedule listed above without prior approval by Olympia.

4. **Use by City:** The Market shall allow the City of Olympia or other organizations sponsored by Olympia to make use of the farmers market facilities or any portion thereof at no charge whenever the farmers market facilities or said portion is not being used by the Market and such use does not conflict with Market uses authorized under this Agreement. Olympia shall give notice of such use to the Market representative within a reasonable amount of time prior to the use. Olympia further agrees to not use the farmers market facilities for any use that competes with the uses authorized for the Market under this Agreement. Olympia and Market representatives will communicate as frequently as needed for scheduling the use of the farmers market. The Market may charge reasonable out-of-pocket expenses incurred by the Market for overtime or extra staff being scheduled related to the said use of the farmers market facilities. Organizations using the farmers market facilities shall complete the Olympia Farmer's Market Use and License Agreement and meet all requirements therein, including but not limited to required event insurance, alcoholic beverage permit, and the like.
5. **Financial Records:** The Market agrees it shall maintain fiscal records and accounts in accordance with systems and procedures prescribed by law for non-profit corporations. The Market shall annually provide to Olympia a financial report reviewed by the Market's retained C.P.A. which at a minimum includes income and expenses for a given year. The Market shall also submit to Olympia a quarterly financial report and activity or event report in a format acceptable to Olympia. The quarterly reports shall be submitted to Olympia within thirty (30) days of the end of each calendar quarter and the annual report shall be submitted to Olympia within thirty (30) days of the closing of the Market for the year. The quarterly and annual reports shall, among other things, break down the gross sales receipts into three categories: (1) producers, purveyors and growers of edibles; (2) receipts of crafts and miscellaneous vendors; and (3) food vendor concessions. To qualify for the City of Olympia's Farmers Market Master License (OMC 5.18.00) craft and miscellaneous vendor revenues must be at or below 25% of the total gross sales. Food Vendor Concessions are not factored into the 25% figure as they have dedicated space for their sales. Food Vendors qualify under the Master Market License. Upon request, the Market shall allow access to Olympia, to review and audit the Market's financial information, including revenues and expenses. Any review or audit done would be at the expense of Olympia.

6. **Taxes and Obligations.** The Market shall be responsible for paying any leasehold excise tax or any other taxes or obligations owed by the Market or Olympia to the State of Washington or others arising from the Market's use of the Property and the farmers market facilities ; provided, however, that with written consent of Olympia the same may be paid from the Capital Fund established pursuant to Section A.11 below.
7. **Port of Olympia Lease** Market acknowledges that it has reviewed the Port of Olympia Lease as set out in Exhibit "B", and agrees that the Market's operation under this Agreement will comply with the terms and requirements of Exhibit B. Further, the Market agrees that the rent provisions of the Port of Olympia Lease are agreeable to the Market and that, as provided below; the Market shall ensure payment annually to Olympia of an amount sufficient to cover said rent throughout the term of this Agreement, and as extended. If Olympia leases additional property from the Port of Olympia for use by the, Market, the Market agrees to pay the City of Olympia annually an amount sufficient to reimburse Olympia for all rent owed to the Port for the lease of such additional property. Modification of Exhibit "B" for the purposes of adding additional leased property will be allowed under the provisions of this contract subject to the approval of Olympia.

The Market acknowledges and understands that Olympia is bound by all the provisions of the Port of Olympia Lease and that Olympia has no authority to act beyond or contrary to its terms. The Market specifically agrees to abide by all limitation and restrictions on the use of the Property set forth in the Port of Olympia Lease. Olympia shall provide ninety (90) days' notice to the Market of any proposed changes to said lease initiated by either Olympia or the Port of Olympia; Olympia shall not execute any Olympia-initiated changes without agreement of the Market. Olympia shall cooperate with the Market, as staff and resources permit, to facilitate the Market's negotiations with the Port of Olympia concerning the Market's desire to lease the triangle of property located southeast of the Market Gardens from the Port.

8. **Parking:** The Market shall cooperate with the Port of Olympia implementing a plan of shared parking assignments on or adjacent to the Property, to be effective on each day the Market is opened, for Market vendors and customers. Until further agreement or development of parking solutions, the Market shall encourage its customers to park in said lots as provided for in the shared parking agreements. Olympia shall support the Market's efforts with parking management expertise as staff and resources permit, to facilitate the Market's negotiations with the Port of Olympia concerning the lease of any parking in addition to the 238 shared parking spaces provided by the Port of Olympia Lease. The Market shall be responsible for ongoing coordination with the Port of Olympia with respect to said shared parking spaces.

9. **Use of Sidewalks:** The Market may use the sidewalks within the Property as needed and agreed upon to support the Market and for public pedestrian use. The Market shall use its best efforts to prevent sidewalks along the streets on the periphery of the Market from being blocked with vehicles, merchandise, or other objects associated with Market activities. The Market shall at least annually inspect the sidewalks along the streets and the sidewalks within the property for damage or defects.

10. Facility Maintenance, Repair, Replacement:

10.1 General Maintenance and Custodial Items: The Market shall be responsible, at the Market’s sole cost, for performance of all general maintenance and custodial items including but not limited to; day-to-day cleaning and maintenance of the Market premises and restrooms so as to present a safe and clean venue to the community, including removal of snow, ice and debris from pedestrian walkways. The Market will furnish from its annual operating budget the funds to pay for the staff and supplies to maintain all required services. The Market shall perform such tasks in compliance with the same standards as Olympia applies to other Olympia-owned property. Olympia shall have the right to approve or disapprove the quality of the work done by the Market under this section. Should the Market fail to perform such work Olympia is authorized upon thirty (30) days advance written notice to make such repair and maintenance and receive compensation therefore from the Market, and the Market shall pay such compensation to Olympia within thirty (30) days of receiving an invoice.

10.2 Major Repair & Replacement:

The Market shall be responsible, at the Market’s sole cost, for performance of all major repair and replacement items as allocated to the Market in Exhibit “A”. The Market shall perform all items in compliance with the same standards as Olympia applies to other Olympia-owned property. Olympia shall have the right to approve or disapprove the quality of the work done by the Market under this section. Should the Market fail to perform such work Olympia is authorized upon thirty (30) days advance written notice to make such repair and maintenance and receive compensation therefore from the Market, and the Market shall pay such compensation to Olympia within thirty (30) days of receiving an invoice.

The Market shall pay to Olympia by January 31 of each year an amount to maintain an account balance of \$75,000, after subtracting from existing funds as of the beginning of the year: 1) accrued expenses from the previous year, 2) unexpended appropriations from the previous year which are continued to the current year, and 3) new appropriations as of the beginning of the current year. Example:

Actual:	Current Assets as of January 1, 2016	48,290
	Non-current investments	28,176

Liabilities	(163)
2015 Budget continued to 2016	(8,453)
2016 Original Budget	(10,000)
Balance	57,850
Target Account Balance	75,000

Amount due from Market 17,150

At the expiration or termination of this Agreement, all funds in this account shall be retained by Olympia subject to any pre-authorized credits.

At the expiration or termination of this Agreement, the City shall provide a credit on the \$75,000 for any substantial leasehold improvements funded by the Market or Friends of the Market during the term of this Agreement provided that such credit was agreed upon in writing by both parties prior to construction of any such improvements. The credit shall not exceed the lesser of \$75,000 or the balance of the account as calculated at time of terminations in a manner shown above.

11. Capital Fund: In addition to the payments required above, the Market shall deposit into a Capital Fund account separate from its operation account an amount equal to one half percent (½%) of the annual gross sales but no greater than \$26,000 annually. The Market shall hold such funds in a Capital Fund to be used for future farmers market customer/vendor parking and possible expansion to the Olympia-owned farmers market facilities. All expenditures from this fund must be approved in writing in advance by the Market and Olympia. This fund may not be used for General Maintenance or Repairs, replacements, and Upgrades allocated to the Market in Section A10 and Exhibit A of this Agreement. At the expiration or termination of this Agreement, all monies in the Capital Fund shall be retained by the Market. The Market acknowledges and agrees it shall pay for all additional parking and other capital expenditures described herein and that Olympia is not obligated to nor has it agreed to pay for any such expenditures. If this Agreement is renewed, the Market may carry forward any funds in the Capital Fund into the Capital Fund account, if any, under the renewed Agreement. Market and Olympia understand that the \$26,000 cap may be increased to reflect current economic trends at the time of renewal.

12. Insurance:

12.1 General Liability Insurance. The Market agrees to procure and maintain for the duration of this Agreement commercial general liability insurance with limits of liability not less than \$1,000,000 per occurrence, and \$2,000,000 in the general aggregate, for bodily injury, including

personal injury or death, products liability and property damage. The commercial general liability insurance shall also include Products and Completed Operations Liability coverage.

12.2 Certificates of Insurance. The City of Olympia shall be named as additional insured on all such insurance policies. The insurance provided to the additional insured shall be primary. The Market shall provide certificates of insurance and an Additional Insured endorsement, concurrent with the execution of this Agreement, evidencing such coverage and, at Olympia's request, furnish Olympia with copies of all insurance policies and with evidence of payment of premiums or fees of such policies. All insurance policies shall contain a clause of endorsement providing that they may not be terminated or materially amended during the Term of this Agreement, except after two (2) days prior written notice to Olympia. If the Market's insurance policies are "claims made" or "claims paid", the Market shall be required to maintain tail coverage for a minimum period of three (3) years from the date this Agreement is actually terminated. The Market's failure to maintain such insurance policies shall be grounds for Olympia's immediate termination of this Agreement.

12.3. Insurance Limits. The insurance limits stated above are not intended to be an indication of exposure nor are they limitations on indemnification.

12.4 Expiration/Termination of Insurance. The provisions of this Section shall survive the expiration or termination of this Agreement with respect to any event occurring prior to such expiration or termination.

13. Indemnification. Furthermore, the Market agrees to defend, indemnify and hold harmless Olympia, its officers, officials, employees and volunteers from any claims, suits, actions, or liabilities for injury or death of any person, or for loss or damage to property, which arises out of the use of the premises or adjacent streets here in question, or from any activity, work or thing done, permitted, or suffered by the Market in or about the premises, which may arise out of the use of the public market facility, the Property, and adjacent streets by the Market, any vendor or concession permitted by the Market, or any of them; provided, that Olympia shall indemnify and hold the Market harmless from any claims, actions, damages or liability arising out of the sole negligence of Olympia. The provisions of this Section shall survive the expiration or termination of this Agreement with respect to any event occurring prior to such expiration or termination.

B. RESPONSIBILITIES OF CITY

1. Facility Ownership: The parties acknowledge that the public market facilities constructed on the Property leased from the Port of Olympia are owned by the City of Olympia; provided, however, that any materials and improvements that are not

fixtures, and that were specifically contributed to the Market by either the Friends of the Market, a non-profit organization created to assist the Market or any other charitable entity, are the property of the Market. On or before the end of each calendar year, a representative of the Market and Olympia shall identify specifically any materials and improvements which the parties agree were provided by the Friends of the Market and thereby qualify to be retained by the Market at the conclusion of this Agreement. Materials and improvements intended to be donated to the City should be identified and agreed upon prior to the commencement of any purchase or project.

2. **Property Insurance:** Olympia shall maintain any and all fire casualty and extended coverage insurance, or a self-insurance plan, on the public market facilities in such amount as Olympia deems appropriate. Any funds derived from such insurance shall be used to repair or replace the damaged portions of public market facilities.
3. **Major Repair and Replacement:** Olympia shall perform, as its sole cost, the major repair and replacement items allocated to Olympia in Exhibit "A" of this Agreement. The plan shall be reviewed by the parties annually after the close of the Market season to determine if updates need to be made. The parties shall work cooperatively in this review; however, Olympia has the authority to amend the plan as it deems necessary to preserve the Market facility. Olympia shall hold funds received from the Market under Section 10.2 in a separate account and may manage expenditures and disbursements from said account in its sole discretion. If this Agreement is renewed, any funds in the account at renewal shall be carried forward into the major maintenance and repair account, if any, called for by the renewed Agreement.
4. **Market Promotion:** Olympia will provide space on public rights-of-way as available for the Market to place banners in promoting the Market and subject to City policies on banners. Olympia may support Farmers Market promotions, as allowed by City policy, through inclusion of technology including the City's website and social media presence.
5. **Liaison:** Olympia will provide a liaison for the Market to facilitate communications between Olympia and the Market. The liaison will be considered a non-voting member of the Market Board and attend a minimum of four board meetings annually.

C. MISCELLANEOUS TERMS OF AGREEMENT

1. **Assignment of Interests:** The Market shall not, either directly or indirectly, assign, transfer, mortgage, pledge, hypothecate, or encumber this Agreement or any interest therein, and shall not lease or sublet the Property or Market facilities or any part thereof, without the prior written consent of Olympia, which shall be in Olympia's sole discretion; and any attempt to do so without such consent being first obtained shall be wholly void and shall constitute a breach of this Agreement.

Notwithstanding the foregoing, the Market shall have the right at any time, without Olympia and Port of Olympia's consent, to grant concessions on the Property and Market facilities to growers, makers, and catchers or produce, seafood, meat, poultry, sellers, and resellers of agricultural products, sellers of local crafts and sellers of prepared food; all in accordance with the requirements of this Agreement including, but not limited to, the restrictions on the use of the property contained in Section A.4 herein.

No consent by Olympia to any assignments, leasing or subletting by the Market shall relieve the Market of any obligation to be performed by them under this Agreement, whether occurring before or after such consent, assignment, leasing or subletting. The consent by Olympia to any assignment, leasing or subletting shall not relieve the Market from obligation to obtain Olympia's express written consent to any other assignment, leasing or subletting. The acceptance of rent by Olympia from any other person shall not be deemed to be a waiver by Olympia of any provision of this Agreement or consent to any assignment, leasing, subletting, or other transfer. Consent to one assignment, subletting, or other transfer shall not be deemed to constitute consent to any subsequent assignment, leasing, subletting or other transfer.

2. **Independent Contractor:** The parties agree that the Market's use of the Property and public right-of-way pursuant to this Agreement is as an independent contractor and not as a department of Olympia. Further, Market employees are not employees of Olympia.
3. **Implied Waivers:** Waiver by Olympia of any breach of any term, covenant, or condition herein contained shall not be deemed to be a waiver of such term, covenant, or condition or of any subsequent breach of the same or any other term, covenant, or condition herein contained. The subsequent acceptance of rent hereunder by Olympia shall not be deemed to be a waiver of any preceding breach by the Market of any term, covenant, or condition of this Agreement, other than the failure of the Market to pay the particular rental so accepted, regardless of Olympia's knowledge of such preceding breach at the time of acceptance of such rent.
4. **Right of Entry:** Olympia reserves, and shall at any and all reasonable times have the right to enter the Property site to inspect the Market facilities for any reason; provided, that Olympia shall exercise good faith in attempting to minimize the extent of any interference with the Market's operation of a farmers' market
5. **Term of Agreement; Improvements:** The term of this Agreement shall run from December 1, 2016 through December 1, 2021. The Market may terminate this Agreement prior to such expiration date by giving Olympia notice by October 1 of each year. Olympia may terminate this Agreement effective on its anniversary date

of December 1 by giving notice thereof to the Market no later than January 15 of the preceding such anniversary date.

At the expiration or earlier termination of this Agreement, Olympia agrees to discuss with the Market the possibility of removal of the public market facilities (which are owned by Olympia as set forth in Section B.1 above) on terms and conditions agreeable to both parties. The Market may, in its discretion, donate to Olympia any personal property provided to the Market by the Friends of the Market.

6. **Agreement Notices:** All notices under this Agreement shall be in writing and delivered in person or sent by certified mail, return receipt requested, to Olympia and to the Market at the addresses set forth below at such party's last known address, or at such other address as one party may request by written notice to the other party. Notices mailed as aforesaid shall be deemed given on the date of mailing or delivery, if delivered by hand.

For the Farmers Market:
President
The Farmers Market
P.O. Box 7094
Olympia WA 98507

For Olympia:
City Manager
City of Olympia
P.O. Box 1967
Olympia WA 98507-1967

The persons in the above positions, or their designees, shall be the official representatives for purposes of this Agreement.

7. **Entire Agreement:** This Agreement contains the entire Agreement between the parties and shall not be modified in any manner except by an instrument in writing executed by the parties. If any term or provision of this Agreement or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such terms or provisions to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law. This agreement replaces all prior agreements pertaining to the operation and maintenance of the Farmers Market between Olympia and the Market.
8. **Assignment by Olympia:** In the event of any transfer of Olympia's interest in the Property, Olympia shall be and is hereby entirely freed and relieved of any liability or

responsibility under any and all of its covenants and obligations contained in or derived from this Agreement upon such transfer; provided, that the person or entity acquiring Olympia's interest herein may, without any further agreement between the parties or their successors in interest assume and agree to carry out any and all of the covenants and obligations of Olympia under this Agreement.

9. **Applicable Law**: This Agreement shall be construed and enforced in accordance with the laws of the State of Washington.

10. **Attorney Fees**. In the event either of the Parties defaults on the performance of any terms of this Agreement or either Party places the enforcement of this Agreement in the hands of an attorney, or files a lawsuit, the prevailing party shall be entitled to its reasonable attorneys' fees, costs and expenses to be paid by the other Party. The venue for any dispute related to this Agreement shall be Thurston County, Washington.

*** Remainder of Page Intentionally Left Blank***

Farmers Market Major Repair, Maintenance Replacement Fund 2010 Inventory
 Exhibit "A"

Current Year FARMERS MARKET ITEMS	2017					
Allowed Item or System	Life Cycle (scheduled yr)	Life Cycle Inflation	Replacement Yr	Projected Capital Cost	Life Cycle Cost@3%/yrly	Annual Maintenance Projections
Roof/Skylights Replacement On Demand over \$500 Roof/Skylights Replacement	30yrs (2024)	3%	2024	\$80,658	\$99,199	\$1,000
Painting Facility Painting (On Demand) over \$500 Facility Painting (Entire)	10yrs (2026)	3%	2026	\$20,000	\$26,095	\$1,000
Facility Trusses & support beams						
Gutters/Downspouts On Demand over \$250 Replacement	15yrs (2019)	3%	2019	\$4,000	\$4,244	\$400
Rolling Doors On Demand over \$500 Replacement	15yrs (2019)	3%	2019	\$10,000	\$10,609	\$1,000
Exterior Door On Demand over \$250 Replacement	15yrs (2017)	3%	2017	\$4,500	\$4,500	\$550
Fire Alarm/Sprinkler System On Demand Replacement						
Security Lighting On Demand over \$250 Relamping/Fixture Cleaning	15yrs (2029)	3%	2029	\$7,000	\$9,980	\$250
Indoor Heating/Cooling On Demand over \$250 Replacement	10 yrs (2020)	3%	2020	\$3,000	\$3,278	\$390
Office Flooring Replacement	20 yrs (2017)	3%	2017	\$3,000	\$3,000	
Windows On Demand over \$250 Replacement						
Stage & covered seating area On Demand over \$500 Replacement						

Farmers Market Major Repair, Maintenance Replacement Fund 2010 Inventory
 Exhibit "A"

Solid Waste						
Enclosure Replacement	20yrs (2037)	3%	2037	\$14,000	\$25,286	
Boiler/H2O Heater						
On Demand over \$200 Replacement	15yrs (2018)	3%	2018	\$2,500	\$2,575	\$250
Electrical System						
Paved Area Maintenance						
Sealing/Repair (Market only) over \$500	15yrs (2021)	3%	2021	\$5,060	\$5,695	\$500
Parking Lot Sweeping						\$2,300
Plumbing/Restroom Fixtures						
Annual Major Repair over \$500	10yrs (2022)	3%	2022	\$6,212	\$7,201	\$1,000
Signs						
Building Sign	30yrs (2024)	3%	2024	\$8,000	\$9,839	\$506
Irrigation						
On Demand Repairs over \$250 Repair/Replacement	10yrs (2025)	3%	2025	\$3,600	\$4,560	\$250
Sidewalks						
Repair	On Demand					
Replacement	Unknown					
Totals				\$171,530	\$216,062	\$9,396

NO ITEMS IDENTIFIED FOR CITY OF OLYMPIA

SCHEDULE "B"

PORT OF OLYMPIA GROUND LEASE

THIS LEASE is made this 20th day of March, 1996, by and between the PORT OF OLYMPIA, a Washington municipal corporation. Lessor, hereinafter referred to as "the Port," and the Tenant described below, hereinafter referred to as "Tenant" or "City," on the following terms and conditions:

1. LEASE SUMMARY.

TENANT.

Name: CITY OF OLYMPIA
Address: 900 Plum Street
City, State, Zip Code: Olympia, WA 98507
Phone Numbers: 753-8325

LEASED PREMISES.

60,000± square feet, identified as Lot 3 in a pending short plat, subject to changes imposed by City of Olympia through the platting process. See copy attached as Exhibit F.

TERM.

50 years beginning upon a beneficial occupancy of the Farmers Market site, ending 50 years thereafter, dates to be inserted at commencement of lease, with an option to renew the lease for an additional 30-year term.

RENT.

\$20,000 per year, payable on December 15 of each year, plus: Leasehold Tax; Insurance; Utilities; Fire Insurance; Other: All assessments by the City of Olympia, whether taxes or utility charges in connection with the site, together with 6% of the annual gross proceeds from other than Farmers Market revenues derived from subtenants with rentals to other public or private groups. The additional rent shall not apply to City functions.
Rental revisions: as described in the rental schedule attached as Exhibit "E."

SURETY.

Amount: \$100 Form: **Acceptable to the Port**
Expiration Date: Term of lease

USE OF PREMISES.

Construction of a public market and public restrooms, operation of the site for farmers markets, public markets, displays, festivals, or other activities in the approved facilities authorized by the City of Olympia.

INSURANCE.

Bodily Injury/Death: \$500,000 per person and \$1,000,000 per accident or occurrence.

Property Damage per Occurrence: \$500,000

PARAGRAPH	TABLE OF CONTENTS	PAGE
1.	LEASE SUMMARY	1
2.	LEASED PREMISES	3
3.	TERM	3
4.	RENT	3
5.	LEASE SURETY	3
6.	ACCEPTANCE OF PREMISES	3
7.	POSSESSION	4
8.	USE OF PREMISES	4
9.	REQUIREMENTS AS TO IMPROVEMENTS	4
10.	RIGHTS-OF-WAY	4
11.	RESERVATION OF RIGHTS	4
12.	AIR SPACE RESERVATIONS AND USE RESTRICTIONS	4
13.	UTILITIES AND SERVICES	4
14.	INDEMNIFICATION/LIABILITY INSURANCE	5
15.	WAIVER OF SUBROGATION	5
16.	TAXES	5
17.	MAINTENANCE AND REPAIR	5
18.	ALTERATIONS AND IMPROVEMENTS	6
19.	DISPOSITION OF IMPROVEMENTS	6
20.	INSPECTION	6
21.	RESTORATION	6
22.	DEFAULTS	7
23.	ADVANCES BY PORT FOR TENANT	7
24.	HOLDING OVER	8
25.	ASSIGNMENT OR SUBLEASE	8
26.	COMPLIANCE WITH PORT REGULATIONS/ALL LAWS	8
27.	PETROLEUM, DANGEROUS, TOXIC AND HAZARDOUS MATERIALS	8
28.	STORAGE TANK LICENSES	8
29.	INSPECTIONS AND NOTICE OF CHANGE	9
30.	TERMINATION BY THE PORT FOR PUBLIC USE	9
30A.	TERMINATION BY THE TENANT	9
31.	TERMINATION FOR GOVERNMENT USE	9
32.	INSOLVENCY	9
33.	PROMOTION OF PORT COMMERCE	9
34.	ATTORNEY'S FEES AND COSTS	10
35.	NONDISCRIMINATION - SERVICES	10
36.	NONDISCRIMINATION - EMPLOYMENT	10
37.	APPRAISAL PROCEDURE	10
38.	ARBITRATION PROCEDURE	10
39.	JOINT AND SEVERAL LIABILITY	10
40.	INVALIDITY OF PARTICULAR PROVISIONS	10
41.	NOTICES	11
42.	WAIVER	11
43.	BINDER	11
	EXHIBIT "A" REQUIREMENTS AS TO IMPROVEMENTS	
	EXHIBIT "B" SCHEMATIC DESIGNS	
	EXHIBIT "C" TOXIC, DANGEROUS AND HAZARDOUS SUBSTANCES STORAGE LICENSE	
	EXHIBIT "D" COMMON AREA AGREEMENT	
	EXHIBIT "E" RENTAL SCHEDULE	
	EXHIBIT "F" PENDING SHORT PLAT	

THE PARTIES HEREBY AGREE AS FOLLOWS:

2. **LEASED PREMISES.** The Port hereby leases to Tenant, and Tenant hereby leases from the Port, the premises described in paragraph 1 above, located in Thurston County, hereinafter called "the premises."

3. **TERM.** This Lease shall be for the term specified in paragraph 1 above.

4. **RENT.** It is the intention of the parties hereto that the rent specified in the Lease shall be net to the Landlord in each year during the term of the Lease. Accordingly, all costs, expenses and obligations of every kind relating to the leased property (except as otherwise, specifically provided in the Lease) which may arise or become due during the term of the Lease shall be paid by Tenant and the Port shall be indemnified by the Tenant against such costs, expenses and obligations.

Tenant agrees to pay as rent for the use and occupancy of the premises during the term of this Lease, without deduction or offset, the rent specified in paragraph 1 above, payable to the Port on or before December 15 of each year the lease is in effect, at such place as the Port may designate.

If the Tenant does not pay the rent as provided above, then in addition to the overdue rent, Tenant shall pay a late charge on the rent payment then due of eighteen percent (18%) per annum or two (2) percentage points over the prime rate charged by commercial banks in the Olympia, Washington area, whichever is greater. Such late charge commences on the date the rent is due and continues until such rent is paid. In the event that Tenant does not pay the rent when due and a late charge is incurred each month for three (3) consecutive months, the rent called for herein shall automatically become due and payable quarterly in advance rather than monthly, notwithstanding any other provision in this Lease to the contrary, and regardless of whether or not the late charges are paid or collected. The imposition of such late charge does not prevent the Port from exercising any other rights and remedies under this Lease.

5. **LEASE SURETY.** Tenant shall, upon execution of this Lease, file with the Port a good and sufficient surety in accordance with the requirements of state law, the form and terms of which surety shall be subject to approval of the Port and in which the surety shall guaranty the full performance by Tenant of all the terms and conditions of this Lease and the payment by Tenant of the rents and all other amounts herein provided for the full term hereof. Initially, the surety required is set forth in paragraph 1 above. These provisions as to lease surety are subject to revision and adjustment as may hereafter result from changes in state requirements or as established by the Port Commission.

6. **ACCEPTANCE OF PREMISES.**

a. Tenant has examined the premises, the adjoining premises and the premises of which this is a part, and accepts them in their present condition. There are no warranties expressed or implied as to condition apparent or unknown except as otherwise stated in this Lease.

b. The site did contain some petroleum products which required remediation consistent with the WDOE letter dated March 29, 1995. In the event hazardous waste or petroleum contamination is identified on site after the effective date of this Lease, which is attributable to occurrences prior to the date of this Lease not under the City's control, in excess of that described in the Bradley Noble report, and such discovery results in a requirement for further site remediation, the Port shall hold Tenant harmless from any liability therefore, including any costs to remediate such contamination as may be required by any State or Federal agency with jurisdiction. The Tenant agrees that the indemnity and additional cleanup shall be the Port's sole obligation and that the Tenant and its

subtenant agree to make available to the Port that portion or portions of the site required for study and further remediation.

The Tenant and its subtenants will make no claim for any indirect cost or loss due to the study or remediation actions of the Port, including but not limited to loss of use of all or any portion of the market site, rebuilding of any portion of the market facility, any loss of business, or diminution of value in the market or facility as a result of such cleanup activity. In the event any action described above disrupts market activity for more than 30 consecutive days, then for each such period of disruption, rent for the market will be abated on a prorata square foot basis for market building space loss. (e.g. If 10% of the market building area is affected for an entire market season, 10% abatement of the rent would be in order.)

7. **POSSESSION.** If the Port shall be unable for any reason to deliver possession of the premises or any portion thereof at the time of the commencement of this Lease, the Port shall not be liable for any damage caused thereby to Tenant, nor shall this Lease thereby become void or voidable, nor shall the term specified herein be in any way extended, but in such event Tenant shall not be liable for any rent until such time as the Port can deliver possession; provided that if Tenant shall take possession of any portion of the premises in the interim, it shall pay the full rent specified herein reduced pro rata for the portion of the premises not available for possession by Tenant; and provided further, that if the Port shall be unable to deliver possession of the premises at the commencement of this Lease, Tenant shall have the option to terminate this Lease by giving at least thirty (30) days' written notice of such termination, and this Lease shall terminate unless the Port shall deliver possession of the premises prior to the effective date of termination specified in such notice. If Tenant shall, with the Port's consent, take possession of all or any part of the premises prior to the commencement of the term of this Lease, all of the terms and conditions of this Lease shall immediately become applicable, with the exception that Tenant shall not be obligated to pay any rental for the period prior to the commencement of the term of this Lease unless otherwise mutually agreed.

8. **USE OF PREMISES.** Tenant shall use the premises only for those purposes stated in paragraph 1 above and shall not use them for any other purpose without the written consent of the Port; the premises will be used only for lawful purposes; the premises will be used in accordance with all applicable building, fire and zoning codes. Tenant shall use the entire premises for the conduct of said business in a first-class manner continuously during the entire term of this Lease.

9. **REQUIREMENTS AS TO IMPROVEMENTS.** The specific requirements as to the planning, construction and completion of any major improvements planned by Tenant on the subject premises are attached hereto as Exhibit "A" to this Lease, which by this reference is incorporated herein as if set forth in full. Prior to the submission of any plans for contemplated improvements on the leased premises, Tenant shall furnish a survey of the appropriate leased premises as prepared by a registered and licensed surveyor, all at Tenant's own expense. The schematic designs attached as Exhibit "B" are approved.

10. **RIGHTS-OF-WAY.** The Port agrees to grant other such right-of-way easements across the property of the Port for the installation and maintenance of necessary and adequate services to the premises of Tenant.

11. **RESERVATION OF RIGHTS.** *reserved*

12. **AIR SPACE RESERVATIONS AND USE RESTRICTIONS.** *reserved*

13. **UTILITIES AND SERVICES.** After Tenant's installation of all utilities and services as may be required by Tenant, Tenant shall be liable for and shall pay for all utility services furnished

to the premises, including but not limited to, electricity, water, sewerage, including any connection fees, and utility assessments, and any fire protection, police protection, or emergency health services provided to the premises.

14. **INDEMNIFICATION/LIABILITY INSURANCE.** The Port, its employees and agents shall not be liable for any injury (including death) to any persons or for damage to any property, regardless of how such injury or damage be caused, sustained or alleged to have been sustained by Tenant or by others as a result of any condition (including existing or future defects in the premises), or occurrence whatsoever related in any way to Tenant's premises and the areas adjacent thereto or related in any way to Tenant's use or occupancy of the premises and areas adjacent thereto, so long as such claim does not result from the direct action of the Port, its employees or agents. Tenant agrees to indemnify, defend and to hold and save the Port harmless from all liability or expense (including expense of litigation) in connection with any such items of actual or alleged injury or damage. Likewise, Port agrees to indemnify, defend and hold and save the City harmless from all liability or expense (including expense of litigation) arising out of any direct action by the Port, its employees or agents. In addition, Tenant shall, at its own expense, maintain proper liability insurance with a reputable insurance company¹ or companies satisfactory to the Port in the minimum policy limits set forth in paragraph 1 above, and hereafter in such increased amounts as the parties may from time to time mutually agree upon, to indemnify both the Port against such liability or expense. In the event of any sublease or rental of the premises, the Port shall be named as one of the insureds on the subtenants' policies and shall be furnished with a copy of such policy or policies of insurance, which shall provide that such insurance may not be canceled without the insurance company first having given the Port thirty (30) days' advance written notice of such intent to cancel. At the Port's option, Tenant may submit certificates evidencing compliance with this paragraph in lieu of furnishing the actual policies or copies thereof.

15. **WAIVER OF SUBROGATION.** The Port and Tenant hereby mutually release each other from liability and waive all right of recovery against each other for any loss from perils insured against under their respective insurance contracts, including any extended coverage endorsements thereto, provided, that this paragraph shall be inapplicable to the extent it would have the effect of invalidating any insurance coverage of the Port or Tenant.

16. **TAXES.** Tenant shall pay all license and excise fees, occupation, leasehold, personal property and all other taxes and governmental charges, whether such charges are by contract or statute, during the term of this Lease. Tenant shall also pay a pro rata share of any L.I.D., U.L.I.D. or other governmental assessments for services or facilities benefiting the premises.

17. **MAINTENANCE AND REPAIR.** Tenant shall, at its own expense, keep the premises, structures and other improvements and the adjoining roadways, sidewalks and areas in a neat, clean, safe and sanitary condition and maintain and keep all of the premises maintained equal in quality to of other owners of similar class properties and conditions in the Thurston County, Washington area, reasonable wear and tear excepted, and to maintain the landscape and undeveloped areas in a clean, sanitary, orderly and attractive condition free from rubbish and debris. Tenant shall replace any and all improvements which become worn out, obsolescent, deteriorated, unsafe or unusable and shall replace such improvements with new fixtures and improvements of at least as good a quality as originally installed at the commencement of this Lease. In the event Tenant fails to properly maintain, repair and replace the premises or any improvements thereon, and if the Port shall give a ten (10) day written notice to Tenant, Tenant shall comply with Tenant's responsibilities under this paragraph, and the Port shall be entitled, but shall not be obligated, to enter the leased premises and perform such work as may be necessary to

¹ Membership in WCIA or Company Self Insurance Program will constitute satisfaction of this provision.

restore the leased premises and improvements to the conditions set forth herein. The cost of such repairs shall be billed to Tenant by the Port and shall be payable upon receipt and subject to the same penalties for late payment as if such payment was additional rent.

Tenant shall be responsible for a prorata share of all costs of operation and maintenance of the parking lot abutting on Lot 2. Tenant may satisfy its entire obligation for this share by providing routine cleaning [sweeping] of the entire parking lot on Lot 2 and providing security for the entire parking lot on Lot 2 (see Exhibit D).

Tenant shall keep the premises free and clear of any liens and encumbrances arising or growing out of the use and occupancy of the premises by Tenant. At the Port's request, Tenant shall furnish the Port with written proof of payment of any item which would or might constitute the basis for such a lien on the premises if not paid.

18. **ALTERATIONS AND IMPROVEMENTS.** Tenant shall make no major structural alterations or improvements to or upon the premises without first obtaining written approval of the Port. Additions or modifications consistent with the approved site plans and elevations shall not be considered a major change. The Port's response to Tenant's requests for approval shall be prompt, and such approval shall not be unreasonably withheld. Upon installation, Tenant shall furnish the Port with a copy of the "as-built" drawings including utility installations and site plans detailing the nature of the additions, alterations or improvements. The Port reserves the right to have Tenant remove, at Tenant's sole expense, all or any of such alterations, additions or improvements at the end of the Lease term upon giving Tenant sixty (60) days' advance written notice of the Port's exercise of this option. If the Port exercises this option, all such alterations and improvements will be removed prior to the last day of the Lease term.

19. **DISPOSITION OF IMPROVEMENTS.**

a. Within sixty (60) days after the expiration or earlier termination of this Lease, the Tenant shall at Tenant's expense, promptly and diligently remove, demolish or clear off from the leased premises all or any designated portion of the improvements and other property owned by Tenant, and after such removal or clearance, Tenant shall restore the surface of the ground to a graded, properly filled, level and uniform condition, free from all debris; provided, however, that if Tenant at such time shall be in default in the payment of rents or any other charges hereunder, the Port shall have a lien on the improvements to secure payment of such rents or charges. Provided, however, the Port may at its sole discretion direct the City to leave the restroom facilities, in which event title to such facilities shall pass without further action of the parties.

20. **INSPECTION.** The Port reserves the right to inspect the premises at any and all reasonable times throughout the term of this Lease, provided that it shall not interfere unduly with Tenant's operations. The right of inspection reserved to the Port hereunder shall impose no obligation on the Port to make inspections to ascertain the condition of the premises, and shall impose no liability upon the Port for failure to make such inspections.

21. **RESTORATION.**

a. If any building or improvement erected by Tenant on the leased premises or any part thereof shall be damaged or destroyed by fire or other casualty during the term of this Lease, Tenant may, at its option, at its own cost and expense, repair or restore the same according to the original plans thereof or according to such modified plans as shall be previously approved in writing by the Port. Such work of repair or restoration shall be commenced within one hundred twenty (120) days after the damage or loss occurs and shall be completed with due diligence but not longer than one (1) year after such work

is commenced plus force majeure, and such work shall be otherwise done in accordance with the requirements of the provisions hereof pertaining to the construction of improvements upon the leased premises. All insurance proceeds collected for such damage or destruction shall be applied to the cost of such repairs or restoration, or if Tenant elects not to repair or restore, to the cost of removing, demolishing, or clearing off the building or improvements. If (i) there are not insurance proceeds, or (ii) the same shall be insufficient for said purpose, Tenant shall make up the deficiency out of its own funds. Should Tenant fail or refuse to make the repair, restoration or removal as hereinabove provided, then in such event said failure or refusal shall constitute a default under the covenants and conditions hereof, and all insurance proceeds so collected shall be forthwith paid over to and be retained by the Port on its own account, and the Port may, but shall not be required to, sue and apply the same for and to the repair, restoration or removal of said leased premises or improvements, and the Port may, at its option, terminate this Lease as elsewhere provided herein.

b. Notwithstanding anything to the contrary contained in the preceding section, if any building erected on said leased premises shall be damaged by fire or other casualty, and if the cost of repairing or restoring the same shall exceed the insurance payable for such damage, and if such damage shall occur during the term so that the remaining term of this Lease is of insufficient length to allow Tenant to finance such cost in a commercially reasonable manner, the Tenant shall have the option, to be exercised within thirty (30) days after such event, to repair or restore said building as hereinabove provided, or to terminate this Lease by written notice thereof to the Port.

22. **DEFAULTS.** Time is of the essence of this Lease, and in the event of the failure of Tenant to pay the rental or other charges at the time and in the manner herein specified, or to keep any of the covenants or agreements herein, the Port may elect to terminate this Lease and reenter and take possession of the premises with or without process of law, provided, however, that Tenant shall be given fifteen (15) days' notice in writing if the default is for the nonpayment of rent, or thirty (30) days' notice in writing stating the nature of the default in order to permit such default to be remedied by Tenant within the appropriate time periods. If the Port issues a notice of default for the nonpayment of rent, in order to cure such default, Tenant must pay the overdue rent, together with the late charge as set forth in paragraph 4 above, plus a Fifty Dollar (\$50.00) lease reinstatement fee.

If upon such reentry there remains any personal property of Tenant or any other person's upon the premises, the Port may, but without the obligation to do so, remove said personal property and hold it for the owners thereof or may place the same in a public garage or warehouse, all at the expense and risk of the owners thereof, and Tenant shall reimburse the Port for any expense incurred by the Port in connection with such removal and storage. The Port shall have the right to sell such stored property, without notice to Tenant, after it has been stored for a period of thirty (30) days or more, the proceeds of such sale to be applied first to the cost of such sale, second to the payment of the charges for storage, and third to the payment of any other amounts which may then be due from Tenant to the Port, and the balance, if any, shall be paid to Tenant. Notwithstanding any such reentry, the liability of Tenant for the full rental provided for herein shall not be extinguished for the balance of the term of this Lease, and Tenant shall make good to the Port any deficiency arising from a reletting of the premises at a lesser rental than that chargeable to Tenant. Tenant shall pay such deficiency each month as the amount thereof is ascertained by the Port.

23. **ADVANCES BY PORT FOR TENANT.** If Tenant shall fail to do anything required to be done by it under the terms of the Lease, except to pay rent, the Port may, at its sole option, do such act or thing on behalf of Tenant, and upon notification to Tenant of the cost thereof to the Port, Tenant shall promptly pay the Port the amount of that cost. However, if the Port shall pay any monies on Tenant's behalf, Tenant shall repay such monies, together with interest thereon commencing on the date the Port paid such monies and shall be calculated at the rate of eighteen percent (18%) per annum, or two

(2) percentage points over the prime rate charged by commercial banks in the Olympia, Washington area, whichever is greater.

24. **HOLDING OVER.** If Tenant shall, without the consent of the Port, hold over after the expiration or sooner termination of this Lease, the resulting tenancy shall, unless otherwise mutually agreed, be on a month-to-month basis. During such month-to-month tenancy, Tenant shall pay to the Port the rate of four (4) times the then-current rental under the terms of the Lease, unless a different rate shall be agreed upon, the Tenant shall be bound by all of the additional provisions of this Lease.

25. **ASSIGNMENT OR SUBLEASE.** Except as provided below, Tenant shall not assign or transfer this Lease or any interest therein nor sublet the whole or any part of the premises, nor shall this Lease or any interest thereunder be assignable or transferable by operation of law or by any process or proceeding of any court, or otherwise, without the advance written consent of the Port. The Port does grant its consent to a sublease to The Olympia Farmers Market which incorporates the material terms of this lease and to the periodic use of the site by Tenant or to the rental of the site to other users where the terms of the rental is less than thirty (30) days. Nothing herein shall prevent Tenant from pledging, assigning, or otherwise hypothecating this Lease or any interest therein, or any improvements on the premises, for the purpose of obtaining financing for the acquisition of a building or buildings or any improvements to be located on the premises. If the Port shall give its consent to any assignment or sublease, Tenant shall remain liable under the terms of this Lease, and this paragraph shall nevertheless continue in full force and effect and no further assignment or sublease shall be made without the Port's consent.

26. **COMPLIANCE WITH PORT REGULATIONS/ALL LAWS.** Tenant agrees to comply with all applicable rules and regulations of the Port pertaining to the building or other realty of which the premises are a part, now in existence or hereafter promulgated for the general safety and convenience of the Port, its various tenants, invitees, licensees and the general public. The Port shall provide Tenant with current copies of all such rules and any updates or changes. Tenant further agrees to comply with all applicable federal, state and municipal laws, ordinances and regulations and to indemnify the Port for any costs or fees incurred by the Port due to Tenant's failure to comply with the requirements of this section. Costs and fees shall include all direct and indirect costs and professional fees, including engineering and attorney's fees. The parking lot on Lot 2 is owned by the Port and Tenant shall have the undivided right to use 238 stalls for one half of the time (a 1/3 use of the parking lot). Use of the lot will be subject to rules of operation adopted by the Port Commission.

27. **PETROLEUM, DANGEROUS, TOXIC AND HAZARDOUS MATERIALS.** Tenant agrees to abide by all federal, state and local laws pertaining to the handling, storage, use and transportation of petroleum, dangerous, hazardous and toxic materials. (For purposes of this Agreement, wood waste shall be considered a dangerous material to be handled in accordance with the Department of Ecology's requirements or guidelines for wood waste disposal.) Tenant further agrees in the event of any occurrence in violation of such laws (including but not limited to, any action resulting in a spill, emission, accumulation, contamination or fire, whether discovered during the term of this Lease or after termination or renewal thereof), Tenant shall take all steps required by law and the appropriate authorities to clean up and restore the premises, and any other contaminated or affected area, to the satisfaction of said authorities and to provide a letter from said authorities to the Port certifying that the premises and affected areas have in fact been cleaned or restored and are presently in compliance with all federal, state and local laws. Finally, Tenant agrees to indemnify the Port for any claims, damages, costs or professional fees incurred by the Port by reason of any event or occurrence involving petroleum, dangerous, toxic or hazardous wastes directly or indirectly attributable to Tenant's use of Port property.

28. **STORAGE TANK LICENSES.** All storage on site, whether permanent or mobile, capable of holding more than two hundred fifty (250) gallons either in bulk or in separate containers or

any material identified in Exhibit "C" shall require a separate hazardous materials license. Such license shall provide for appropriate handling and storage facilities, inspections, testing and clean up procedures and any special insurance provisions which may be required.

29. INSPECTIONS AND NOTICE OF CHANGE.

a. Tenant agrees that inspections may be required by the Port at the Tenant's expense to assure compliance with paragraphs 27, **PETROLEUM, DANGEROUS, TOXIC AND HAZARDOUS MATERIALS**, and 28, **STORAGE TANK LICENSES**. Such inspections shall be made once every five (5) years or at any time the Port has good cause to believe a problem may exist.

b. The Tenant shall annually identify any materials listed in Exhibit "C" used in the course of its ordinary business.

30. TERMINATION BY THE PORT FOR PUBLIC USE. *reserved*

30A. TERMINATION BY THE TENANT. If during the term of this Lease the current Farmers Market organization terminates or abandons its use of the premises and the Tenant determines it is not feasible thereafter to operate a Farmers Market on the premises or on other sites, Tenant shall have the right to terminate this Lease upon giving the Port twelve (12) months notice; provided, that Tenant shall not have the right to terminate under this provisions prior to five (5) years from the date this Lease is signed. If the Tenant terminates the Lease pursuant to this provision, Tenant shall remove the improvements constructed thereon at its own expense, except for the restroom facility. The restroom facility shall be removed only at the Port's request. This provisions shall be considered authority in addition to that provided either party in other portions of this Lease.

31. TERMINATION FOR GOVERNMENT USE. In the event that the United States government, the State of Washington or any agency or instrumentality other than the Port thereof shall, by condemnation or otherwise, take title, possession or the right to possession of the premises or any part thereof, the Port may, at its option, terminate this Lease as of the date of such taking, and if Tenant is not in default under any of the provisions of this Lease on said date, any rental prepaid by Tenant shall, to the extent allocable to any period subsequent to the effective date of the termination, be promptly returned to Tenant. Any compensation due to the termination shall be distributed in accordance with an agreement of the parties or by an order of the appropriate court.

32. INSOLVENCY. If Tenant shall file a petition in bankruptcy, or if Tenant shall be adjudged or insolvent by any court, or if a receiver of the property of Tenant shall be appointed in any proceeding brought by or against Tenant, or if Tenant shall make an assignment for the benefit of creditors, or if any proceedings shall be commenced to foreclose any mortgage or any other lien on Tenant's interest in the premises or on any personal property kept or maintained on the premises by Tenant, the Port may, at its option, terminate this Lease, provided, however, that these provisions shall not apply so long as Tenant, or any assigns, trustee or receiver, is not in any way in default under the terms of this Lease.

33. PROMOTION OF PORT COMMERCE. The purpose of the Port is to encourage the development of commerce within the Port district, and to every reasonable extent possible, increase the movement of passengers and freight through Port facilities. In furtherance of this purpose, Tenant agrees to cooperate with the Port in the promotion of these purposes during the term of this Lease, and wherever reasonably possible, to utilize the Port's facilities in the movement of freight and passengers as a part of Tenant's business activities. Nothing in this paragraph shall be construed to obligate Tenant to accept signs, provide facilities, or spend monies in the Port's promotional advertising, nor shall this paragraph apply to the conduct of general city business, comprehensive planning, zoning or to other city functions

beyond those incidental to the City's role as a tenant under this Lease, but Tenant does agree to supply such information and data for the Port's promotional and advertising activities.

34. **ATTORNEY'S FEES AND COSTS.** Should a dispute arise between the parties hereto as to the effect of any provision hereof and said dispute is referred to an attorney, the losing party shall pay the prevailing party's actual and incurred attorney's fees; costs of court, including such fees and costs of any appeal; other legal expenses; and collection costs, except that the amount of such fees, costs or expenses taken separately or in the aggregate, shall not be unreasonable. If such dispute arises and is later settled by the parties, such settlement shall include a specific allocation of disposition of attorney's fees on both sides.

35. **NONDISCRIMINATION - SERVICES.** Tenant agrees that it will not discriminate by segregation or otherwise against any person or persons because of race, creed, color or national origin in furnishing, or by refusing to furnish, to such person or persons the use of the facility herein provided, including any and all services, privileges, accommodations and activities provided thereby.

It is agreed that Tenant's noncompliance with the provisions of this clause shall constitute a material breach of this Lease. In the event of such noncompliance, the Port may take appropriate action to enforce compliance, may terminate this Lease, or may pursue such other remedies as may be provided by law.

36. **NONDISCRIMINATION - EMPLOYMENT.** Tenant covenants and agrees that in all matters pertaining to the performance of this Lease, Tenant shall at all times conduct its business in a manner which assures fair, equal and nondiscriminatory treatment of all persons without respect to race, creed or national origin, and in particular:

a. Tenant will maintain open hiring and employment practices and will welcome applications for employment in all positions from qualified individuals who are members of racial or other minorities; and

b. Tenant will comply strictly with all requirements of federal, state or local laws or regulations issued pursuant thereto relating to the establishment of nondiscriminatory requirements in the hiring and employment practices, and assuring the service of all patrons or customers without discrimination as to any person's race, creed, color or national origin.

The Port reserves the right to take such action as the appropriate governmental authority may direct to enforce these provisions.

37. **APPRAISAL PROCEDURE.** *reserved*

38. **ARBITRATION PROCEDURE.** *reserved*

39. **JOINT AND SEVERAL LIABILITY.** Each and every party who signs this Lease, other than in a representative capacity, as Tenant, shall be jointly and severally liable hereunder.

40. **INVALIDITY OF PARTICULAR PROVISIONS.** If any term or provision of this Lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby and shall continue in full force and effect.

41. **NOTICES.** All default and other substantial notices required under the provisions of this Lease may be personally delivered or mailed. If mailed, they shall be sent by registered mail to the following addresses:

To the Port:
Port of Olympia
915 Washington Street N.E.
Olympia, WA 98501-6931

To the Tenant:
City of Olympia
900 Plum Street
Olympia, WA 98507

or to such other respective addresses as either party hereto may hereafter from time to time designate in writing. Notices sent by mail shall be deemed to have been given when properly mailed, and the postmark affixed by the United States Post Office shall be conclusive evidence of the date of mailing.

42. **WAIVER.** The acceptance of rental by the Port for any period or periods after a default by Tenant hereunder shall not be deemed a waiver of such default unless the Port shall so intend and shall so advise Tenant in writing. No waiver by the Port of any default hereunder by Tenant shall be construed to be or act as a waiver of any subsequent default by Tenant. After any default shall have been cured by Tenant, it shall not thereafter be used by the Port as a ground for the commencement of any action under the provisions of paragraph 24, **HOLDING OVER.**

43. **BINDER.** This Lease is binding upon the parties hereto, their heirs, personal representatives, successors in interest and assigns, including all subtenants or licensees.

LESSOR:

PORT OF OLYMPIA, a Washington
municipal corporation.

By: _____

[Signature]
Executive Director

TENANT:

CITY OF OLYMPIA, a Washington
municipal corporation.

By: _____

[Signature]
Title: City Manager

Approved as to form:

By: _____

[Signature]
Title: City Attorney

STATE OF WASHINGTON)
)
) ss.
COUNTY OF THURSTON)

On this 20th day of March, 1996, personally appeared before me Nick Handy, to me known to be the Executive Director of the Port of Olympia, the municipal corporation named in the within and foregoing Lease, and acknowledged to me that he signed the same on its behalf, as he is so authorized to do, as his free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



Gladys Mayer

NOTARY PUBLIC in and for the State of Washington residing at Thurston Co. Sp. 4-15-99

STATE OF WASHINGTON)
)
) ss.
COUNTY OF THURSTON)

On this 19th day of March, 1996, personally appeared before me Richard C. Cushing, to me known to be the City Manager of the City of Olympia, the municipal corporation named in the within and foregoing Lease, and acknowledged to me that he signed the same on its behalf, as he is so authorized to do, as his free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Richard C. Cushing

NOTARY PUBLIC in and for the State of Washington residing at Olympia

EXHIBIT "A"

REQUIREMENTS AS TO IMPROVEMENTS

These conditions relating to improvements in this Exhibit "A" shall control unless the Port and Tenant have otherwise separately agreed to more specific time periods for production and coordination of drawings, financing and commencement of construction. In the event such additional documentation becomes a part of this Lease, then the time periods set forth in such documents shall be logically coordinated, the intent being that the shorter time periods should control the parties' respective performances.

1. **PORT APPROVAL OF TENANT IMPROVEMENTS.** As used herein, the terms "improvements" or "structures" shall mean and include without limitation all permanent buildings, and all other major structures or improvements of any kind located above the ground level of any site, plus any replacements, additions, repairs or alterations thereto. No improvement shall be constructed or maintained on the leased premises until the Port has first approved the design, density, size, appearance and location thereof. Before commencing any work of improvement or applying for any governmental permit or approval, Tenant shall first deliver to the Port for approval two (2) sets of schematic plans and preliminary specifications, including grading and drainage plans, exterior elevations, floor plans, site plans, and showing in reasonable detail existing topography and proposed type of use, size, land coverage, shape, height, location, material and elevation of each proposed improvement, all proposed ingress and egress to public or private streets or roads, all utilities and service connections, and all proposed landscaping, exterior materials and fences, parking, exterior lighting, signs, cut and fill, finished grade, runoff and concentration points. Nothing in this paragraph shall imply a submission standard higher than that required for a building permit, except as it relates to land use(s), utilities, infrastructure and impact upon adjoining properties and use(s) of adjoining properties.

The Port shall then have twenty (20) days during which to accept and approve or reject such preliminary plans and specifications. Once the preliminary plans and specifications have been approved, but prior to commencing any such work, Tenant shall submit to the Port for approval of final plans and specifications for any proposed improvements in the same manner as provided above.

All plans and specifications for grading or improvements to be submitted to the Port hereunder shall be prepared by a licensed or registered architect or engineer, as the case may be. All grading, piling, footing and foundation work must be conducted under the supervision of an appropriate licensed engineer. At the Port's option, a final certification by a licensed soils engineer or geologist must be filed with the Port upon completion of the grading work. The Port shall not unreasonably withhold its approval of any such plans or specifications.

The Port shall be conclusively deemed to have given its approval unless, within thirty (30) days after all such plans and specifications have been received by the Port, the Port shall give Tenant written notice of each item of which the Port disapproves. Unless so disapproved, the Port shall endorse its approval on at least one set of plans and return the same to Tenant. The Port may disapprove any plans which are not in harmony or conformity with other existing or proposed improvements on or in the vicinity of the leased premises, or with the Port Master Plan or other plans or criteria for the leased premises in the general area in which the leased premises are located, the sole discretion as to such adequacy remaining with the Port. Notwithstanding the foregoing, Tenant may, in accordance with the lease, repair, replace, alter or reconstruct any improvement on the leased premises for which plans were previously approved by the Port as provided above, but only if such repair, replacement, alteration or reconstruction is substantially identical to the improvement previously approved.

Concerning utility installations, Tenant, at Tenant's sole cost, including any connection fees, assessments or changes, shall be responsible for the installation on the leased premises of all utilities required by Tenant's use of the premises, assuming such utility services are available to the leased premises. Any contractual arrangements with any municipal supplier with respect to the improvements or utility installation shall not be entered into by Tenant without first obtaining the Port's approval. In the event that such utility services are not readily available at the leased premises, Tenant, at Tenant's sole cost, shall pay for the extension of such utilities to the leased premises.

The Port shall not be liable for any damages in connection with the approval or disapproval of any plans or specifications, any construction or performance by Tenant on the leased premises in connection with the erection of such improvements, any mistake in judgment, negligence or omissions in exercising its rights and responsibilities hereunder, or the enforcement or failure to enforce any provisions contained in the Lease. The Port's approval of plans and specifications shall not constitute the assumption of any responsibility by the Port or its representatives for the accuracy, efficacy or sufficiency thereof, and Tenant shall be solely responsible therefor.

2. **CERTIFICATES OF COMPLIANCE.** Tenant shall obtain all necessary permits and shall send copies of same to the Port, as well as copies of Certificates of Completion/Occupancy associated with such permits and pay the cost thereof. Prior to commencement of any such work of improvements, Tenant shall supply to the Port a certificate from a licensed civil engineer or land surveyor verifying that the proposed improvements will be located on the correct parcel and in accordance with plans previously approved by the Port. The Port may waive such requirement if the Port has already surveyed the proposed premises. Upon completion of any such improvements, Tenant shall supply to the Port a further certification by Tenant's architect (including the landscape architect in the case of improvements consisting of landscaping) that the improvements, as designed by the architect, have been completed in accordance with the plans previously approved by the Port. Final landscaping as approved by the Port shall be completed within sixty (60) days after completion of the structure. Tenant shall also supply to the Port one (1) set of "as-built" grading plans showing all underground installations within sixty (60) days following completion of any substantial improvement within the leased premises. Tenant shall also furnish the Port with a complete set of "as-built" building plans and an itemized statement of the actual construction cost of such improvements, not later than sixty (60) days after completion.

3. **DILIGENT COMPLETION AND COMPLIANCE.** After commencement of construction, Tenant shall diligently complete the construction so that the improvements will not remain in a partly finished condition any longer than is reasonably necessary, and Tenant shall comply with all applicable governmental laws, ordinances and other requirements or conditions and restrictions which may affect the leased premises, all at the sole cost and expense of Tenant.

EXHIBIT "B"

SCHEMATIC DESIGNS

The schematic designs dated August 21, 1995 meet Port requirements and are approved for purposes of this Lease, including the approval requirements of Section 9 and Exhibit "A."

EXHIBIT "C"

TOXIC, DANGEROUS AND HAZARDOUS SUBSTANCES STORAGE LICENSE

(License required for any material covered by
Dangerous Waste Regulations in WAC 173-303
as amended and 40 CFR Part 116-117 as amended,
copies are on file in the Port of Olympia offices)

Licensee: _____

Lease: _____

Term: _____ (Not to exceed 5 years.)

Fee: _____

Insurance: _____ The Port must be named insured and entitled
notice prior to cancellation.

Renewable: For life of underlying lease so long as conditions below are met:

1. Facilities approved for installation and use:

2. Preconstruction approvals required:

3. Preoccupancy approvals required:

4. Inspections required:

a. _____

b. At any time the Port has good reason to believe a problem may exist.

c. At a minimum, all tanks shall be pressure tested at least once every five (5) years to
assure no loss of product into the environment (air, soil, surface or ground water).

5. Materials authorized for storage:

a. _____

b. Any additional materials require the consent of the Port.

6. Additional terms:

a. The Port Engineer shall have the right to terminate this license at any time and in his own
discretion, if the facilities fail to meet all federal, state or local requirements or otherwise pose a hazard
of unlawful contamination or pollution and such failures are not cured within thirty (30) days of written
notice or such lesser time as appropriate under emergency circumstances.

b. The licensee agrees to bear all costs of construction, operation, maintenance, inspection
or repair of the approved facilities and to keep the same in good operating repair during the term of this
license, and the cost of any cleanup or other activities required in the event of a spill, leak or other
pollution causing event.

c. The licensee agrees at any time that the approved facilities cease to be subject to a valid
license agreement, for any reason, that the licensee shall, at its own cost, remove the facilities and restore
the site to its original condition (including removal of all contaminated soils or water).

d. The Port shall have the right to terminate this license upon breach of any term herein or termination of the specified lease. Breach of any term of this license shall constitute a breach of the specified lease.

e. The licensee shall compensate the Port for all costs incurred by reason of any breach of this license.

LICENSEE:

PORT OF OLYMPIA;

By: Richard C. Curbing
Title: City Manager
License Date: 3-19-86

By: _____
Title: _____

EXHIBIT "D"

COMMON AREA AGREEMENT

- A. The Port shall complete the parking substantially as shown on the pending short plat for Lot 2. The City shall be granted an undivided license to use up to 238 parking stalls on the abutting Lot 2 on a one-half time basis. Costs of the parking lot operation and maintenance shall be allocated among all users on a prorata basis. For purposes of this allocation the parties agree that the City shall provide (1) security services for the entire parking lot (not limited to market operations) and (2) periodic sweeping as necessary to keep the entire lot clean and suitable for use (at least monthly and after major events at the Farmers Market). So long as such services are provided, the services are deemed equal to the Tenant's share and shall constitute the City's prorata share under this provision.

Should the City cease to provide the requisite services, the common area maintenance would be provided on a prorata basis based on stall usage identified above and charges allocated to all Tenants using the parking lot.

- B. Use of the parking facilities shall be subject to the use rules and regulations which may be imposed from time to time by the Port Commission for the parking property. The Port shall provide Tenant with current copies of all such rules and any updates or changes.

EXHIBIT "E"

RENTAL SCHEDULE

The rent for the premises leased shall be \$20,000 per year base rent. In addition to the base rent, the Tenant shall pay a supplemental rent based on gross receipts, which shall be the sum of the following:

a. **Farmers Market**

Gross Receipts from Farmers Market Operations	Supplemental Rent
0 - \$2,000,000	0-
\$2,000,001 - \$3,000,000	1% of gross receipts over \$2,000,000
\$3,000,001 - \$4,000,000	2% of gross receipts over \$3,000,000
\$4,000,001 - \$5,000,000	3% of gross receipts over \$4,000,000
\$5,000,001 - no limit	4% of gross receipts over \$5,000,000

b. **Other Revenues**

6% of gross receipts from municipal-sponsored functions other than Farmers Market revenues.

"Gross receipts" shall be calculated as the revenue reported by the Olympia Farmers Market for (subsection (a)). For subsection (b) gross receipts shall be City revenues derived from any other private group authorized to use the market property for commercial purposes, and any gross receipts from municipal sponsored functions other than the Farmers Market; provided, however, gross receipts shall not include interfund transfers which do not involve direct proceeds from the public or any private group for activities on market property.

Amends 6704

LEASE AMENDMENT NO. 1

20293

PORT OF OLYMPIA GROUND LEASE

THIS LEASE AMENDMENT NO. 1 (this "Amendment") is made this 16th day of April 2013, by and between the PORT OF OLYMPIA, a Washington municipal corporation as Lessor (hereinafter referred to as the "Port") and the CITY OF OLYMPIA, a Washington municipal corporation (hereinafter referred to as "Tenant").

WITNESSETH:

WHEREAS, the Port and Tenant are parties to a Port of Olympia Ground Lease dated March 20, 1996 between the Port of Olympia, as Lessor, and the City of Olympia, as Tenant (the "Lease"); and

WHEREAS, the Port and Tenant now desire to amend the Lease for the purpose of restructuring the monthly rent and providing for a best practices assessment;

NOW THEREFORE, IT IS HEREBY MUTUALLY AGREED that the Lease between the parties is hereby amended as follows:

1. PARAGRAPH 1 – LEASE SUMMARY, SUBPARAGRAPH – RENT. Paragraph 1 – Lease Summary, subparagraph Rent; is deleted in its entirety and replaced with the following:

RENT.

Annual Rent. Rent for the Premises shall based on Gross Receipts, and shall be the sum of the following:

- a. Farmers Market. 1.5% of Gross Receipts, which shall be the revenue reported by the Olympia Farmers Market, and which shall not include any revenue from activities included in subpart b. below.
- b. Other Revenues. 6% of Gross Receipts, which shall be all revenues from municipal-sponsored functions other than Farmers Market revenues, and shall be all City revenues derived from any other private group authorized to use the market property for commercial purposes, and any gross receipts from municipal-sponsored functions other than the Farmers Market revenues; provided, however, gross receipts shall not include interfund transfers which do not involve direct proceeds from the public or any private group for activities on market property.

Annual Rent shall be payable in arrears on January 30 of each year for the Gross Receipts of the prior calendar year.

In addition, Tenant shall pay Leasehold Excise Tax; Insurance; Utilities; Fire Insurance; any and all assessments, charges, and fees by the City of Olympia, whether taxes or utility charges or otherwise in connection with the premises, the improvements located

thereon, or the activities conducted thereon; and any and all other assessments, charges, and fees.

Exhibit "E" Rental Schedule to the Lease is deleted in its entirety.

Rent Cap. Annual rent shall be capped at 6.65% of the fair market value of the premises as established by the Thurston County Assessor ("Rent Cap") for 2013 and every three (3) years thereafter. The Rent Cap for 2013 through 2015 shall be fixed at \$82,766 based on the \$1,244,600 fair market value of the premises as established by the Thurston County Assessor for 2013. For 2016 through 2018 the Rent Cap shall be based on the fair market value of the premises as established by the Thurston County Assessor for 2016; for 2019 through 2021 the Rent Cap shall be based on the fair market value of the premises as established by the Thurston County Assessor for 2019; and so forth for each successive three year period; provided however that the Rent Cap shall never be decreased. If the Thurston County Assessor does not establish a fair market value for the premises for any year in which the Rent Cap is to be adjusted, then the fair market value for such year shall be established by appraisal.

Appraisal. If the fair market value of the premises is to be established by appraisal, then such appraisal shall be conducted by an independent appraiser selected by the Port and approved by the City, which approval by the City shall not be unreasonably withheld, conditioned, or delayed. Such appraiser shall be a qualified MAI appraiser, with not less than 10 years experience appraising commercial real estate in Thurston County, Washington. A qualified MAI appraiser shall mean a member in good standing of the Appraisal Institute, or equivalent professional organization. In conducting an appraisal of the property, the fair market value shall be based upon the highest and best use of the property as if vacant, and the appraiser (a) shall consider sales of fee simple comparable properties in the general area; (b) shall appraise the property as if in private ownership and without discount or consideration for the property being owned by a municipal corporation; (c) shall appraise the property without regard to the premises being leased or the Tenant owning any improvements thereon; and (d) shall conduct and write the appraisal in conformity with the Uniform Standards of Professional Appraisal Practice. Such determination and any Rent Cap revision resulting therefrom shall be retroactive to the date the Rent Cap was to be effective. The cost of any appraisal shall be shared equally by the Port and Tenant.

2. **BEST PRACTICES ASSESSMENT.** Paragraph 1 - Lease Summary is amended by adding the following subparagraph:

Best Practices Assessment. The Port and Tenant, Tenant consulting with the Farmers Market Association and the understanding by the Parties that the Market would not be obligated to implement any recommendations forthcoming, shall engage a qualified independent third party to conduct an assessment of the Olympia Farmers Market and prepare proposed best practices for the Farmers Market, with the goals of sustaining the Olympia Farmers Market Association, and maintaining and enhancing the viability of small farmer members of the Olympia Farmers Market Association. The assessment shall be completed during a portion of the 2013 market season, and results shall be

available and shared with the Olympia Farmers Market Association no later than September 30, 2013. Tenant shall obtain the participation, cooperation, and support of the Olympia Farmers Market Association and its members in the assessment and development of best practices to ensure the success of the project. The cost of the assessment and preparation of proposed best practices shall be shared equally between the Port and Tenant. The detailed scope of work and other terms of the engagement, shall be as mutually agreed to by the Port and Tenant.


3. **EFFECTIVE DATE.** This Lease Amendment No. 1 shall be effective as of January 1, 2013, and shall apply to Annual Rent due on January 30, 2014 and thereafter for Gross Receipts received in 2013 and thereafter. Rent for 2012 shall be calculated and payable pursuant to the terms of the original Lease.
4. Except as expressly modified by the provisions of this Lease Amendment No. 1, the rest and remainder of the Lease shall remain in full force and effect and is affirmed and ratified by the signature of the parties hereto.


LESSOR:

TENANT:


PORT OF OLYMPIA

CITY OF OLYMPIA

By: 
E. B. Galligan
Executive Director
Date: 4/16/2013

By: 
Printed name: Steven R. Hall
Its: City Manager
Date: 4/9/2013

APPROVED AS TO FORM:


City Attorney

STATE OF WASHINGTON)
) ss
COUNTY OF THURSTON)

On this 16th day of April, 2013, personally appeared before me E.B. Galligan, to me known to be the Executive Director at the Port of Olympia, the municipal corporation named in the within and foregoing **Lease Amendment No. 1**, and acknowledged to me that he signed the same on its behalf, as he is so authorized to do, as his free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



Jesse Bensley
NOTARY PUBLIC in and for the State of
Washington, residing at Olympia
My commission expires: July 18, 2015

STATE OF WASHINGTON)
) ss
COUNTY OF THURSTON)

On this 10th day of April, 2013, personally appeared before me Steven R. Hall, to me known to be the City Manager of the entity named in the within and foregoing **Lease Amendment No. 1**, and acknowledged to me that he signed the same on its behalf, as he is so authorized to do, as his free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



Ian Q. Jones
NOTARY PUBLIC in and for the State of
Washington, residing at Tumwater
My commission expires: 7-9, 2017

