

**AMENDMENT NO. 1**  
**LEASE AGREEMENT**  
**CITY OF OLYMPIA and HANDS ON CHILDREN'S MUSEUM**

**THIS AMENDMENT NO. 1** is by and between the **CITY OF OLYMPIA**, a Washington municipal corporation ("Landlord"), and the Hands On Children's Museum ("HOCM"), a 501(c)(3) corporation organized and existing under the laws of the State of Washington ("Tenant"), jointly referred to as "the Parties," and is effective as of the date of the last authorizing signature affixed hereto.

**RECITALS**

1. On September 14, 2010, the Parties entered into a Lease Agreement ("Lease Agreement") for lease and operation of the premises known as the Hands On Children's Museum ("Premises").
2. On July 22, 2025, the Olympia City Council approved a Real Estate Purchase and Sale Agreement with the Port of Olympia for Landlord's acquisition of real property to expand the footprint of the Hands On Children's Museum ("Expansion Project").
3. The Parties wish to amend the Lease Agreement to provide for Tenant's site control of the Property for purposes of the Expansion Project, as well as for any future expansions of the Hands On Children's Museum.

**NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:**

A. **Modification.** The Parties wish to amend the Lease Agreement pursuant to Paragraph 19.10 of the Agreement, as regards site control of the Property, including those parcels to be acquired by the Landlord for expansion of the Hands On Children's Museum.

B. **Site Control.** Landlord hereby grants Tenant site control of the Property legally described as:

Lot 6 – Tax Parcel #: 66130000406

Address: 427 Marine Dr NE, Olympia WA 98501

Legal Description: Section 14 Township 18 Range 2W Quarter NW, NE, SE Binding Site Plan  
OLYMPIA AREA ROWING LT 6 THIRD AMENDMENT 4611194

Lot 7 - Tax Parcel #: 66130000407

Address: 517 Marine Dr NE, Olympia WA 98501

Legal Description: Section 14 Township 18 Range 2W Quarter NW, NE, SE Binding Site Plan  
OLYMPIA AREA ROWING LT 7 THIRD AMENDMENT 4611194

for current and future expansion projects of the Hands On Children's Museum.

- C. **Lease Agreement.** All remaining provisions of the Lease Agreement dated September 14, 2010, and not here amended or supplemented, shall remain as written in said Lease Agreement and shall continue in full force and effect.

IN WITNESS WHEREOF, the Landlord and the Tenant have executed this **Amendment No. 1** of the Agreement as of the date and year written below.

**LANDLORD:**

**CITY OF OLYMPIA**, a Washington municipality

By: \_\_\_\_\_  
Steven J. Burney, City Manager  
P.O. Box 1967  
Olympia WA 98507-1967  
Ph: (360) 753-8449

Date of Signature: \_\_\_\_\_

APPROVED AS TO FORM:

**Mark Barber** \_\_\_\_\_  
City Attorney

**TENANT:**

**HANDS ON CHILDREN'S MUSEUM**, a Washington non-profit corporation

By:  \_\_\_\_\_  
Patricia A. Belmonte, Executive Director  
414 Jefferson St. NE | Olympia, WA 98501  
Ph: (360) 956-0818 ext. 141  
Mobile: (360)-789-9061

Date of Signature: 7/28/2025

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF THURSTON )

On the \_\_\_\_ day of \_\_\_\_\_ 2025, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared STEVEN J. BURNEY, to me known to be the CITY MANAGER of the CITY OF OLYMPIA, a municipal corporation, who executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned and on oath states that he is authorized to execute the said instrument.

WITNESS my hand and official seal the day and year first above written.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

NOTARY PUBLIC in and for the State of \_\_\_\_\_

\_\_\_\_\_  
Residing at

My appointment expires: \_\_\_\_\_

STATE OF WASHINGTON)  
 ) ss.  
COUNTY OF THURSTON )

On the 28 day of July 2025, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared PATRICIA A. BELMONTE, to me known to be the EXECUTIVE DIRECTOR of the HANDS ON CHILDREN'S MUSEUM, a 501(c)(3) corporation organized and existing under the laws of the State of Washington, who executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and on oath states that she is authorized to execute the said instrument.

WITNESS my hand and official seal the day and year first above written.



\_\_\_\_\_  
Signature

Dawn R Carvalho  
Print Name

NOTARY PUBLIC in and for the State of  
WASHINGTON

Residing at Thurston County

My appointment expires: 01/19/2027

