

Master Lease

For

**Phoenix Apartments
40 Residential Units Located at
703 E. Hartson Avenue
Spokane, WA 99202**

Between

**Spokane County Community Services Housing and Community Development
(CSHCD) Department
and
Pioneer Human Services (PHS)**

Contract Effective Date: 07/01/2018

Amendment Effective Date: 01/01/2022

THE MASTER LEASE is made and entered into this 1st day of July 1, 2018 by and between **SPOKANE COUNTY**, a political subdivision of the State of Washington, by and through the **SPOKANE COUNTY COMMUNITY SERVICES, HOUSING, AND COMMUNITY DEVELOPMENT DEPARTMENT (CSHCD)**, whose address is 1116 W. Broadway Avenue, Spokane, Washington 99260, the owner, hereinafter referred to as **Owner**, and **PIONEER HUMAN SERVICES (PHS)**, a non-profit organization incorporated under the laws of the State of Washington, whose address is 7440 W. Marginal Way S., Seattle, Washington 98108, the Lessee, hereinafter referred to as **Lessee**. Owner and Lessee are collectively hereinafter referred to as the "Parties".

RECITALS: WHEREAS: For valuable consideration and the promises contained herein, Contract No. 18BHO2257, dated September 18, 2018, is hereby amended as stated below:

1. Section 2, Term of the Master Lease, subsection 2.1. is amended for the purpose of extending the term of the agreement by twelve (12) months through December 31, 2021:
 - 2.1. This Master Lease shall be for a term commencing on July 1, 2018 and shall expire on December 31, 2022 unless terminated earlier pursuant to the provisions of this Master Lease.

2. Section 5, Lease Payment, subsection 5.1. is amended as follows for the purpose of increasing the lease payment in order to extend the term of the agreement by twelve (12) months through December 31, 2022 for an additional Seven Dollars and Fifty Cents (\$7.50):
 - 5.1. For the period of:
 - 5.1.1. July 1, 2018 through December 31, 2022, the Lessee shall pay to Owner a Lease payment of Forty Dollars and Fifty Cents (\$40.00).

3. Section 5, Lease Payment, subsection 5.2. is amended as follows for the purpose of updating the CSHCD address:
 - 5.2. All Lease payments are due on the first day of each year of the initial term and the first day of the year of any extensions of the Lease and are payable to:

Spokane County Community Services, Housing, and Community Development
c/o Fiscal Operations Manager
1116 W. Broadway Avenue
Spokane, WA 99260

4. Section 24, Miscellaneous Provisions - Leases, subsection 24.1. is amended as follows for the purpose of updating the CSHCD address:
 - 24.1. Any notice under this Master Lease shall be in writing and shall be effective when actually delivered or, if mailed, when deposited as first class mail directed to the following addresses or to such other addresses as either party may specify from time to time by notice to the other party:

If to Owner: **Assistant Director**
Spokane County Community Services, Housing,
and Community Development Department
1116 W. Broadway Avenue
Spokane, WA 99260

With copy to: **Director**
Spokane County Community Services, Housing,
and Community Development Department
1116 W. Broadway Avenue
Spokane, WA 99260

If to Lessee: **Vice President**
Pioneer Human Services
Housing, Real Estate and Facilities
7440 W. Marginal Way S.
Seattle, WA 98108

5. This amendment shall be effective as of January 1, 2022.

Except as specifically amended by this amendment to the agreement, all terms of the agreement shall remain in full force and effect.

IN WITNESS WHEREOF; THE Parties have executed this Master Lease, effective as of the day and year first written above.

FOR OWNER:

PASSED AND ADOPTED this _____ day of _____, 2021.

BOARD OF COUNTY COMMISSIONERS
OF SPOKANE COUNTY, WASHINGTON

Josh Kerns, Chair

ATTEST:

Mary L. Kuney, Vice-Chair

Ginna Vasquez, Clerk of the Board

Al French, Commissioner

FOR LESSEE:

DATE: _____

Pioneer Human Services

Signature

Printed Name

Title