

Lease Modification

This Lease Modification is made this 15th day of July, 2011 and modifies THE LEASE by and between Clackamas County School District #35 (Molalla River School District), hereinafter referred to as "Lessor," and City of Molalla, Oregon hereinafter called "Lessee."

The parties have agreed as follows:

Premises

The premises as defined in THE LEASE have been expanded and the new definition is supported by Exhibit "A," and by this reference incorporated herein. This Lease Modification now identifies two distinct areas. The areas on Exhibit "A" labeled "Park" and outlined in green are one area for the purposes of this Lease Modification and the area labeled "Library" and outlined in pink is the other. The remainder of the language under this heading in THE LEASE is retained.

The terms of THE LEASE apply to this Lease Modification except as follows:

Lease Term

The Lessor agrees to lease Lessee the "Park" on a year to year to basis.

Renewal Option

If THE LEASE is not otherwise in default, the "Lessee" will have the option to renew THE LEASE for the "Library" for an additional term that will be determined mutually by the parties.

If THE LEASE is not otherwise in default, the "Lessee" may have the option to renew THE LEASE for the "Park" for an additional one year term. This renewal will be automatic unless one of the parties provides notification 90 days prior to the end of the lease year that it will be canceling the lease for the "Park."

Use and Enjoyment

Lessor covenants that Lessee shall be entitled to possession of each area for their respective purposes. Lessee will not use the premises for any unlawful purpose nor allow the creation of any nuisance upon the premises nor create any nuisance upon the same. The parties contemplate at some time that the "Park" area and other adjoining property and facilities may be used, removed or altered to facilitate the building of a public school. The parties agree to mutually cooperate to integrate the "Library" into any future development.

IN WITNESS WHEREOF, the parties have executed this Lease Modification the day and year first hereinafter written.

LESSEE:

CITY OF MOLALLA, OREGON

BY: John M. Atkins, Jr.

Title: City Manager

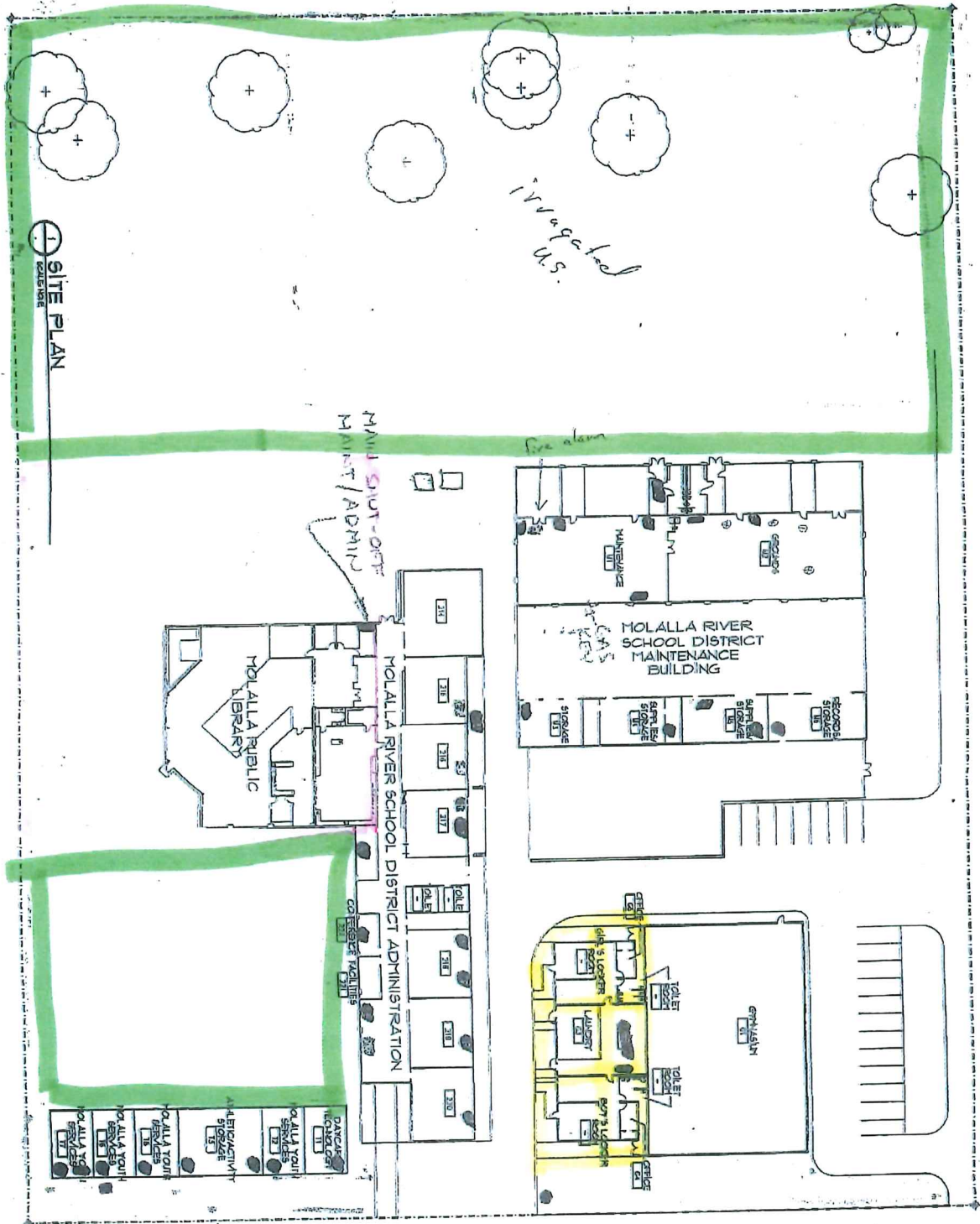
LESSOR:

CLACKAMAS COUNTY SCHOOL DISTRICT #35

(MOLALLA RIVER SCHOOL DISTRICT)

By: Wayne A. Kostur

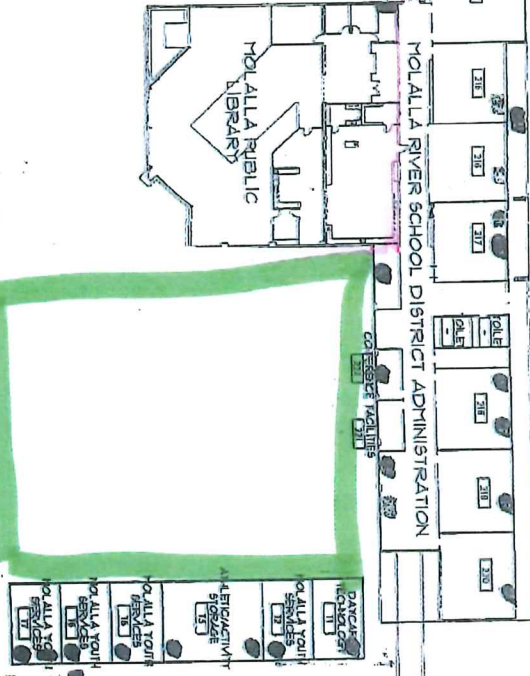
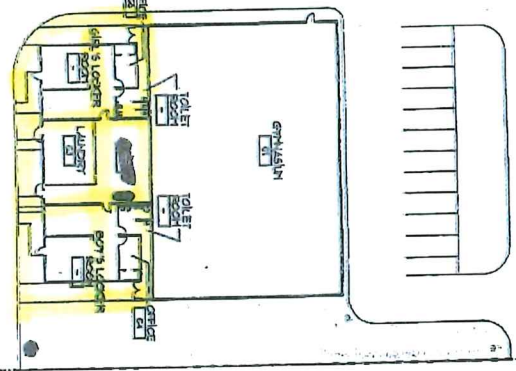
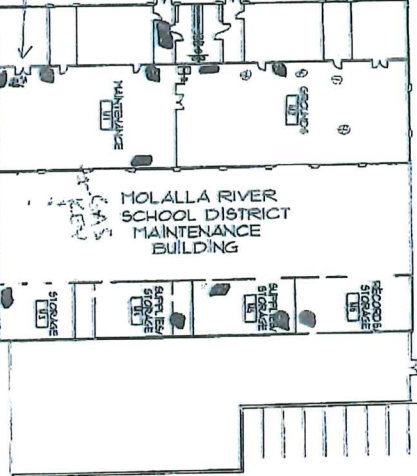
Title Supt.



① SITE PLAN
SCALE: 1/8" = 1'-0"

Molalla
U.S.

MAIN ST - OFF
MANT / ADMIN



- ELECTRICAL
- GAS
- WATER
- HVAC
- LEAD PAD

MRS Administration

25 - 604 - 4000000000

Shirley
School