TOWER LEASE
EXTENSION AGREEMENT

THE UNDERSIGNEDS, Landlord and Tenant, for and in consideration of the mutual covenants therein and herein contained do hereby acknowledge and agree that the term of the following described Lease is hereby extended for three (3) years extending the Lease term from July 31, 2018 to July 31, 2021 (the first extended term).

Date of Lease: April 30, 2015

Landlord: THE TOWER, LLC, a Washington Limited Liability Company

Tenant: CITY OF YAKIMA
(Capitol Theatre Administrative Offices)

Demised Premises: The Tower, Yakima, Washington, Suite 777 consisting of approximately 2236 rentable square feet

Term Expiration Date: July 31, 2018

Base Rent: $3,354.00 per month payable monthly in advance on or before the first day of each calendar month, subject to annual increases, as detailed in sub-section 4.2 of this Lease,

on the following terms and conditions:

1. The Base Rent for the period August 1, 2018 to July 31, 2019, pursuant to section 1.8 of the Lease, shall be THIRTY SIX HUNDRED SIXTY FIVE AND NO/100THS DOLLARS ($3,665.00), payable monthly in advance on or before the first day of each calendar month, but subject to an automatic increase in the amount of three percent (3%) on August 1, 2019 and annually thereafter throughout the extended term.

2. All other terms, covenants and conditions of the said Lease, shall continue in full force and effect throughout the extended term.

THE TOWER, LLC
By: JEM Tower, Inc.
General Manager

Joseph R. Morrier, Sr.
LANDLORD

CAPITOL THEATRE COMMITTEE, INC.

TENANT

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

LANDLORD'S
ACKNOWLEDGMENT

I certify that I know or have satisfactory evidence that JOSEPH R. MORRIER signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the President of JEM TOWER, INC. (as the General Manager of THE TOWER, LLC) to be the free and voluntary act of JEM TOWER, INC. in its capacity as General Manager of THE TOWER, LLC for the uses and purposes mentioned in the instrument.

DATED: 5/17/18

CALLY R PRICE NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES FEB. 15, 2021
(Seal or Stamp)

Notary Public in and for the State of Washington, residing at Yakima
My appointment expires: 2/15/21

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

TENANT'S
ACKNOWLEDGEMENT

I certify that I know or have satisfactory evidence that Cliff Moore signed this instrument and acknowledged it to be ~~(his/her)~~ free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 5/17/18

CALLY R PRICE NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES FEB. 15, 2021
(Seal or Stamp)

Notary Public in and for the State of Washington, residing at Yakima
My appointment expires: 2/15/21