

Schedule of Proprietary Type User Charges – Marine Terminal Effective 1/1/2017

MARINE TERMINAL CHARGES

Basic Rate	Port of Olympia Marine Terminal Tariff as published on the 31st of December, 2005 or as amended
Other Rates	As negotiated with terminal customers

Schedule of Proprietary Type User Charges - Properties Effective 1/1/2017

PROPERTY LEASE CHARGES

Rents	
Ground Rent – Airport	\$0.29 per square foot per year
Ground Rent per year – NewMarket (Industrial)	6.25% x Fair Market Value of Property
Ground Rent per year – NewMarket (Mixed Use)	6.75% x Fair Market Value of Property
Ground Rent per year – NewMarket (Boulevard/Corporate Campus)	7.25% x Fair Market Value of Property
Ground Rent per year – Swantown Properties	7.6% x Fair Market Value of Property
Ground Rent per year – NorthPoint	8.25% x Fair Market Value of Property
Ground Rent per year – Market District	8.50% x Fair Market Value of Property
Ground Rent per year – East Bay	8.00% x Fair Market Value of Property
Port Plaza Rental Charges	Non-Profit Organization -- \$50, per 8 hour use
	For Profit organization -- \$100 per 8 hour use
	Deposit -- \$250 per Port policy
Labor, Maintenance & Other Services	\$60.00 per labor-hour
Space Rent	Determined by MAI appraiser based on fair market rents, not less than \$250 per month.
Short-Term Ground Rent	Not less than \$250 per month, value calculated same as Ground Rent above.

Surety Requirements	
Ground lease over one year	One year's rent
Month-to-month ground lease	Three month's rent
Space lease month-to-month	Three month's rent
Space lease over one year	One year's rent
Public agency as lessee	None

Service & Other Charges	
CAM Charge	15% of charges
Pro-Rata Charges	100% of eligible utility-type charges as allocated
Late charges	18% per annum
Holding Over	Four times rent in lease
Lease reinstatement	\$250.00 for leases restored after default

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PROPERTY LEASE CHARGES

Option Payment	No less than 10% of initial annual ground rent.
Insurance Premiums	100% of allocated premiums as negotiated, plus 100% of any increase in the Port's direct insurance costs caused by Tenant's activities on leased property
Lease Modification Fee	The Port's reasonable and customary attorneys' fees shall be paid by Tenant to Port to accommodate Tenant changes to the lease. Lease modification fee shall not be less than \$300.
Fees and Taxes	100% of all fees and taxes imposed by another jurisdiction
Audit Costs	100% of cost of auditing Tenant's books
Lease	The amount of rent shall be based on a financial analysis providing an internal rate of return to the Port that is consistent with financial goals of the Port or as otherwise established by appraisal or Commission action.
Tenant Improvements	The amount of rent shall be based on a financial analysis providing an internal rate of return to the Port that is consistent with financial goals of the Port or as otherwise established by appraisal or Commission action.
Maintenance & Costs	100% of actual costs incurred by the Port plus 18% per annum interest
Payments by Port	100% of all money paid on Tenant's behalf, plus 18% per annum interest
Interest Charges	For late payments and any other money owed the Port by a Tenant - 18% per annum
SEPA Appeal Fee	\$300