

LEASE AMENDMENT NO. 5

PORT OF OLYMPIA SPACE LEASE CLEANWATER CENTRE

THIS LEASE AMENDMENT NO. 5 (this "Amendment") is made this ____ day of _____, 2025, by and between the **PORT OF OLYMPIA**, a Washington municipal corporation (hereinafter referred to as the "Port"), as Lessor and **JACOB P. BEIRMAN and CARRIE A. BEIRMAN**, a married couple dba **SCRIBBLES & GIGGLES LEARNING CENTER** (hereinafter referred to as "Tenant"), as Lessee.

WITNESSETH:

WHEREAS, the Port and Tenant entered into a Lease Agreement dated January 5, 2016, with respect to premises owned by the Port and leased to Tenant for the purpose of operating a daycare; and

WHEREAS, the Port and Tenant amended the Lease by Lease Amendment No. 1 dated February 1, 2017, for the purpose of memorializing the rent commencement date; and

WHEREAS, the Port and Tenant amended the Lease by Lease Amendment No. 2 dated June 5, 2018, for the purpose of revising the monthly operating cost and adjusting the surety requirement; and

WHEREAS, the Port and Tenant amended the Lease by Lease Amendment No. 3 dated January 25, 2019, for the purpose of memorializing adjustments to the monthly rent, the monthly operating costs and the surety requirement; and

WHEREAS, the Port and Tenant amended the Lease by Lease Amendment No. 4 dated January 13, 2025, for the purpose of memorializing adjustments to the monthly rent and surety requirement; and

WHEREAS, the Port and Tenant desire to amend the lease to memorialize the Tenant's exercise of the first option to renew as well as adjustments to the monthly rent, the Common Area Maintenance Charges ("CAM") and the surety requirement.

NOW THEREFORE, IT IS HEREBY MUTUALLY AGREED that the Lease between the parties is hereby amended as follows:

1. Paragraph 1, **LEASE SUMMARY, OPTION TO EXTEND TERM**

The term of the Lease shall be extended for one (1) additional five (5) year period commencing on January 1, 2026 and ending on December 31, 2030.

2. Paragraph 1, **LEASE SUMMARY, RENT** and **LEASE SECURITY** shall be amended as follows:

Rent shall be increased by two percent (2%) beginning on the 1st of January of each Lease Year as set forth in the table below. Furthermore, the surety requirement for each Lease Year shall be adjusted as set forth in the table below.

Term Period	Monthly Rent	Additional Space	CAM per Month	Total Rent + CAM	LET currently 12.84%	Annual Security (1 Year Rent + CAM)
1/1/26 - 12/31/26	\$6,871.79	\$164.32	*\$587.60	\$7,623.71	\$978.88	\$103,231.20
1/1/27 - 12/31/27	\$7,009.23	\$167.61	*\$587.60	\$7,764.44	\$996.95	\$105,136.68
1/1/28 - 12/31/28	\$7,149.41	\$170.96	*\$587.60	\$7,907.97	\$1,015.38	\$107,080.20
1/1/29 - 12/31/29	\$7,292.39	\$174.38	*\$587.60	\$8,054.37	\$1,034.18	\$109,062.60
1/1/30 - 12/31/30	\$7,438.24	\$177.87	*\$587.60	\$8,203.71	\$1,053.36	\$111,084.84

*Reviewed and adjusted annually

3. Paragraph 1, **ADDITIONAL PROVISIONS, A. OPERATING COSTS AND COMMON AREA MAINTENANCE CHARGES** shall be amended as follows:

Fire detection and security services shall be the responsibility of the Tenant at its sole cost and expense. Furthermore, Tenant shall provide the Port with a copy of all annual fire inspection reports.

THE REST AND REMAINDER OF THE LEASE shall remain in full force and effect and is affirmed and ratified by the below authorized representatives of the parties.

[SIGNATURES ON NEXT PAGE]

LESSOR:

PORT OF OLYMPIA

By: _____
Alexandra K. Smith
Executive Director

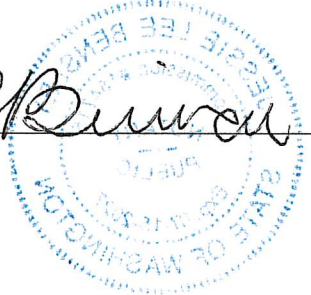
TENANT/LESSEE:

JACOB P. BEIRMAN

By: Jacob Beirman

CARRIE A. BEIRMAN

By: C. Beirman

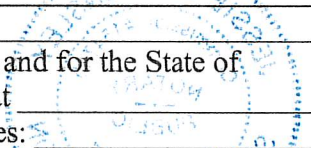


STATE OF WASHINGTON)
) ss
COUNTY OF THURSTON)

I certify that I know or have satisfactory evidence that ALEXANDRA K. SMITH is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Executive Director of the Port of Olympia, a municipal corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED this _____ day of _____, 2025.

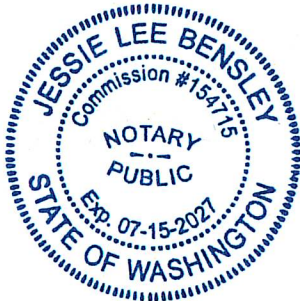
Print Name: _____
NOTARY PUBLIC in and for the State of
Washington, residing at _____
My appointment expires: _____



STATE OF WASHINGTON)
) ss
COUNTY OF THURSTON)

I certify that I know or have satisfactory evidence that **JACOB P. BEIRMAN**, is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED this 3rd day of December, 2025.

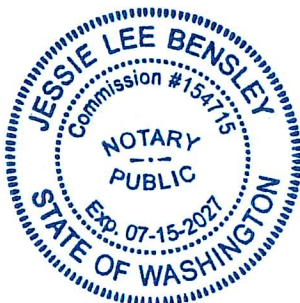


Jessie Bensley
Print Name: Jessie Bensley
NOTARY PUBLIC in and for the State of
Washington, residing at Olympia
My appointment expires: 7-15-2027

STATE OF WASHINGTON)
) ss
COUNTY OF THURSTON)

I certify that I know or have satisfactory evidence that **CARRIE A. BEIRMAN**, is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED this 3rd day of December, 2025.



Jessie Bensley
Print Name: Jessie Bensley
NOTARY PUBLIC in and for the State of
Washington, residing at Olympia
My appointment expires: 7-15-2027

RATIFICATION PROVISION

This Amendment No. 5 shall be subject, as a condition subsequent, to ratification by the Port of Olympia Commission within thirty (30) days after the date set forth on Page 2. This Amendment No. 5 shall be effective and binding on the parties until such time, and thereafter if ratified. If this Amendment No. 5 is not ratified as required herein, then it shall terminate and be of no further force and effect.

The undersigned confirms that this Amendment No. 5 was ratified by the Port of Olympia Commission on _____, 2025.

PORT OF OLYMPIA COMMISSION

By: _____

Its: _____

STATE OF WASHINGTON)
) ss
COUNTY OF THURSTON)

On this ____ day of _____, 20____, personally appeared before me _____ to me known to be the _____ of the Port of Olympia Commission, the municipal corporation named in the within and Amendment No. 5, and said person acknowledged that he/she signed the same on its behalf, as he/she is so authorized to do, as the free and voluntary act and deed of such party for the uses and purposes therein mentioned.

In witness whereof, I have hereunto set my hand and seal the day and year above written.

Printed Name: _____
 Notary Public in and for the State of
 Washington
 Residing at: _____
 My commission expires: _____