

**PORT OF BREMERTON**  
**BOARD OF COMMISSIONERS**  
**REGULAR BUSINESS MEETING**

**A G E N D A**

October 11, 2022  
10:00 AM

**Remote Access Only**  
**Zoom Meeting ID: 335 903 0010**  
**Zoom Call-In: (253) 215-8782**  
**BKAT Live Stream**

**Call to Order**

**Approval of Agenda**

**Consent Items**

All matters listed under Consent Items have been distributed to each member of the Commission for reading and study, are considered to be routine, and will be enacted by one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Items and placed under Action Items by request.

- A. Minutes of the regular business meeting and executive session of September 27, 2022.
- B. Payment of checks #84192 and #84195 through #84231 and #EO1191 through #EO1192 from the General Fund for \$50,696.04; #84193 through #84191 and #EO1190 from the Construction Fund for \$287,936.83.

**Citizen Comments:** *Open to the public for comment. Speakers are asked to keep their comments to less than 3 minutes. Please feel free to submit further comments in writing to the Clerk of the Board.*

**Action Items**

- 1. Lease Agreement with The Shack on the Boardwalk, LLC
- 2. Bid Award of Emergency Culvert Repair at Pirate's Cove Road
- 3. Bid Award Security Gate 1 & 12 Electrical Upgrade

**Staff Reports**

**Commission Reports / New Business**

**Executive Session** *(if necessary)*

**Adjournment**

Regular business and other meetings that may be attended by members of the Board

<u>Date</u>	<u>Time</u>	<u>Meeting</u>
10/11	10:00 am	*Commission Regular Meeting via ZOOM
10/20	1:00 pm	*Kitsap Economic Development Alliance (KEDA) Fall Forum
10/20	3:00 pm	Kitsap Regional Coordinating Council (KRCC) TransPol
10/21	10:00 am	Peninsula Regional Transportation Planning Organization (PRTPO)
10/24	7:00 pm	*Kitsap All Ports – Port of Brownsville
10/25	6:00 pm	*Commission Regular Meeting via Zoom

*Meetings are subject to change or cancellation*

*\*Denotes events in which two (2) or more Commissioners may attend*

**PORT OF BREMERTON**  
**BOARD OF COMMISSIONERS**  
**REGULAR BUSINESS MEETING**

**MINUTES**

September 27, 2022  
6:00 PM

**Remote Access Only**  
**Zoom Meeting ID: 335 903 0010**  
**Zoom Call-In: (253) 215-8782**  
**BKAT Live Stream**

**Commissioners and Staff Present**

Commissioners  
Axel Strakeljahn  
Gary Anderson  
Cary Bozeman

Staff Members  
Jim Rothlin  
Fred Salisbury  
Jeremiah Wiley  
Arne Bakker  
James Weaver  
Ginger Waye  
Taylor Korizon  
Anne Montgomery, Atty

**Call to Order**

President Strakeljahn called the meeting to order at 6:00 p.m.

**Approval of Agenda**

**It was moved by BOZEMAN, seconded by ANDERSON to:**

Approve the Agenda as presented.

**MOTION CARRIES, 3-0**

**Consent Items**

- A. Minutes of the regular business meeting and executive session of September 13, 2022.
- B. Payment of checks #901625 and #901626 through #901627 and #E01171 and #84146 through #84161 and #E01172 through #E01181 and #84162 from the General Fund for \$157,895.28; #901624 from the Construction Fund for \$164.80.  
Payment of checks #901628 through #901631 and #E01182 and #84165 through #84191 and #E01184 through #E01189 from the General Fund for \$67,705.39; #84163 through #84164 and #E01183 from the Construction Fund for \$60,963.46.

**It was moved by STRAKELJAHN, seconded by ANDERSON to:**

Approve the Consent Items as presented.

**MOTION CARRIES, 3-0**

## Work Study Session

### 1. 2023 Preliminary Budget – First Draft

CEO Jim Rothlin described the budget process stating that any edits or changes from tonight will be made and a second draft of the preliminary budget will be presented prior to a public hearing and presentation of the final 2023 budget.

CFO Jeremiah Wiley led a PowerPoint presentation providing detail on:

- 2023 budget goals as they relate to the Port's mission and vision
- Port job generation since 2015
- Port indirect impact on sales, jobs, and labor income
- Budget comparison of operating revenues and expenses from 2019 through 2023
- Operating revenues and expenses by facility/segment
- Non-operating revenues and expenses which included a comparison of 1% and 0% tax levy increases. There was discussion noting the intent to remain at 0%.
- Review of current, upcoming, and future capital project by COO Fred Salisbury

CFO Wiley responded to questions and comments from the Board.

## Citizen Comments

Gregory Nelson, Experience Kitsap

- Confirmed the Commissioners received the email he sent and spoke to his issue with Visit Kitsap using his materials. He also spoke to his concern that the Port's funding requirements are not robust enough.

## Action Items

1. Resolution 2022-05 – Extending Remote Commission Meetings  
*Presented by Jim Rothlin, Chief Executive Officer*

Following presentation and discussion;

**It was moved by BOZEMAN, seconded by ANDERSON to:**

Approve Resolution 2022-05 extending remote Commission meetings through October 31, 2022, to coincide with the Governor's revocation of Emergency Proclamation 20-05.

**MOTION CARRIES, 3-0**

2. 8900 State Hwy 3 Glass Replacement Project Final Acceptance with K.E.D., Inc. dba Dahl Glass  
*Presented by Fred Salisbury, Chief Operations Officer*

Following PowerPoint presentation and discussion;

**It was moved by ANDERSON, seconded by BOZEMAN to:**

Approve as final the contract with K.E.D., Inc. dba Dahl Glass in the amount of \$63,578.42.

**MOTION CARRIES, 3-0**

## **Staff Reports**

*Jim Rothlin, Chief Executive Officer*

- Welcomed and provided background on new employee Janell Wheeler, Marina Customer Service Specialist.
- He provided detail on American Cruise Line's multiple visits to Bremerton Marina recently.
- Congratulated Erica Filler on the recent release of the Port's quarterly newsletter which she placed in a new format allowing it to be more user-friendly. He discussed the newsletter noting that Commission Anderson provided the editorial and the "click rate" was significantly higher than the previous average.
- Discussed a request from Bremerton Mayor Wheeler for the Board to provide a letter of support for their request to Governor Inslee for the State to provide financial support for temporary expansion of Kitsap Transit passenger-only ferry service on the current Washington State Ferry (WSF) Bremerton-Seattle route to help reduce the impact on the Kitsap community of the reduced service provided by WSF. The Board stated full support.

## **Commission Reports / New Business**

*Commissioner Bozeman*

- Congratulated Rice Fergus Miller on their 35<sup>th</sup> anniversary celebration this year.

*Commissioner Anderson*

- Reported on the Kitsap Economic Development Alliance Board retreat which provided great interaction and exchange of information.

*Commissioner Strakeljahn*

- Attended the recent Puget Sound Regional Council Executive Board meeting.
- Noted that the 1<sup>st</sup> electrified commuter aircraft took to the skies today in Moses Lake.

## **Executive Session**

President Strakeljahn recessed the meeting at 7:10 p.m. and reconvened into executive session for approximately 20 minutes to consider the price and terms at which real estate may be leased or sold when public discussions could disadvantage the Port's negotiations [RCW 42.30.110(1)(c)]. At 7:30 p.m., executive session was extended 15 minutes. At 7:45 p.m., extended 10 minutes and again at 7:55 p.m. extended approximately 10 minutes.

At 8:10 p.m. the regular meeting was reconvened.

## **Adjournment**

There being no further business before the Board, the meeting was adjourned at 8:10 p.m.

Submitted,

Jim Rothlin  
Chief Executive Officer  
October 6, 2022

Approved,

Cary Bozeman  
Commission Secretary  
October 11, 2022

Draft

**PORT OF BREMERTON**  
**BOARD OF COMMISSIONERS**  
**EXECUTIVE SESSION**

**MINUTES**

September 27, 2022  
7:10 PM

**Remote Access Only**  
**Zoom Meeting ID: 335 903 0010**  
**Zoom Call-In: (253) 215-8782**

**Call to Order**

President Strakeljahn called the executive session to order at 7:10 p.m., September 27, 2022.

**Commissioners and Staff Present**

Commissioners  
Axel Strakeljahn  
Gary Anderson  
Cary Bozeman

Staff Members  
Jim Rothlin  
Fred Salisbury  
Jeremiah Wiley  
Arne Bakker  
Anne Montgomery, Atty

**Item #1:** To consider the price and terms at which real estate may be leased or sold when public discussions could disadvantage the Port's negotiations [RCW 42.30.110(1)(c)].

With no further business to come before the Board, the meeting was adjourned into regular session at 8:10 p.m.

Submitted,

Approved,

Jim Rothlin  
Chief Executive Officer  
October 6, 2022

Cary Bozeman  
Commission Secretary  
October 11, 2022

**PORT OF BREMERTON**  
**AGENDA SUMMARY**

Agenda Item No:   Action Item No. 1  
Subject:            Lease The Shack on the Boardwalk, LLC  
Exhibits:           Lease The Shack on the Boardwalk  
Prepared By:       Arne Bakker, COO  
Meeting Date:       October 11, 2022

Summary:

Stacy Wright has been operating the Outpost as an employee of Kitsap Provisions since 2018. In the spring of 2022, Stacy met with Port staff and the owner of Kitsap Provisions, and they have expressed interest in becoming owner/operator of the re-named Shack on the Boardwalk at the Bremerton Marina and entering into a lease with the Port of Bremerton.

Commencement date:   November 1, 2022  
Lease Terms:           three (3) years  
Options:               Two (2) terms of three (3) years each  
Building:               240 Square Feet  
Rate Adjustments:     Annual CPI Increases

Port Staff has done their due diligence and finds the Shack on the Boardwalk in good standing.

This lease has been reviewed and approved by legal.

Fiscal Impact:

Increased lease revenue for the Bremerton Marina \$4233.24 annually.

Strategic Purpose:

This action conforms with the Port's strategic plan in Goal 4.a. to continually assess niche markets in the Port's Marina and Airfield lines of business for growth opportunities.

Recommendation:

Port Staff recommends the approval of the Lease between the Port of Bremerton and the Shack on the Boardwalk as presented.

Motion for Consideration:

**MOTION TO APPROVE THE LEASE WITH THE SHACK ON THE BOARDWALK, LLC., AS PRESENTED.**



**HARBOR LAND LEASE WITHOUT LEASE OF DNR PROPERTY**

This **HARBOR LAND LEASE** (the "Lease") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the **PORT OF BREMERTON**, a Washington municipal corporation (hereinafter referred to as "Lessor"), and **SHACK ON THE BOARDWALK, LLC**, a Washington limited liability corporation (hereinafter referred to as "Lessee").

**ARTICLE I**  
**Summary of Lease Terms and Definitions**

Lessor: Port of Bremerton  
Lessor's Address: 8850 SW State Hwy 3  
Bremerton, WA 98312

Lessee: The Shack on the Boardwalk, LLC.

Lessee's Address: Prior to Lease Commencement:  
Attn: Stacy Wright  
3910 NE Hyak Way  
Bremerton, WA 98312

Premises: The approximately 240 square foot building (the "Building") and a portion of the adjacent boardwalk space surrounding the Building measuring five feet (5') in width, as such Premises are described and depicted on Exhibit A

Use of Premises: Food preparation and vending and closely related activities including the sale of alcoholic beverages upon issuance of appropriate state liquor license

Exhibits: Exhibit "A" - Legal Description of Premises  
Exhibit "B" - Map of Premises

Commencement Date: November 1, 2022

Term: Commencing upon the Commencement Date and expiring on the "Termination Date" three (3) years.

Renewals: Two (2) terms of three (3) years.

Base Rent:

<u>Months of Lease Term</u>	<u>Rent Per SF (Mo)</u>	<u>Monthly Total</u>
Months 1-12	\$ 1.47	\$ 352.77*

\*plus leasehold excise tax

Initial Amount of Rental Bond or Blocked Account: \$2,116.62

Name and Address of Surety or Bank: BEUC\_\_\_\_\_

**ARTICLE II**  
**Premises, Term, Renewals**

2.1 **PREMISES:** Lessor, in consideration of the rents hereinafter reserved and of the covenants and conditions herein set forth to be performed by Lessee, does hereby lease to Lessee the Premises. The Premises consist of the approximately 240 square foot Building and a portion of the adjacent boardwalk space surrounding the Building measuring five feet (5') in width .

2.2 **TERM:** The term of this Lease shall be for three (3) years beginning November 1, 2022, ("Commencement Date") through October 31, 2025. If Lessee takes possession of the Premises before the Commencement Date set forth above, Lessee shall pay the pro rata rent for the period prior to commencement of the Lease term.

2.3 **RENEWAL:** Subject to the terms and conditions herein, Lessee shall have the right to renew this Lease for two (2) terms of three (3) year period by giving written notice of such intention to Lessor at least one-hundred twenty (120) days prior to the expiration of the term of this Lease or any renewal thereof. Lessee shall not be entitled to renew this Lease unless the Lease is in good standing at the time of renewal and the Lessee is not in default under the terms of this Lease or any other lease or agreement with the Lessor. The terms and conditions of any renewal shall be the same as set forth in this Lease, except that rent shall be recalculated as provided herein, and the terms of this Lease shall be updated to be consistent with the terms and conditions then existing in the Lessor's standard form Commercial Lease.

**ARTICLE III**  
**Compensation, Rental Adjustment**

3.1 **RENT:** The term "Rent" as used herein includes Base Rent, Additional Rent, plus applicable Washington State leasehold excise tax, and other fees and charges assessed herein. Except as expressly provided elsewhere herein, Rent and all other sums payable by Lessee pursuant to this Lease shall be paid without the requirement that Lessor provide prior notice or demand, and shall not be subject to any counterclaim, setoff, deduction, defense or abatement.

3.1.1 **Rent Paid in Advance – Late Charges.** Rent shall be paid monthly in advance on or before the first (1<sup>st</sup>) day of each month beginning on the Commencement Date. A late charge of one percent (1%) per month will be assessed against past due Rent from the date such Rent became due. Additionally, if Rent is not received by the fifth (5<sup>th</sup>) day of any month, Lessee shall pay Lessor an additional fee of \$100 or five percent (5%) of the delinquent payment, whichever is greater, to defray costs of collecting and handling such late payment. All accrued interest and late charges shall be paid no later than the first (1<sup>st</sup>) day of the month following that month in which such interest or late charges accrued.

3.2. **BASE RENT ADJUSTMENTS.** As set forth in this section, the Base Rent shall be adjusted annually based upon the change in the Consumer Price Index (the "CPI") for all Urban Consumers (the "Annual Adjustment").

3.2.1 **Annual Adjustment.** Base Rent for the Premises shall be subject to annual adjustment on the first (1st) day of the month of July, 2024 and each year thereafter as follows: The monthly Base Rent rates shall be adjusted on each yearly anniversary date by using the CPI for all Urban Consumers published by the United States Department of Labor Bureau of Labor Statistics for the Seattle-Tacoma-Bellevue Metropolitan area. The indexes used shall be those published for the nearest period preceding the month in which the initial Lease year begins and the same period preceding the anniversary date. The percentage change from the earlier index to the later index shall be multiplied by the Base Rent rate at the beginning of each Lease year and the result added to that beginning Base Rent rate to arrive at the adjusted Base rent rate which will apply to each of the twelve months of the succeeding year, except in no event shall the Base Rent rate be less than the original monthly Base Rate.

3.3 **ABATED RENT:** If this Lease provides for a postponement of any monthly rental payments, a period of free Rent or other Rent concession, such postponed rent or free rent is called the "Abated Rent." Lessee shall be credited with having paid all the Abated Rent on the expiration of the term of this Lease only if Lessee has fully, faithfully and punctually performed all of Lessee's obligations hereunder, including the payment of all Rent (other than the Abated Rent) and all other monetary obligations and the surrender of the Premises in the condition required by this Lease. Lessee acknowledges that its right to receive credit for the Abated Rent is absolutely conditioned upon Lessee's full, faithful and punctual performance of its obligations under this Lease. If Lessee defaults and does not cure within any applicable grace period, the Abated Rent shall immediately become due and payable in full and this Lease shall be enforced as if there were no such Rent abatement or other Rent concession. In such case, Abated Rent shall be calculated based on the full initial rent payable under this Lease, plus interest thereon at the rate of twelve percent (12%) per annum from date each monthly Rental payment was postponed.

#### ARTICLE IV

#### **Use of Premises, Condition of Property, Improvements, Removal of Property, Maintenance, Utilities, and Off Street Parking**

4.1 **LESSEE'S USE OF THE PREMISES:** Lessee shall only conduct the following activity on the Premises: food preparation and vending and closely related activities including the sale of alcoholic beverages upon issuance of appropriate state liquor license (the "Authorized Use").

4.1.1 **Default- Unauthorized Use.** Lessee shall be in default under this Lease if it: (i) ceases conducting the Authorized Use for any period exceeding thirty (30) days; or (ii) conducts any other business or activity on the Premises without first obtaining a validly executed lease modification. In conducting the Authorized Use, Lessee shall properly and fairly serve the public, providing reasonable hours of operation, and suitable service.

4.1.2 **No Flammable or Dangerous Materials.** Notwithstanding the foregoing described use, the Premises shall not be used to store, distribute or otherwise handle flammable or dangerous materials, excepting only such uses which are necessary to conduct the Authorized Use. At the request of Lessor, Lessee shall provide a list of all flammable or dangerous materials stored or used on the Premises.

4.2 **LESSEE INSPECTION - CONDITION OF PROPERTY:** Prior to executing this Lease, Lessee has fully and carefully inspected the Premises. Lessee accepts the Premises, including all existing improvements thereon, "as is" without further maintenance liability on the part of the Lessor, except as specifically noted herein. Lessee is not relying on any representations of Lessor as to condition, suitability, zoning restrictions, or usability, except Lessor's right to grant a lease of the Premises.

4.3 **CONSTRUCTION OF TENANT IMPROVEMENTS:** The Lessee and Lessor shall abide by the following terms with regard to making tenant improvements on the Premises ("Tenant Improvements"):

4.3.1 **Tenant Improvements.** Subject to obtaining Lessor's prior written approval, Lessee may make and install, at its own expense, such Tenant Improvements as are normal and customary in connection with the Authorized Use set forth herein. Lessee's contractor, if any, shall be subject to Lessor's approval, not unreasonably withheld. Lessor reserves the right to condition its approval upon the Lessee providing payment and/or performance bonds satisfactory to Lessor. Lessee shall submit plans to, and obtain written approval from, Lessor before commencing any Tenant Improvements. Lessor shall have a reasonable period to review such plans prior to issuing a decision. Lessor may charge Lessee a reasonable fee for staff, consultant or attorney time required to review the plans. All Tenant Improvements which are to be designated fixtures shall be so designated by Lessor upon Lessor's approval of the plans for such improvements. All improvements by Lessee shall conform to the requirements of the Americans With Disabilities Act of 1990, 42 U.S.C. §12101 et seq. (the "ADA").

4.3.2 **Completion Schedule for Major Tenant Improvements by Lessee.** Lessee shall comply with the following requirements with respect to Tenant Improvements to be made at the commencement of the Lease:

- a. To present suitable plans to and obtain approval from Lessor within one hundred eighty (180) days of the date of execution of this Lease;
- b. To commence construction of approved Tenant Improvements no later than ninety (90) days after the Premises is ready for occupancy; and
- c. To substantially complete construction of such approved Tenant Improvements within six (6) months of the date that the Premises is ready for occupancy.

4.3.3 **Unauthorized Improvements.** Any Tenant Improvements made on the Premises without Lessor's prior written consent or which are not in conformance with the plans submitted to and approved by the Lessor ("Unauthorized Improvements") shall immediately become the property of Lessor, unless Lessor elects otherwise. Regardless of the ownership of Unauthorized Improvements, Lessor may, at its option, require Lessee to sever, remove and dispose of them and return the Premises to its prior condition at Lessee's sole cost and expense, charge Lessee rent for the use of them, or both.

4.4 **REMOVAL OF PERSONAL PROPERTY AND TENANT IMPROVEMENTS AT END OF LEASE:** Prior to the conclusion of the Lease, at Lessor's option, Lessee shall remove the following from the Premises:

- a. All equipment;
- b. All personal property;
- c. All Tenant Improvements that are not designated fixtures; and
- d. The following Existing Improvements: N/A.

4.4.1 **Lessor's Remedies.** If any of the foregoing items are not removed from the Premises by the conclusion of the Lease or when Lessor has the right of re-entry, then Lessor may, at its sole option, elect any or all the following remedies:

a. To remove any or all the items and to dispose of them without liability to Lessee. Lessor shall not be required to mitigate its damages, to dispose of the items in a commercially reasonable manner, or to make any effort whatsoever to obtain payment for such items. Lessee agrees to pay Lessor's costs and damages associated with Lessee's failure to remove such items, including, but not limited to, the following: storage, demolition, removal, transportation and lost rent (collectively "Disposal Costs"); provided, however, that any net proceeds recovered by Lessor in excess of its Disposal Costs will be deducted from Lessee's financial obligation set forth herein. Lessee's financial obligations herein shall survive the termination of this Lease.

b. To have the title to any or all such items revert to Lessor.

c. To commence suit against Lessee for damages or for specific performance.

The foregoing remedies are cumulative and in addition to any other remedies provided by law, and Lessor shall not be required to elect its remedies.

4.5 **MAINTENANCE OF PREMISES:** Maintenance and repair of the Premises and all improvements thereon is the sole responsibility of Lessee. Without limiting the generality of the foregoing, Lessee shall maintain the Premises in good condition including, without limitation, repairing all walls, floors, ceiling, interior doors, interior and exterior windows and fixtures, as well as damage caused to any portion of the Premises or Lessor's property by Lessee, its employees, agents, licensees, invitees or anyone on the Premises or Lessor's property as a result of Lessee's activities.

4.5.1 **Lessor's Maintenance Obligations.** Lessor shall maintain in good condition the structural parts of the Building which shall include the foundation, bearing and exterior walls, subflooring and roof, the unexposed electrical, plumbing and sewerage systems, including those portions of the systems lying outside the Premises, exterior doors, window frames, gutters, downspouts on the Building. Notwithstanding the foregoing, the cost of any maintenance and repairs occasioned by the negligent or willful act or omission of Lessee, its employees, agents,

licensees or invitees shall be the sole responsibility of Lessee and shall be paid within fifteen (15) days after invoice.

4.6 **UTILITIES AND SERVICES:** Lessor will supply the following utilities and services to the Premises: NONE. The cost of any work required to such utilities and services due to damage caused by Lessee, its employees, agents, licensees or invitees shall be paid solely by Lessee.

4.6.1 **Lessee Utility Obligations.** With the exception of the above utilities and services, Lessee will arrange and pay for all utility connections and services and distribution of such utilities within the Premises. At the end of this Lease, Lessee shall arrange for such utility services to be terminated and for the final bill to be sent to Lessee. Lessee shall be liable for all utility charges that accrue if it fails to so terminate services.

4.7 **OFF-STREET PARKING:** Lessee agrees to provide space for the parking of vehicles in the number necessary to comply with applicable laws, regulations, and Port policies and otherwise to accommodate its normal business requirements on the Premises included within this Lease. Lessee is not relying on any public streets, right of ways or other properties not included in this Lease for the parking of said vehicles.

4.7.1 Notwithstanding the foregoing, Lessee shall have the use of one reserved parking space in the Bremerton Marina Parking for use by Lessee's employees.

## **ARTICLE V** **Insurance and Financial Security**

5.1 **CASUALTY LOSS OF LESSEE:** The parties hereto agree that the Lessor, its commissioners and employees, Lessor's insurance carrier and Lessor's casualty policy shall not be responsible to the Lessee for any property loss or damage done to the Lessee's property, whether real, personal or mixed, occasioned by reason of any fire, storm or other casualty whatsoever. It shall be the Lessee's sole responsibility to provide its own protection against casualty losses of whatsoever kind or nature, regardless of whether or not such loss is occasioned by the acts or omissions of the Lessor, Lessee, third party, or act of nature. Lessee hereby releases and discharges the Lessor its commissioners and employees, Lessor's insurance carrier and Lessor's casualty policy from any claims for loss or damage to Lessee's property.

5.2 **INSURANCE:** Lessee shall procure and maintain a comprehensive general liability policy covering all claims for personal injury (including death) and property damage (including all real and personal property located on the Premises or Lessor's property) arising on the Premises or Lessor's property as a result of, or arising out of, Lessee's operations under this Lease. The limits of liability shall be not less than Two Million Dollars (\$2,000,000.00) for each occurrence and in the aggregate unless the Lessee requests, and Lessor approves in writing, a lesser liability limit. If the Lessee maintains higher insurance limits than the minimums required herein, the Lessor shall be insured for the full available limits of Commercial General and/or Excess or Umbrella liability maintained by the Lessee, irrespective of whether such limits maintained by the Lessee are greater than those required by this Lease or whether any certificate of insurance furnished to the Lessor evidences the lower limits of liability set forth above. Lessor may impose changes in the limits of liability: (i) on any Adjustment Date; (ii) as a

condition of approval of assignment or sublease of this Lease; (iii) upon any breach of the environmental liability provision herein; (iv) upon a material change in the condition of any improvements; or (v) upon a change in the Authorized Use. If the liability limits are changed, Lessee shall obtain new or modified insurance coverage within thirty (30) days after changes in the limits of liability are required by Lessor. The liability policies shall contain a cross-liability provision such that the policy will be construed as if separate policies were issued to Lessee and to Lessor.

5.2.1 **Policy Provisions.** The foregoing insurance policy shall name Lessor as an additional named insured by way of a policy endorsement. Lessee shall provide certificates of insurance and, if requested, copies of any policy to Lessor. Receipt of such certificate or policy by Lessor does not constitute approval by Lessor of the terms of such policy. Furthermore, the policy of insurance required herein shall: (i) be written as a primary policy; (ii) expressly provide that such insurance may not be materially changed, amended or canceled with respect to Lessor except upon forty-five (45) days' prior written notice from the insurance company to Lessor; (iii) contain an express waiver of any right of subrogation by the insurance company against Lessor and Lessor's elected officials, employees or agents; (iv) expressly provide that the defense and indemnification of the Lessor as an "additional insured" will not be effected by any act or omission by Lessee which might otherwise result in a forfeiture of said insurance; v) contain a separation of insureds provision such that the policy applies separately to each insured that is subject of a claim or suit; vi) not contain a cross-claim, cross-suit, or other exclusion that eliminates coverage by one insured against another; and (vii) provide for coverage for damage to the Lessor's property caused by the Lessee.

5.2.2 **Failure to Obtain and Maintain Insurance.** If Lessee fails to procure and maintain the insurance described above, Lessor shall have the right, but not the obligation, to procure and maintain substitute insurance and to pay the premiums. Lessee shall pay to Lessor upon demand the full amount paid by Lessor.

5.2.3 **Prudent Business Insurance.** The Lessee believes and states that the insurance obligation herein does not exceed that which the Lessee would otherwise normally place upon itself and obtain in order to operate its business in a prudent manner.

5.3 **FINANCIAL SECURITY:** In compliance with the requirements of state law, Lessee agrees that it will secure the performance of the rental portion of this Lease by procuring and maintaining, during the term of this Lease, a corporate surety bond, or by providing other financial security satisfactory to Lessor (herein referred to as the "Bond"), in an amount not less than fifty percent (50%) of the sum of annual Rent, plus state leasehold excise tax. The Bond shall be in a form and issued by a surety company acceptable to Lessor and shall comply with the requirements of Washington law. Lessee shall obtain such Bond and forward evidence thereof to Lessor within fourteen (14) days of execution of this Lease, but in no event later than the Commencement Date of this Lease. Failure to comply with this requirement shall be grounds for termination of this Lease without notice by Lessor. Such Bond shall be kept always in effect during the term of this Lease; failure to comply with this requirement shall render Lessee in default. The Bond shall be increased annually to reflect any adjustments in annual Rent. Upon any default by Lessee in its obligations under this Lease, Lessor may collect on the Bond to offset the liability of Lessee to Lessor. Collection on the Bond shall not relieve Lessee



of liability, shall not limit any of Lessor's other remedies, and shall not reinstate or cure the default or prevent termination of the Lease because of the default.

## **ARTICLE VI** **Environmental Liability**

6.1 **ENVIRONMENTAL INDEMNIFICATION**: Lessee shall defend (with legal counsel suitable to Lessor), indemnify and hold Lessor harmless from any and all claims, demands, judgments, orders or damages resulting from Hazardous Substances on the Premises or Lessor's property caused in whole or in part by the activity of the Lessee, its agents, subtenants, or any other person or entity (i) on the Premises as a result of, arising out of, or relating to Lessee's operations under this Lease or any previous lease or agreement or (ii) on the Lessor's property as a result of, arising out of, or relating to Lessee's operations under this Lease or any previous lease or agreement. It is the intent of the parties that Lessee shall be responsible and shall defend and hold Lessor harmless from any Hazardous Substances that have or may occur on the Premises or Lessor's property as a result of, arising out of, or relating to Lessee's operations since Lessee first occupied the Premises or other portion of the Lessor's property through this Lease or any previous lease or agreement with Lessor. The term "Hazardous Substances" as used herein shall mean any substance heretofore or hereafter designated as hazardous under the Resource Conservation and Recovery Act, 42 USC Sec. 6901 et seq.; the Federal Water Pollution Control Act, 33 USC Sec. 1251 et seq.; the Clean Air Act, 42 USC Sec. 7401 et seq.; the Comprehensive Environmental Response Compensation and Liability Act of 1980, 42 USC Sec. 9601 et seq.; or the Hazardous Waste Cleanup-Model Toxics Control Act, RCW 70.105D, all as amended and subject to all regulations promulgated thereunder.

6.1.1 **Unconditional Environmental Obligations**. Lessee's defense and indemnity obligations under this article are unconditional, shall not be discharged or satisfied by Lessor's re-entry of the Premises or exercise of any other remedy for Lessee's default under this Lease, shall continue in effect after any assignment or sublease of this Lease, and shall continue in effect after the expiration or earlier termination of this Lease.

6.1.2 **Environmental Investigations**. Although Lessee shall not be liable for any Hazardous Substances on the Premises that was not caused in whole or in part by the activity of the Lessee, its agents, subtenants, or any other person or entity on the Premises as a result of, arising out of, or relating to Lessee's operations under this Lease or any previous lease or agreement, Lessee shall be responsible for the costs of any environmental investigations or remediation arising from the development or use of the Premises by Lessee, and Lessee hereby releases the Lessor from any contribution claim for those costs. By way of example only, if the Lessee excavates soil on the Premises which contains Hazardous Substances, then the Lessee will be responsible for the cost associated with disposing of those soils regardless of when or how the Hazardous Substances were released into those soils.

6.2 **CURRENT CONDITIONS AND DUTY OF LESSEE**: Lessor makes no representation about the condition of the Premises. Hazardous Substances may exist in, on, under or above the Premises. Lessee should, but is not required to, conduct environmental assessments or investigations of the Premises prior to or during this Lease to determine the existence, scope and location of any Hazardous Substances. If there are any Hazardous Substances in, on, under or above the Premises as of the Commencement Date, Lessee shall exercise the utmost

care with respect to the Hazardous Substances, the foreseeable acts or omissions of third parties affecting the Hazardous Substances, and the foreseeable consequences of those acts or omissions.

6.2.1 **Prior Notice of Environmental Investigation.** Prior to conducting any environmental investigation of the subsurface of the Premises, the Lessee shall provide prior written notice to the Lessor. Lessee shall provide the Lessor with the results of all such investigations.

6.3 **NOTIFICATION AND REPORTING:** Lessee shall immediately notify Lessor if Lessee becomes aware of any of the following:

a. A release or threatened release of Hazardous Substances in, on under or above the Premises, any adjoining property, or any other property subject to use by Lessee in conjunction with its use of the Premises;

b. Any problem or liability related to or derived from the presence of any Hazardous Substance in, on under or above the Premises, any adjoining property or any other property subject to use by Lessee in conjunction with its use of the Premises;

c. Any actual or alleged violation of any federal, state or local statute, ordinance, rule, regulation or other law pertaining to Hazardous Substances with respect to the Premises, any adjoining property, or any other property subject to use by Lessee in conjunction with its use of the Premises; or

d. Any lien or action with respect to any of the foregoing.

6.3.1 **Copies of All Environmental Reports.** Lessee shall, at Lessor's request, provide Lessor with copies of any and all reports, studies or audits which pertain to environmental issues or concerns with the Premises, and which are or were prepared by or for Lessee and submitted to any federal, state or local authorities pursuant to any federal, state or local permit, license or law. These permits include, but are not limited to, any National Pollution Discharge and Elimination System permit, any Army Corps of Engineers permit, any State Hydraulics permit, any State Water Quality certification, or any Substantial Development permit.

## **ARTICLE VII**

### **Miscellaneous Provisions**

7.1 **Intentionally Omitted.**

7.2 **LESSEE WILL OBTAIN PERMITS:** Lessee agrees to obtain and comply with all necessary permits for any Tenant Improvements and to conduct the Authorized Use. If Lessee fails to obtain and comply with such permits, then Lessee accepts full responsibility for any and all costs incurred by Lessor, including actual attorneys' fees. In this way, Lessee agrees to be solely responsible for all damages, costs and expenses incurred as a result of Lessee's failure to fully comply with any necessary permit process and requirements.

7.3 **LIENS:** Lessee agrees to keep the Premises described herein free and clear of all liens and charges whatsoever. Lessee shall not allow any mechanics' and materialmen's or other liens to be placed upon the leased Premises. If such a lien is placed or recorded, Lessee shall cause it to be discharged of record, at its own expense, within ten (10) days of Lessor's demand. Failure to comply with Lessor's demand within ten (10) days shall be a default under the terms of this Lease.

7.4 **INDEMNIFICATION AND HOLD HARMLESS:** The Lessee agrees that it will defend (with legal counsel acceptable to Lessor), indemnify and hold harmless the Lessor, its officers, employees and agents from any and all demands, claims, judgments or liability for loss or damage arising as a result of accidents, injuries or other occurrences on the Premises or on Lessor's property, (i) occasioned by either the negligent or willful conduct of the Lessee, its agents, or (ii) made by any person or entity holding under the Lessee, or any person or entity on the Premises or on the Lessor's property as a result of Lessee's activity, regardless of who the injured party may be. This indemnification and hold harmless shall not apply to the extent the damages was caused by the gross negligence or willful misconduct of the Lessor.

7.5. **LIMITED WAIVER OF IMMUNITY UNDER WASHINGTON STATE INDUSTRIAL INSURANCE ACT, TITLE 51 RCW AND OTHER SIMILAR INDUSTRIAL INSURANCE SCHEMES:** For purposes of the foregoing indemnification provision, and only to the extent of claims against Lessee by Lessor under such indemnification provision, Lessee specifically waives any immunity it may be granted under the Washington State Industrial Insurance Act, Title 51 RCW, The United States Longshore and Harbor Workers Compensation Act, 33 USC §901-950, or any other similar workers' compensation schemes. The indemnification obligation under this Lease shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable to or for any third party under workers' compensation acts, disability benefit acts, or other employee benefit acts. The foregoing provision was specifically negotiated and agreed upon by the parties hereto.

7.6 **LAWS AND REGULATIONS:** Lessee agrees to conform to and abide by all applicable rules, codes, laws, regulations and Port policies in connection with its use of the Premises and the construction of improvements and operation of Lessee's business thereon and not to permit said Premises to be used in violation of any applicable rule, code, law, regulation, Port policy, or other authority.

7.6.1 **Environmental Laws and Regulations.** Lessee's obligations herein shall include, but in no way be limited to, the obligation to comply with all State and Federal environmental laws and regulations. Lessee shall defend (with legal counsel acceptable to Lessor), indemnify and hold harmless the Lessor from any fine, penalty or damage which may be imposed by any lawful authority, which may arise as a result of the Lessee's failure to comply with the obligations of this article.

7.7 **WASTE AND REFUSE:** Lessee agrees not to allow conditions of waste and refuse to exist on the Premises and to keep the Premises in a neat, clean and orderly condition.

7.8 **TAXES AND ASSESSMENTS:** Lessee agrees to pay all taxes assessed against the leasehold interest and a pro rata share of any assessments made against the Premises for

installation of public utility systems, based upon a reasonable overall sharing program among all properties within the assessment area.

7.9 **SIGNS**: No signs shall be installed without the prior written permission of Lessor. In the event that an unauthorized sign has been installed and after twenty-four hours (24) notification to remove the sign by the Lessor, Lessee shall pay the Lessor a penalty of \$100 per day for each day the sign remains in place after such notification. The penalty shall automatically resume, without notice, if the sign is reinstalled after having been removed. The penalty accrued shall be paid with the next month's Base Rent. In addition, the Lessor reserves the right to provide notice of, and treat an unauthorized sign as, a non-monetary default of this Lease.

7.10 **EQUAL OPPORTUNITY**: Lessee agrees that in the conduct of activities on the Premises, it will be an equal opportunity employer in accordance with Title VII of the Civil Rights Act of 1964, 42 USC §2000 et seq. and shall comply with all requirements of the ADA.

7.11 **LITIGATION**: In the event Lessor shall be made a party to any litigation commenced by or against Lessee (other than actions commenced by Lessee or Lessor concerning the interpretation or enforcement of any of the terms and conditions of this Lease), then Lessee agrees to pay all costs, expert witness fees, and attorneys' fees, including all customary charges incurred by Lessor in connection with such litigation. However, if Lessor is made a party defendant and Lessee undertakes the defense of the action on behalf of Lessor, then no obligation for costs and attorneys' fees will be chargeable against Lessee by Lessor for costs arising out of such undertaking.

7.12 **ASSIGNMENT OF LEASE**: Lessee shall not assign, rent or sublease any portions of this Lease or any extension thereof, without the prior written consent of Lessor, and no rights hereunder in or to said Premises shall pass by operation of law or other judicial process, or through insolvency proceedings. Otherwise, the rights and obligations hereof shall extend to and be binding upon their respective successors, representatives and assigns, as the case may be. Lessee shall furnish Lessor with copies of all such subassignment, sublease or rental documents. For the purposes of this Lease, any change of ownership including sale, liquidation or other disposition of some or all of the corporate stock or limited liability company units will be considered an assignment. Should the Lessor consent to an assignment made by the Lessee for the purposes of obtaining a loan or other consideration from a third party, then the Lessor's consent shall be made in accordance with the consent to assignment document used by Lessor for these specific assignments. A copy of this consent form shall be provided by Lessor upon request of Lessee.

7.12.1 **Remedy If Lessor Denies Assignment**. If Lessor refuses to consent to an assignment, Lessee's sole remedy shall be the right to bring a declaratory judgment action to determine whether Lessor was entitled to refuse such assignment under the terms of this Lease.

7.12.2 **No Waiver of Future Consents**. No consent by Lessor to any assignment or sublease shall be a waiver of the requirement to obtain such consent with respect to any other or later assignment or sublease. Acceptance of Rent or other performance by Lessor following an assignment or sublease, whether or not Lessor has knowledge of such assignment or

sublease, shall not constitute consent to the same nor a waiver of the requirement to obtain consent to the same.

7.12.3 **Transfer Fee.** An administrative handling and transfer fee (“Transfer Fee”) of Three Hundred Dollars (\$300.00) shall be payable by Lessee to Lessor if Lessee requests the Lessor’s consent to a proposed assignment (including an assignment to a creditor for security purposes), or sublease. Such Transfer Fee shall be submitted to the Lessor at the same time that Lessee requests the Lessor’s consent to the proposed sublease or assignment.

7.12.4 **Attorneys’ Fees.** In addition to the Transfer Fee, Lessee shall pay Lessor’s reasonable and customary attorneys’ fees incurred relating to the Lessee’s request for Lessor’s consent to a proposed assignment or in the event Lessee seeks to modify the Lease during the term of the Lease or any renewals thereof. Lessee’s failure to remit this amount within sixty (60) days of the mailing of the notice of such charges shall constitute a default under this Lease. Notwithstanding anything to the contrary herein, the Lessee shall not be obligated to reimburse the Lessor in any case where an assignment or sublease is not accomplished due to total refusal on the part of Lessor to grant its consent to the request.

7.12.5 **Excess Rent.** If, pursuant to any assignment or sublease, Lessee receives rent, either initially or over the term of the assignment or sublease: i) in excess of the Rent called for hereunder, or ii) in the case of a sublease of a portion of the Premises, in excess of such Rent fairly allocable to such portion, after appropriate adjustments to assure that all other payments called for hereunder are appropriately taken into account, Lessee shall pay to Lessor, as Additional Rent hereunder, fifty percent (50%) of the excess of each such payment of Rent received by Lessee after its receipt.

7.12.6 **Lessee’s Liability on Assignment or Sublease.** If this Lease is assigned, or if the underlying beneficial interest of Lessee is transferred, or if the Premises or any part thereof is sublet to or occupied by anybody other than Lessee, Lessor may collect Rent from the assignee, subtenant or occupant and apply the net amount collected to the Rent herein reserved, but no such assignment, subletting, occupancy or collection shall be deemed a waiver of this covenant, or the acceptance of the assignee, subtenant or occupant as tenant, or a release of Lessee from the further performance by Lessee of covenants on the part of Lessee herein contained. No assignment or subletting shall affect the continuing primary liability of Lessee (which, following assignment, shall be joint and several with the assignee), and Lessee shall not be released from performing any of the terms, covenants and conditions of this Lease.

7.12.7 **Proceed Against Lessee.** Notwithstanding any assignment or sublease, or any indulgences, waivers or extensions of time granted by Lessor to any assignee or sublessee or failure of Lessor to take action against any assignee or sublease, Lessee hereby agrees that Lessor may, at its option, proceed against Lessee without having taken action against or joined such assignee or sublessee, except that Lessee shall have the benefit of any indulgences, waivers and extensions of time granted to any such assignee or sublessee.

7.12.8 **Assignee/Sublessee Insurance.** In the event the Lessor approves an assignment or sublease hereunder, such assignee or sublessee shall provide Lessor with insurance certificates and/or endorsements evidencing such assignee’s or sublessee’s

compliance with the insurance provisions set forth herein including, but not limited to, the endorsement of Lessor as an additional insured under such policy or policies.

### 7.13 **DEFAULT, CROSS DEFAULT, AND REMEDIES:**

7.13.1 **Monetary Defaults.** Failure to pay Rent or any other monetary obligations by the first day of each month shall constitute a default under the terms of this Lease. If Lessee is in default in the payment of Rent or other monetary obligations then, at Lessor's sole option, upon ten (10) days' written notice, this Lease may be terminated, and Lessor may enter upon and take possession of the Premises. Without limiting the generality of the foregoing, Lessee expressly authorizes Lessor to obtain a prejudgment writ of restitution in the event of default by Lessee. This remedy is in addition to and is not exclusive of any other remedies provided either by this Lease or by law.

7.13.2 **Non-monetary Defaults.** If Lessee shall fail to perform any term or condition of this Lease, other than the payment of Rent or other monetary obligations, then Lessor, upon providing Lessee thirty (30) days' written notice of such default, may terminate this Lease and enter upon and take possession of the Premises. This remedy is in addition to and is not exclusive of any other remedies provided either by this Lease or by law.

7.13.3 **Other Defaults.** The following shall also constitute a default under the terms of this Lease: A default by Lessee under any other agreement or lease with the Lessor; insolvency of Lessee; an assignment by Lessee for the benefit of creditors; the filing by Lessee of a voluntary petition in bankruptcy; an adjudication that Lessee is bankrupt or the appointment of a receiver of the properties of Lessee; the filing of an involuntary petition of bankruptcy and failure of Lessee to secure a dismissal of the petition within thirty (30) days after filing; attachment of or the levying of execution on the leasehold interest; and failure of Lessee to secure a discharge of the attachment or release of the levy of execution within ten (10) days.

7.13.4 **Multiple Defaults in a Year.** If within any one (1) year period, Lessor serves upon the Lessee three notices requiring Lessee either to: (i) comply with the terms of this Lease or to vacate the Premises or (ii) pay Rent or vacate (collectively referred to herein as "Default Notices"), then Lessee shall, upon a subsequent violation of any term of this Lease by the Lessee (including failure to pay Rent), be deemed to be in unlawful detainer, and Lessor may, in addition to any other remedies it may have, immediately terminate the Lease and/or commence an unlawful detainer action without further notice to Lessee.

7.13.5 **Cross-Default.** A default under this Lease shall constitute a default under any other lease or agreement which Lessee has with Lessor (hereinafter such other agreements shall be referred to as "Collateral Agreements"). Likewise, any material breach or default under a Collateral Agreement shall be deemed a material breach or default under the terms of this Lease. If a Collateral Agreement is terminated for a material breach or default of Lessee, then Lessor shall, without limiting any other remedies it may have, be entitled to terminate this Lease upon five (5) days' written notice to Lessee.

7.13.6 **Other Remedies.** In addition to the foregoing remedies specified in this article, Lessor may exercise any remedies or rights under the laws of the State of Washington including, but not limited to, recovering damages for past due rent, future rent, costs to re-let the

Premises, and costs to restore the Premises to its prior condition (reasonable wear and tear excepted). Under no circumstances shall Lessor be held liable in damages or otherwise by reason of any lawful re-entry or eviction. Lessor shall not, by any re-entry or other act, be deemed to have accepted any surrender by Lessee of the Premises or be deemed to have otherwise terminated this Lease or to have relieved Lessee of any obligation hereunder. Lessor shall be under no obligation to observe or perform any covenant of this Lease after the date of any material default by Lessee unless and until Lessee cures such default. A fee of Five Hundred Dollars (\$500.00) shall be assessed to Lessee for each Default Notice issued to Lessee to defray the costs associated with preparing, issuing, and serving such notice. This fee shall be payable on the first (1<sup>st</sup>) day of the month following the issuance of the Default Notice.

7.14 **TERMINATION**: This Lease shall terminate for default if Lessee fails to cure any default within the time provided for herein. Upon termination of this Lease or any extension thereof, whether by expiration of the stated term or sooner termination thereon, as herein provided, Lessee shall surrender to Lessor the Premises peaceably and quietly. Lessee shall restore the Premises to the condition existing at the time of initiation of this Lease, except for: (i) normal wear and tear, and (ii) any improvements which Lessor permits to remain on the Premises.

7.15 **NON-WAIVER**: Neither the acceptance of Rent nor any other act or omission of Lessor after a default by Lessee or termination shall operate as a waiver of any past or future default by Lessee, or to deprive Lessor of its right to terminate this Lease or be construed to prevent Lessor from promptly exercising any other right or remedy it has under this Lease. Any waiver by Lessor shall be in writing and signed by Lessor in order to be binding on Lessor.

7.16 **NOTICES**: Any notice, demand, request, consent, approval or communication that either party desires or is required to give to the other party shall be in writing addressed to the other party at the addresses, set forth in Article I, above, or such address as may have been specified by notifying the other party of the change of address. Notice shall be deemed served: i) on the date set by email if email is sent during regular business hours or, if sent outside of normal business hours, at 8:00 am on the next regular business day, ii) on the date of actual delivery, or iii) first attempted delivery as shown on the return receipt if mailed with the United States Postal Service by certified mail, return receipt requested.

7.17 **AGENT FOR SERVICE**: Lessee agrees that if Lessee is in unlawful detainer, pursuant to Chapter 59.12 RCW, and Lessor is unable to serve Lessee with the unlawful detainer pleadings after one service attempt, then Lessor shall be deemed to have complied with the service requirements of Chapter 59.12 RCW if it mails such pleadings via certified mail to the address set forth in the notice section of this Lease and posts such pleadings in a conspicuous location on the Premises. Service shall be deemed complete on the third (3<sup>rd</sup>) day following the day of posting or day of mailing, whichever is later.

7.18 **SECURITY**: Lessee specifically acknowledges that Lessor has no duty to provide security for any portion of the Premises or Property. Lessee assumes sole responsibility and liability for the security of itself, its employees, customers, and invitees, and their respective property in or about the Premises or Property. Lessee agrees that to the extent Lessor elects to provide any security, Lessor is not warranting the effectiveness of any such security personnel, services, procedures or equipment and that Lessee is not relying and shall not hereafter rely on such security personnel, services, procedures or equipment. Lessor shall not be responsible or

liable in any manner for failure of any such security personnel, services, procedures or equipment to prevent or control, or apprehend anyone suspected of personal injury or property damage in, on or around the Premises or Property.

7.19 **QUIET ENJOYMENT:** Lessor acknowledges that it has ownership of the Premises and that it has the legal authority to lease the Premises to Lessee. Lessor covenants that Lessee shall have quiet enjoyment of the Premises during the term of this Lease so long as Lessee complies with this Lease and subject to Lessor's right of entry onto the Premises as set forth herein.

7.19.1 **Easements.** The Lessor reserves the right to grant easements and other land uses on the Premises to others when the easement or other land uses applied for will not unduly interfere with the use to which the Lessee is putting the Premises or interfere unduly with the approved plan of development for the Premises.

7.19.2 **Closure by Government Order.** Lessee understands that various federal agencies, including the Department of Homeland Security and U.S. Coast Guard, have the authority to restrict access to certain areas on property owned by Lessor in order to counter a terrorist or other threat. Such restrictions could impact Lessee's ability to access the Premises for an indefinite period of time. Since such restrictions on access are outside the control of Lessor, Lessee agrees that such interruptions shall not be deemed a violation of this Lease or the Covenant of Quiet Enjoyment.

7.20 **LESSOR MAY ENTER PREMISES:** It is agreed that the duly authorized officers or agents of Lessor may enter to view said Premises at any time, and if the business or normal function of Lessor should at any time require that it enter upon the Premises to perform any work or make any improvements, it may do so, but not in such manner as to materially injure Lessee with its normal and usual operation.

7.21 **TIME:** It is mutually agreed and understood that time is of the essence of this Lease and that a waiver of any default of Lessee shall not be construed as a waiver of any other default.

7.22 **INTERPRETATION:** This Lease has been submitted to the scrutiny of the parties hereto and their counsel, if desired. In any dispute between the parties, the language of this Lease shall, in all cases, be construed as a whole according to its fair meaning and not for or against either the Lessor or the Lessee. If any provision is found to be ambiguous, the language shall not be construed against either the Lessor or Lessee solely on the basis of which party drafted the provision. If any word, clause, sentence, or combination thereof for any reason is declared by a court of law or equity to be invalid or unenforceable against one party or the other, then such finding shall in no way affect the remaining provisions of this Lease.

7.23 **HOLDING OVER:** If the Lessee remains in possession of said Premises after the date of expiration of this Lease without Lessor's prior written consent, such holding over shall constitute and be construed as tenancy at sufferance only, at a monthly rent equal to one hundred fifty percent (150%) of the Base Rent owed during the final month of the Term of this Lease and otherwise upon the terms and conditions in this Lease. If Lessee holds over with Lessor's prior written consent, then until such time as a new written Lease is executed by the parties hereto, Lessee shall continue to make payments to Lessor on a month-to-month basis as provided for



in this Lease. Such authorized holdover tenancy may be terminated by either party at the end of any such monthly period by sending written notice not less than five (5) days before the end of such period. Such authorized holdover tenancy shall be subject to all terms and conditions contained herein.

7.24 **SURVIVAL**: All obligations of the Lessee, as provided in the Lease, shall not cease upon the termination of this Lease and shall continue as obligations until fully performed. All clauses of this Lease which require performance beyond the termination date shall survive the termination date of this Lease.

7.25 **GOVERNING LAW**: This Lease, and the right of the parties hereto, shall be governed by and construed in accordance with the laws of the State of Washington, and the parties agree that in any such action jurisdiction and venue shall lie exclusively in Kitsap County, Washington and not in any federal court.

7.26 **ATTORNEY FEES-LEASE ENFORCEMENT**: The prevailing party in any action to enforce any term or condition of this Lease shall be entitled to an award of their reasonable costs and attorney fees.

7.27 **ESTOPPEL CERTIFICATES**: At Lessee's request, Lessor agrees to execute and deliver to Lessee or its lender(s), a customary estoppel certificate in a form acceptable to the Lessor which sets forth the following information: (i) the terms and conditions of this Lease, (ii) the status of the Rent payments under the Lease; and (iii) Lessor's knowledge of any breaches or anticipated breaches of the Lease. Lessor shall have no obligation to execute an estoppel certificate which requests any information other than as set forth above. Lessee agrees to reimburse the Lessor for all staff time incurred and attorneys' fees paid by Lessor for the review and opinion of such attorney acting on the request for such estoppel certificate and in negotiating acceptable language in the estoppel certificate. A failure to reimburse Lessor within sixty (60) days of the mailing of notice of such charges shall constitute a default under the terms of this Lease.

7.28 **ATTORNMEN**: In the event the Premises are sold, Lessee shall attorn to the purchaser upon the sale provided that the purchaser expressly agrees in writing that, so long as Lessee is not in default under the Lease, Lessee's possession and occupancy of the Premises will not be disturbed and that such purchaser will perform all obligations of Lessor under the Lease.

7.29 **COUNTERPARTS AND ELECTRONIC TRANSMISSION**: This Agreement may be signed in counterparts. Electronic transmission of any signed original document, and retransmission of any signed electronic transmission shall be the same as delivery of an original document.

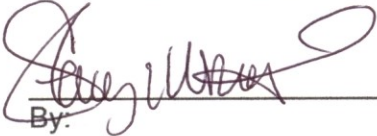
7.30 **ENTIRE AGREEMENT**: This Lease contains all of the understandings between the parties. Each party represents that no promises, representations or commitments have been made by the other as a basis for this Lease which have not been reduced to writing herein. No oral promises or representations shall be binding upon either party, whether made in the past or to be made in the future, unless such promises or representations are reduced to writing in the form of a modification to this Lease executed with all necessary legal formalities by the Commission of the Port of Bremerton.

7.31 **VALIDATION:** IN WITNESS WHEREOF, Lessor has caused this instrument to be signed by its President and Secretary by authority of the Commission of the Port of Bremerton, and this instrument has been signed and executed by Lessee, the day and year first above written.

**THIS LEASE CONTAINS INDEMNIFICATIONS FROM THE LESSEE TO THE LESSOR, RELEASES BY THE LESSEE AND A LIMITED WAIVER OF IMMUNITY UNDER THE WASHINGTON STATE INDUSTRIAL INSURANCE ACT, TITLE 51 RCW, OR ANY OTHER SIMILAR WORKERS' COMPENSATION SCHEMES**

LESSEE:

SHACK ON THE BOARDWALK, LLC

  
\_\_\_\_\_  
By:  
Its:

LESSOR:

PORT OF Bremerton

\_\_\_\_\_  
Its: President

\_\_\_\_\_  
Its: Vice- President

\_\_\_\_\_  
Its: Secretary

STATE OF Washington )  
County of Kitsap )ss  
)

On this 27<sup>th</sup> day of September before me personally  
appeared Stacy Lee Wright  
to me known to be the Renter  
of the corporation/company that executed the within and foregoing instrument, and acknowledged  
the said instrument to be the free and voluntary act and deed of said corporation/company, for  
the uses and purposes therein mentioned, and that they are authorized to execute said  
instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the  
day and year first above written.



Amber Martin  
Notary Public in and for the State of Washington  
Amber Martin  
Name Printed  
residing at Bremerton  
My commission expires: 01/13/2026

STATE OF WASHINGTON )  
County of KITSAP )ss  
)

On this \_\_\_\_\_ day of \_\_\_\_\_ before me personally  
appeared \_\_\_\_\_  
to me known to be the \_\_\_\_\_ of the  
**Port of Bremerton**, the municipal corporation that executed the within and foregoing instrument,  
and acknowledged the said instrument to be the free and voluntary act and deed of said municipal  
corporation, for the uses and purposes therein mentioned, and that they are authorized to execute  
said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the  
day and year first above written.

\_\_\_\_\_  
Notary Public in and for the State of Washington  
\_\_\_\_\_  
Name Printed  
residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_

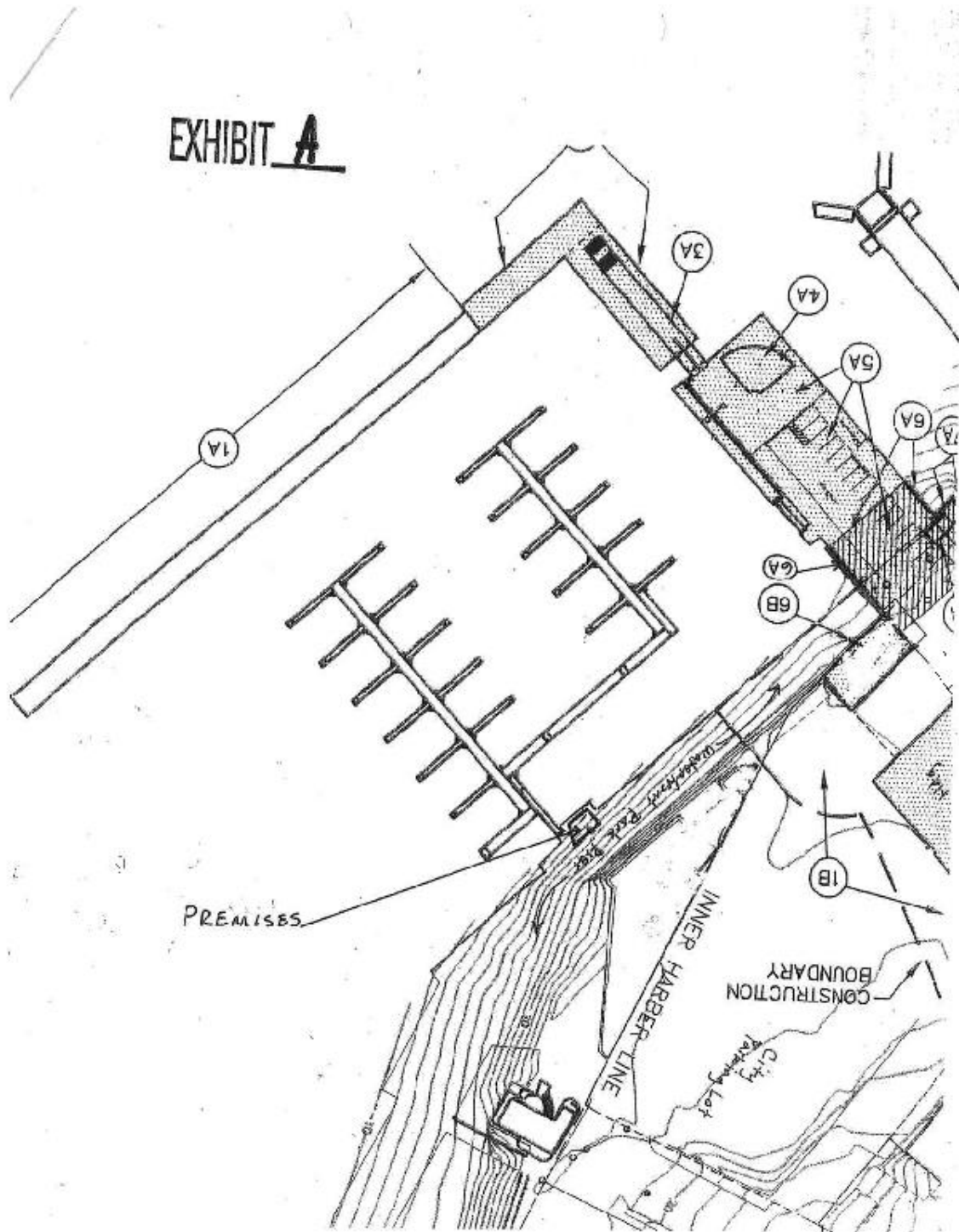
**EXHIBIT "A"**

Legal Description of Premises

The Premises consist of the approximately 240 square foot Building and a portion of the adjacent boardwalk space surrounding the Building measuring five feet (5') in width, all of which is located on the following legally described parcel:

The Premises are depicted on the map attached hereto as Exhibit B.

**EXHIBIT "B"**  
Map of Premises



**PORT OF BREMERTON**  
**AGENDA SUMMARY**

Agenda Item No:     Action Item No. 2  
Subject:             Bid Award of Emergency Culvert Repair at Pirate’s Cove Road  
Exhibits:            Henderson Partners LLC’s Bid Dated September 27, 2022  
Prepared By:        Arne Bakker, Chief Operating Officer  
Meeting Date:        October 11, 2022

Summary:

A culvert located at Pirate’s Cove Road (generally located on the southwest side of the Bremerton National Airport’s property) requires immediate repair. The culvert was clogged and not functioning property, primarily due to sediment coming from a Port owned culvert. The road is at risk of failure which would cause a hazard to motorists and pedestrians. The emergency repair includes replacing the existing culvert with a 36” wide pipe and installing two trash racks, one at each end of the culvert to prevent the intrusion of debris. The road will be closed during the culvert replacement during standard work hours and an alternative route will be provided. Performing the repair now will prevent the need for a more costly repair in the future in the event of a road failure.

Henderson Partners LLC was solicited for a bid because they are already mobilized in the area and prepared to perform the work. Henderson Partners has a satisfactory work history with the Port of Bremerton and is qualified to perform the emergency repair.

The emergency procurement of this repair takes exception to the competitive bidding requirements, as permitted under RCW 39.04-280(c) Purchases in the event of an emergency.

Fiscal Impact:

Funding comes from the 2022 capital Fund for Site, Utility and Building Improvements  
Budget: \$200,000  
Spent to date: \$45,327  
Project cost: \$53,480.70  
Budget Remaining: \$99,673

Strategic Purpose:

This action conforms with the Port’s strategic plan in Goal 2. Operate all Port facilities efficiently and cost effectively with a high degree of customer service.

Recommendation:

Port staff recommends awarding bid to Henderson Partners LLC for the Emergency Culvert Repair at Pirate's Cove Road and authorize CEO to execute contract.

Motion for Consideration:

**Move to award bid to Henderson Partners LLC for the Emergency Culvert Repair at Pirate's Cove Road and authorize CEO to execute contract.**



## HENDERSON PARTNERS, LLC

Excavation & Utilities, Framing & Concrete, Septic & Soils

11302 Burnham Drive NW

Gig Harbor, WA 98332

Phone (253)851-5896

Contractor Number: HENDEPL922MQ

### Estimate Includes:

- Culvert replacement on Pirates Cove Rd
- Replace existing Culvert with 36" N12 COR W/TITE HDPE Pipe
- Includes removal of existing Culvert.
- Includes 2 trash racks, one at each end of Culvert.
- Replace and compact with Suitable soils and Rock
- Includes Spalls with a 2 to 1 slope for stabilization
- Road to be closed during Culvert replacement.
- Standard work week mon-fri 40 hr. 7- 3:30pm

**TOTAL PRICE: \$48,975(wholesale cost) tax @9.2% \$4,505.70**

**Total including tax \$53,480.70**

\*\*\*State resale certificate required if tax deferred. If none is furnished billing invoice will show sales tax in addition to wholesale cost. Invoices are submitted by the 25<sup>th</sup> of each month based on work that will be completed by the end of the month. Payment (in full invoice amount) will be due by the 10<sup>th</sup> of the following month.

Respectfully submitted: \_\_\_\_\_

Date: 9-27-22

### ACCEPTANCE OF PROPOSAL

The above price(s), specifications, and conditions are satisfactory and are hereby accepted. Henderson Partners is authorized to do the work as specified above. By signing this proposal below, I personally guarantee payment to Henderson Partners. I also agree to pay 18% finance charge on all balances not paid in full by 30 days after the date due. Signature of this proposal will be considered your notice of our intent to lien this project if necessary. All above items supersede any other contract signed by Henderson Partners, LLC.

Requested and approved by: \_\_\_\_\_ Date: \_\_\_\_\_

### Exclusions:

Engineering, Irrigation lines  
Any fees, permits or bonds  
Compaction or sieve testing  
Dewatering with baker tanks or filtration; traffic control  
Landscaping, fences or features



Theft, play areas or play structures

Removal and disposal of toxic waste

No Work in building envelope except what is specified above

Not responsible for activities out of Henderson Partner's control

Security fence,

Removal and disposal of unsuitable soils

Any electrical work

Any survey work

Utility work (electric, cable, fiber)

Pipe bedding will be per code

Not responsible for unmarked utilities

Water meters

Pavers, pervious asphalt, Tuff track.

landscape paths

**PORT OF BREMERTON**  
**AGENDA SUMMARY**

Agenda Item No: Action Item No. 3

Subject: Notice of Award: Robblee's Total Security – Tacoma, WA  
Security Gates 1 & 12 Upgrade  
Port Project # 02-22-20005

Exhibits: Robblee's Total Security Quote 4637(Gate 12) & 4638 (Gate 1)

Prepared By: Arne Bakker, Chief Operations Officer

Meeting Date: October 11, 2022

**Summary:**

On November 9, 2021, the Commission approved Bid Authorization for Security Gates # 1 & #12 electrical upgrades. Gates 1 & 12 restrict public access to the airport ramp and hangars and have reached the end of their useful life. At the time, the Airport Manager reached out for quotes for these upgrades and found the cost exceeded the budgeted amount. At that point, the project did not move forward.

In September 2022, this project became more pertinent as Gate 12 lost its electronic functioning and now requires manual opening and closing. The Port solicited bids from three firms, two of which had previously submitted estimates for this work in 2021.

Robblee's Total Security of Tacoma, WA offered the winning bid, including sales tax, of \$86,852.22. The high bid was for \$103,490.06.

Port staff has experience with Robblee's Total Security formerly known as Guardian Gate Security. The company has completed smaller repairs for the Port in the past and is one of only a handful of companies on this side of the Puget Sound that perform this kind of work.

**Fiscal Impact:**

2021 Security Gate 1&12 Upgrade Capital Budget 2021:	\$55,000
2022 Software Upgrade & System Expansion Capital Budget:	\$200,000
Project Cost (Incl. WSST):	\$86,852.22

This project will be funded fully from the 2021 Capital Budget for Security Gate 1&12 Upgrade. The remaining \$31,852.22 will be funded from the 2022 Capital Budget for Software upgrades and System Expansion.

Remaining Budget 2022 SU&SE Capital Fund:	\$168,147.78
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Strategic Purpose:

This action conforms with the Port's strategic plan in Goal 6: Develop and fund a 20-year asset replacement/ major maintenance schedule.

Recommendation:

Port staff recommends the bid award for Security Gate 1 & 12 Electrical Upgrades to Robblee's Total Security.

Motion for Consideration:

**Motion to approve the award of the Security Gate 1 & 12 Electrical Upgrade contract to Robblee's Total Security and authorize the CEO to execute the contract.**



# Quote


Number **4637**  
 Date **Sep 22, 2022**  
 P.O.  
 Terms  
 Ship Via  
 Ship Date

**www.robblees.com**

751 Tacoma Avenue South . Tacoma, WA 98402 Ph: 253-627-5448

Bill To

Port Of Bremerton Airport Gate 12  
 8850 SW STATE HWY3  
 Bremerton, Wa 98312

Qty	ID	Description	Unit	Ext	Photo
		<p><b>Addition project notes</b>                      This estimate includes a new gate and automation for gate 12 along with a new card access system for both gates. This new card access will feature a new cloud based programming system with wireless from main office to each gate. This system will connect to outbound internet via your network and can be controlled by a PC or mobile device. New system capable of using standard proximity cards and fobs along with mobile credentials for your staff. All power needed and network connections by others.</p> <p><b>ADC Access Control up to 64 Doors Stand Alone</b>                      ADC Access Control up to 64 Doors Stand Alone                      1st Door \$30, each additional door up to 16 add \$10 per door. 17th door up to 64th door add \$5 per door.</p> <p>This system with two card readers will be \$40 per month.</p>			
1	A106378	ADC-AC-LP1502-PSE 2 DOOR KIT WITH POWER SUPPLY	1,700.00	1,700.00	
2	70701	BATTERY 7AMP 12VDC BATTERY	30.00	60.00	

Total



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Qty	ID	Description	Unit	Ext	Photo
105	ZH1	ELECTRICAL LABOR ZH1 LOW VOLTAGE PREVAILING WAGE ELECTRICAL LABOR TO SUPPLY AND INSTALL THE SYSTEM OUTLINED IN THE QUOTE.	195.00	20,475.00	
1	500W	MISC. WIRE 500 MISC. WIRE AND CABLE FOR A COMPLETE TURNKEY SUPPLY AND INSTALLATION OF SYSTEM OUTLINED IN OUR ESTIMATE.	500.00	500.00	
2	MISC2	Misc.parts2 Sure Fi wireless wiegand kit	1,250.00	2,500.00	
2	MISC2	Misc.parts2 Mobile ready card reader single gang ADC	365.00	730.00	
1	GATE2	CANT. GATE 30 CHAIN The Fast-Trac aluminum cantilever gate is constructed with a one-piece top frame/track member and is welded rigid in our factory. The gate rolls on maintenance free roller truck assemblies inside the enclosed track frame, which protects them from the elements. This truck assembly consists of a one piece steel body with factory lubricated and sealed roller bearings, assuring problem free gate operation.	9,500.00	9,500.00	
1	AA2005	EMX IRB UL 325 BEAM EMX IRB-325 PHOTO-EYE UL325 (THROUGH BEAM TYPE BEAM. USED FOR INDUSTRIAL OR COMMERICAL APPLICATIONS)	350.00	350.00	

Total





# Quote




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Qty	ID	Description	Unit	Ext	Photo
1	A103452	LIFTMASTER CSL24V The LiftMaster® Elite Series® CSL24V is engineered for a million cycles in high-cycle, heavy-duty applications. It is rated for gates up to 1,500 pounds or 50 feet in length, and has a built-in battery backup.	3,600.00	3,600.00	
2	A103222	LIFTMASTER LOOP DETLM	180.00	360.00	
1	POTHER	LOW VOLTAGE PERMIT Low Voltage Permit	300.00	300.00	
8	ZPM	Project managment Project management including system setup, launch, and completion. Oversee project installation and design. Meetings with technician crew regarding project status weekly. Meeting with technical crew on system completion to discuss and complete notes on system.	150.00	1,200.00	
3	LOOP	SAWCUT LOOP 4X8 LOOP SAWCUT INTO GROUND FOR FREE EXIT OR REVERSING	850.00	2,550.00	

Total

# Quote



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Date **Sep 22, 2022**

P.O.

Terms

Ship Via

Ship Date

Qty	ID	Description	Unit	Ext	Photo
1	A102908	TOMAR STROBE TOMAR 2795-2. FIRE STROBE	750.00	750.00	

Total **\$44,575.00**

Thank You for the opportunity to provide your security. We appreciate the trust and confidence in Robblee's.



# Quote

Number **4638**

Date **Sep 26, 2022**

P.O.

Terms

Ship Via





Ship Date

**www.robblees.com**

751 Tacoma Avenue South . Tacoma, WA 98402 Ph: 253-627-5448

Bill To

Port Of Bremerton Airport Gate 1  
 8850 SW STATE HWY3  
 Bremerton, Wa 98312

Qty	ID	Description	Unit	Ext	Photo
		<b>Addition project notes</b> This estimate includes a new gate and automation for gate 1. New card access bid included in seperate bid for gate 12. All power needed and network connections by others.			
80	ZH1	<b>ELECTRICAL LABOR ZH1</b> LOW VOLTAGE PREVAILING WAGE ELECTRICAL LABOR TO SUPPLY AND INSTALL THE SYSTEM OUTLINED IN THE QUOTE.	195.00	15,600.00	
1	GATE2	<b>CANT. GATE 30 CHAIN</b> The Fast-Trac aluminum cantilever gate is constructed with a one-piece top frame/track member and is welded rigid in our factory. The gate rolls on maintenance free roller truck assemblies inside the enclosed track frame, which protects them from the elements. This truck assembly consists of a one piece steel body with factory lubricated and sealed roller bearings, assuring problem free gate operation.	9,500.00	9,500.00	 <small>Tac Airport Control Tower</small>
1	AA2005	<b>EMX IRB UL 325 BEAM</b> EMX IRB-325 PHOTO-EYE UL325 (THROUGH BEAM TYPE BEAM. USED FOR INDUSTRIAL OR COMMERCIAL APPLICATIONS)	350.00	350.00	
1	A103452	<b>LIFTMASTER CSL24V</b> The LiftMaster Elite Series CSL24V is engineered for a million cycles in high-cycle, heavy-duty applications. It is rated for gates up to	3,600.00	3,600.00	

Total





# Quote





Number **4638**  
 Date **Sep 26, 2022**  
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Bill To

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Qty	ID	Description	Unit	Ext	Photo
2	A103222	1,500 pounds or 50 feet in length, and has a built-in battery backup. LIFTMASTER LOOP DETLM	180.00	360.00	
1	POTHER	LOW VOLTAGE PERMIT Low Voltage Permit	300.00	300.00	
8	ZPM	Project managment Project management including system setup, launch, and completion. Oversee project installation and design. Meetings with technician crew regarding project status weekly. Meeting with technical crew on system completion to discuss and complete notes on system.	150.00	1,200.00	
3	LOOP	SAWCUT LOOP 4X8 LOOP SAWCUT INTO GROUND FOR FREE EXIT OR REVERSING	850.00	2,550.00	
1	A102908	TOMAR STROBE TOMAR 2795-2. FIRE STROBE	750.00	750.00	
1	MISC2	Misc.parts2	750.00	750.00	

Total



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Qty	ID	Description	Unit	Ext	Photo
		Custom operator pedestal to raise gate to appropriate height above grade and to cover incoming conduit.			

Total **\$34,960.00**

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