

**FIRST AMENDMENT TO BEDROOM LEASE AGREEMENT
(Jeff & Leona Reed / Yamhill County)**

THIS FIRST AMENDMENT TO BEDROOM LEASE AGREEMENT ("Amendment #1") is made effective May 1, 2018, or the last day set forth adjacent to the signatures of the parties below, whichever is later, between Jeff and Leona Reed, as individuals, ("Lessor" in this Lease) and Yamhill County, a political subdivision of the State of Oregon ("Lessee" in this Lease).

RECITALS:

A. Lessee and Lessor are parties to that certain lease agreement dated as of May 4, 2017 (the "Lease Agreement") pursuant to which Lessor leases to Lessee (for use by Lessee's assigned tenants) up to three (3) bedrooms (the "Bedroom" or "Bedrooms") at Lessor's property located in the City of Newberg, State of Oregon: 1001 Crestview, Newberg, OR 97132. The Lease Agreement is memorialized in Yamhill County records as Board Order 17-145.

B. Lessee and Lessor now desire to amend the Lease Agreement upon the terms and conditions as more particularly set forth herein below.

C. Capitalized terms not defined herein shall have the meanings attributed to such terms in the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein below and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, Lessee and Lessor, intending legally to be bound, hereby agree as follows:

1. Section 3 "Bedroom Rent" of the Lease Agreement is hereby amended to include the following:

"Effective May 1, 2108, Rent is increased from the total not-to-exceed amount of \$417 per month, per Bedroom to the total not-to-exceed amount of \$514 per month, per Bedroom."

2. The balance of Section 3 of the Lease Agreement remains unchanged.

3. The balance of the Lease Agreement remains unchanged.

4. Ratification. Except as otherwise expressly modified by the terms of this Amendment #1, the Lease Agreement shall remain unchanged and continue in full force and effect. All terms, covenants and conditions of the Lease Agreement not expressly modified herein are hereby confirmed and ratified and remain in full force and effect, and, as further amended hereby, constitute valid and binding obligations of the parties enforceable according to the terms thereof.

5. Authority. Lessee and Lessor and each of the persons executing this Amendment #1 on behalf of Lessee and Lessor hereby covenants and warrants that: (i) such party has full right and

authority to enter into this Amendment #1 and has taken all action required to authorize such party (and each person executing this Amendment #1 on behalf of such party) to enter into this Amendment #1, and (ii) the person signing on behalf of such party is authorized to do so on behalf of such entity.

6. Binding Effect. All of the covenants contained in this Amendment #1 shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives and permitted successors and assigns.

7. Counterparts. This Amendment #1 may be executed in multiple counterparts, each of which shall be an original, but all of which shall constitute one and the same Amendment #1.

8. Recitals. The foregoing recitals are intended to be a material part of this Amendment #1 and are incorporated herein by this reference.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed on the date indicated by their duly authorized officials, this Amendment #1 in duplicate, each of which shall be deemed an original on the date executed by all parties.

DONE the last date set forth adjacent to the signatures of the parties below.

LESSOR:
JEFF REED



JEFF REED

(print name)
Date: 2/28/18

LEONA REED



LEONA A. REED

(print name)
Date: 2/28/18

LESSEE:
YAMHILL COUNTY



MARY STARRETT, Chair
Board of Commissioners
Date: _____



SILAS HALLORAN-STEINER, Director
Health and Human Services Department
Date: 3/20/18

FORM APPROVED BY:



CHRISTIAN BOENISCH
County Legal Counsel
Date: 3/30/18

Accepted by Yamhill County
Board of Commissioners on
3/29/18 by Board Order
18-87