

**AMENDMENT No. 1 TO YAMHILL COUNTY LEASE AGREEMENT
TDJC LLC**

Contract No. HHS24050LA (BO 19-324)

THIS AMENDMENT is made and entered into this 27 day of June 2024, by and between the YAMHILL COUNTY, a political subdivision of the State of Oregon, acting by and through its Health and Human Services Department (“Tenant”), and TDJC LLC (“Landlord”) (collectively, the “Parties”).

WHEREAS, The Parties executed a Lease Agreement on September 5, 2019, pursuant to Board Order 19-324 for lease of real property and related improvements located in Sheridan, Oregon for the housing of individuals and families with mental health and/or substance use disorders (the “Lease”); and

WHEREAS, The Parties now wish to amend the Lease to adjust rental rates; and now, therefore

THE PARTIES hereby agree to amend the Contract as follows (new language is indicated by underlined font and deleted language is indicated by strike-out font):

1. The section entitled “Rent” is amended to read as follows:

Rent: Effective June 1, 2024, Rent is \$26,550.00 \$28,409.00 per month for Phase I and \$31,860.00 \$34,091.00 additional rent per month for Phase II for a combined total of \$58,410 \$62,500.00 per month once both phases are completed, inspected to TENANT’s sole satisfaction and certificate(s) of occupancy issued, payable in advance not later than the 5th of the month (“Monthly Rent” or “Rent TENANT’s obligation to pay Phase I rent shall not begin until Phase I has been completed, inspected to TENANT’s sole satisfaction and a certificate of occupancy has been issued for Phase I. TENANT’s obligation to pay Phase II rent shall not begin until Phase II has been completed, inspected to TENANT’s sole satisfaction and a certificate of occupancy has been issued for Phase II. On the first anniversary of the Lease Term, and on each anniversary thereafter while this Lease Agreement is in effect, Effective April 1, 2025, and April 1, 2026, the monthly Rent shall be increased by two eight percent (2 8%).

Except as expressly amended above, all other terms and conditions of the original contract are still in full force and effect. The Contractor certifies that the representations, warranties, and certifications contained in the original contract are true and correct as of the effective date of this Amendment and with the same effect as though made at the time of this Amendment.

[remainder of page intentionally blank; signature page follows]

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed, this Amendment No. 1 on the date indicated by their duly authorized officials.

LANDLORD: Troy and Dana Haworth AND John and Catherine Eshleman

Troy Haworth
Troy Haworth
Date: 6-6-24

Dana Haworth
Dana Haworth
Date: 6-6-24

John Eshleman
John Eshleman
Date: 6-6-24

Catherine Eshleman
Catherine Eshleman
Date: 6-6-24

TENANT: Yamhill County, a political subdivision of the State of Oregon

Lindsay Berschauer
DocuSigned by:
LINDSAY BERSCHAUER, Chair
Board of Commissioners
Date: 6/28/2024

APPROVED AS TO FORM

DocuSigned by:
Christian Boenisch
42D9EF9444694DC
CHRISTIAN BOENISCH
County Counsel

Approved by the BOC on:
06/27/2024

via Board Order No.:24-176