

**AMENDMENT No. 1 TO LEASE AGREEMENT  
Yamhill County/Oregon Mutual Insurance Company**

**THIS AMENDMENT** is made and entered into this 2<sup>nd</sup> day of October 2025, by and between **YAMHILL COUNTY**, a political subdivision of the State of Oregon (“Lessor”), and **OREGON MUTUAL INSURANCE COMPANY**, an Oregon corporation (“Lessee”) (collectively, the “Parties”).

WHEREAS, The Parties executed a lease agreement on December 26, 2024, for the lease of a portion of the building located on the real property commonly known as 400 Northeast Baker Street, McMinnville, OR 97128 (the “Lease”); and

WHEREAS, The Parties now wish to amend the Lease to reduce the total square footage leased by Lessee and adjust base rent and operating expenses accordingly; and now, therefore

THE PARTIES hereby agree to amend the Lease as follows:

1. The section entitled “2.2 Option to Renew” is hereby amended to include the following:

“Effective October 1, 2025, Lessee surrenders all of its leased space in the IT Room and all but 346 sq. ft. of its leased space in the Mail Room. Lessee shall pay a new monthly flat rate of \$500.00 per month for current rack utilization in the IT Room. Base Rent for the remaining Mail Room space will be charged at \$2.25 per square foot per month or \$778.50 per month as of the Effective Date of this Amendment No. 1. Lessee’s remaining leased Mail Room space is depicted in Exhibit A, attached hereto and incorporated herein by this reference. The total aggregate rentable square footage of the Leased Area as of the Effective Date of this Amendment No. 1 is approximately 9,300 sq. ft. Lessee’s Proportionate Share of Operating Expenses as of the Effective Date of this Amendment No. 1 is therefore sixteen percent (16%).”

The balance of section 2.2 is unchanged.

2. Except as expressly amended above, all other terms and conditions of the original Lease are still in full force and effect. Capitalized terms in this Amendment No. 1 have the same meaning as those terms in the Lease. The Lessee certifies that the representations, warranties, and certifications contained in the original Lease are true and correct as of the effective date of this Amendment No. 1 and with the same effect as though made at the time of this Amendment No. 1.

[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.

**OREGON MUTUAL INSURANCE COMPANY**

**BOARD OF COUNTY COMMISSIONERS FOR YAMHILL COUNTY**

DocuSigned by:  
*Steven Patterson*  
Signature

DocuSigned by:  
*Kit Johnston*  
Signature

Steven Patterson  
Name (printed)

Kit Johnston  
Name (printed)

President & CEO  
Title

Chair, Board of Commissioners  
Title

10/2/2025  
Date

10/2/2025  
Date

APPROVED AS TO FORM

DocuSigned by:  
*Christian Boenisch*  
By: \_\_\_\_\_  
CHRISTIAN BOENISCH, County Counsel

# Exhibit A

