



PRELIMINARY AGENDA

REGULAR MEETING

April 21, 2021

I. "COOLER TALK" **11:45 AM**

II. OPEN SESSION **12:00 PM**
PLEDGE OF ALLEGIANCE

• **CONSENT ITEMS**

- A. Approval of Minutes – Kim
- B. Approval of Checks – Kim

• **NEW BUSINESS/DISCUSSION ITEMS**

- C. Grove Field Feasibility Study Discussion - Mark
- D. Corrosion Shield Lease – Derek
- E. Ferguson Ground Parking Amendment – Derek
- F. Strategic Plan Update – Dave

• **PUBLIC COMMENT** [3 min. apiece]

• **ACTION ITEMS**

- G. Approve Corrosion Shield Lease – Derek
- H. Approve Ferguson Ground Parking Amendment - Derek

• **STAFF REPORTS & COMMENTS**

- I. Chief Executive Officer, Chief Operating Officer and Director of Planning and Development

• **COMMISSIONER REPORTS**

• **PUBLIC COMMENT** [3 min. apiece]

• **ADJOURN**

On March 24, 2020 a new Governor's proclamation went into effect regarding public meetings. By order of Washington State Governor Jay Inslee, Proclamation 20-28.15, the Regular Commission Meeting will be available to the public (only) by conference or video call. This meeting is accessible via conference or video call at: +1 (253) 215-8782, Meeting ID: 977 5197 8968, Password: 091071 or via this video link: <https://zoom.us/j/97751978968?pwd=V2o3bTRNOUVkMlhZMVo3cHkzZDhuQT09>

MINUTES OF THE REGULAR COMMISSION MEETING

PORT OF CAMAS-WASHOUGAL

April 7, 2021

By: Kim Noah, Chief Operating Officer

A regular meeting of the Commissioners of the Port of Camas-Washougal was held at the Port Offices, 24 South 'A' Street, Washougal WA on Wednesday, April 7, 2021, at 5:00 p.m.

PRESENT: Commissioners Larry Keister, Cassi Marshall and John Spencer; Chief Executive Officer David Ripp; Chief Operating Officer Kim Noah; Director of Planning and Development Mark Miller; Business Development Manager Derek Jaeger; Legal Counsel; and members of the press and public. General public has access through a designated conference call line and Zoom video.

At 4:05 p.m., Commission President Larry Keister called the public meeting to order and recessed into Executive Session.

At 5:01 pm, following the Pledge of Allegiance, Commission President Larry Keister called the Open Session public meeting to order, noting that because of Governor Inslee's Proclamation 20-28, and the Washington State legislature's Resolution SCR 8402, the Commission is social distancing and at least 10 feet apart. The Chat function has been disabled.

- **CONSENT ITEMS**

- Minutes

Commissioner Keister presented Minutes from the March 17, 2021 – Regular Meeting and March 31, 2021 – Special Meeting. Reading of the Minutes were dispensed with; it is noted that copies had been provided previously to all Commissioners. After a brief discussion, a motion was made by Commissioner Spencer, seconded by Commissioner Marshall. March 17, 2021 – Regular Meeting minutes and March 31, 2021 – Special Meeting minutes carried unanimously.

- Claims / Checks

Chief Operating Officer Kim Noah presented the current payables. After review and brief discussion, upon motion by Commissioner Marshall, seconded by Commissioner Spencer and carried unanimously, the electronic payments and the issuance of general fund checks 7134-7171 and 50069-50070 in the total amount of \$194,642.33 were approved as presented.

- **NEW BUSINESS / DISCUSSION ITEMS**

- Resolution 4-21 Steigerwald Commerce Center Land Surplus & Sale Parcel 13 and Adjusted Parcel 14

Derek Jaeger, Business Development Manager, brought forth a proposal to surplus and sell Parcel 13 and Adjusted Parcel 14 to UPC-WA, LLC through Resolution 4-21. Derek provided a brief description of what will be discussed in the upcoming Hearing.

- Resolution 5-21 Black Pearl Land Purchase

David Ripp, Chief Executive Officer discussed Resolution 5-21 which amends the Port's Comprehensive Scheme of Harbor Improvements to add tax parcel 73134181. David provided a brief description of what will be discussed in the upcoming Hearing.

- Waterfront Development Agreement Reaffirmation

Director of Planning & Development Mark Miller reaffirmed the Waterfront Development Agreement at Parkers Landing between the City and the Port. The agreement was approved by Port Commission on February 17, 2021. The Development Agreement was then sent to City Council for discussion and approval. During the discussion at Council, several items were modified within the document. Although most of these items were editorial in nature, there were a few that change the terms or clarified responsibilities. Here is a list of the changes:

- List of exhibits was modified and edited for relevance
- 6. Phased Development: recognizes WMC 18.88 as governing process
- Transportation 7.1.2: Port/ Developer will be responsible for the maintenance of the *landscaping* within the public right of way.
- Transportation 7.1.5: Memorializes an agreement between the two parties regarding parking management.
- Transportation 7.2.1: Clarifies the ownership and vacation of the properties affected by the roundabout re-alignment.
- Transportation 7.4: Allocates the trips to meet the WMC standards for TIFs (PM peak trips, Total Daily trips, Total trips)
- 8. Public Utilities: Includes the stormwater outfall project as potentially impact fee eligible.

Discussion was had on the changes to the agreement, and it was requested the agreement be approved during Action Items.

- Gate 3 FDC Line Contract

Director of Planning & Development Mark Miller presented the Gate 3 FDC line contract and recommended the contract be awarded to Nutter Corporation for \$81,292.22 which includes sales tax. The project is to relocate the fire department connection (FDC) currently located at marina gate 3 to a location that is above the ordinary high-water mark (OHWM) near the top of the boat ramp. The project will include the partial reconstruction of the fire lane as well as improving the existing path next to the fire lane. Discussion was had on the contract and it was requested the contract be approved during Action Items.

- Ford F-350 Purchase

Director of Planning & Development Mark Miller presented staff's proposal for the purchase of a Ford F-350 from Westlie Ford for \$50,679.23 which includes tax. Approval of the Ford F-350 truck purchase will be requested during Action Items.

- **PUBLIC COMMENT #1**

Martha Martin, Washougal commented she was glad that the Port is moving the outlet for the FDC line.

- **PUBLIC HEARING TO AMEND PORT'S COMPREHENSIVE SCHEME OF HARBOR IMPROVEMENTS**

At 5:20 pm Commission President Keister opened the public hearing to discuss amendments to the Comprehensive Scheme.

Derek Jaeger, Business Development Manager provided background information about UPC-WA, LLC who is interested in purchasing Parcel 13 and Adjusted Parcel 14 in Steigerwald Commerce Center.

Commissioner Spencer asked when the construction timeline would be. Derek Jaeger commented that it will most likely be 2022.

Commissioner Marshall asked which lot would be modified in the boundary line adjustment. Derek Jaeger demonstrated that Adjusted Parcel 14 would be adjusted.

Commissioner Keister commented that he liked the idea of moving SCC into an office space type development; also impressed with UPC's STEM program participation with local youth.

Commissioner Spencer congratulated Derek Jaeger on his work on this land sale.

Commissioner Marshall added that the two parcels are the most beautiful lots in Steigerwald Commerce Center and she appreciates the development of those parcels in a way that brings a lot to the community.

David Ripp, Chief Executive Officer presented information on the quit claim deed of Parcel 1 and Parcel 2 known as tax parcel 73134181 to the Port from Black Pearl on The Columbia, LLC.

Commissioner Keister called for comments (3 times), no comments were made.

Commission Keister entertained a Motion to adopt Resolution 4-21 to amend the Comprehensive Scheme of Harbor Improvements and declare surplus property to facilitate the sale of the property known as Parcel 13 and Adjusted Parcel 14 to UPC-WA, LLC as presented. A motion was made by Commissioner Keister, seconded by Commissioner Spencer and the motion to amend the Comprehensive Scheme as presented, effective April 7, 2021, carried unanimously.

Commission Keister entertained a Motion to adopt Resolution 5-21 to amend the Comprehensive Scheme of Harbor Improvements and add tax parcel 73134181. A motion was made by Commissioner Keister, seconded by Commissioner Marshall and the motion to amend the Comprehensive Scheme as presented, effective April 7, 2021, carried unanimously.

- **ACTION ITEMS**
- Approve Waterfront Development Agreement Reaffirmation
Commissioner Keister requested formal approval of the Waterfront Development Agreement.

Upon motion by Commissioner Keister, seconded by Commissioner Marshall and carried unanimously, the approval to execute the Waterfront Development Agreement as presented, effective April 7, 2021.

- **Approve Gate 3 FDC Line Contract**

Commissioner Keister requested formal approval authorizing the Chief Executive Officer to execute a contract with Nutter Corporation for the Gate 3 FDC line contract in the amount of \$81,292.22 which includes sales tax. Upon motion by Commissioner Keister, seconded by Commissioner Spencer and carried unanimously, to approve the Gate 3 FDC Line Contract with Nutter Corporation as presented, effective April 7, 2021.

- **Approve Ford F-350 Purchase**

Commissioner Keister requested formal approval of the Ford F-350 purchase. Upon motion by Commissioner Keister, seconded by Commissioner Spencer and carried unanimously, the request to purchase the Ford F-350 in the amount of \$50,679.23 which includes sales tax was approved, effective April 7, 2021.

- **STAFF REPORTS & COMMENTS**

Chief Executive Officer David Ripp

Next Strategic Planning meeting will be April 21. The meeting will involve discussing strategic goals and strategies. Lisa, from Maul Foster Alongi will present comments from the Strategic Planning Advisory Committee.

Both the House and the Senate have laid out their Transportation Budgets, which includes both the SR-14 Slough Bridge and the I-5 Bridge projects. Both sides look to fund their prospective budgets a little differently. The House's formular is a combination of a gas tax and carbon tax and the Senate's is a gas tax combined with a cap and trade. Both will be negotiating between both packages and hope to have an agreeable package to vote on before the end of this session.

Great presentation by Derek Jaeger.

- **COMMISSIONER REPORTS**

Commissioner Marshall commented on how impressed she is on what everyone has done so far this year. The waterfront agreements that have been completed. Derek on the land sale and Dave's presentation to the Chamber of Commerce.

Commissioner Spencer commented that WPPA Spring meeting and finance meeting will still be hybrid meetings. He asked if we will be placing cameras in the board room. David stated that Kyle has this all taken care of to prepare the board meeting for Zoom meetings when Commission begins to attend in person.

Commissioner Keister spoke on the Slough Bridge project being on the list for consideration for the transportation budget.

- **PUBLIC COMMENT #2**

Martha Martin, Washougal – commented that the COVID numbers in Clark County are going up so please wear your masks and social distance.

Robert Hawrylo, UPC – thanked Derek and Mark for working with him during the land sale process.

The meeting adjourned at 6:00 pm.

PORT OF CAMAS-WASHOUGAL COMMISSION

Commissioners

**LEASE
BUILDING 8**

THIS LEASE is made and entered into this day by and between the PORT OF CAMAS-WASHOUGAL, a municipal corporation organized and existing under the laws of the state of Washington, hereinafter called "Lessor", and CORROSION SHIELD, INC, a Washington corporation authorized to engage in business and engaging in business in the State of Washington, hereinafter called "Lessee".

W I T N E S S E T H:

Section 1. PREMISES LEASED: For and in consideration of the payment by Lessee of the rentals hereinafter specified, and performance by Lessee of the covenants and obligations hereinafter provided to be kept and performed by Lessee, Lessor does hereby lease, demise and let unto Lessee, Lessor's Industrial Building No. 8 bay 1 and adjoining yard area, located at 3725 South Grant St, Washougal, Clark County, Washington 98671, as shown in Exhibit "A" attached hereto and incorporated by this reference (hereinafter called the premises). Lessee shall, in addition, have a right-of-way in common with others over and across private roads and streets giving access to the leased premises, which right-of-way shall terminate in the event such private roads and streets are dedicated to the public.

Section 2. TERM: The term of this Lease shall commence on May 1, 2021 and shall terminate on April 30, 2024.

The term of this Lease may be extended for 1 additional period of 3 years upon the following conditions. This extension shall be subject to the mutual agreement of Lessor and Lessee, each in its sole and absolute discretion. Lessee shall give Lessor written notice ninety (90) days prior to the expiration of the then current term regarding Lessee's intent to extend the

Lease. This extension shall be on the same terms, covenants, and conditions as provided in this Lease. Lessee shall not be entitled to extend if Lessee is in default under any term of this Lease at the time the extension is to commence.

Lessee shall give Lessor written notice ninety (90) days prior to the expiration of the then current term regarding Lessee's intent to extend the Lease or vacate the premises upon expiration of the then current term. The absence of timely notice from Lessee will be deemed to be notice that Lessee intends to vacate the premises upon expiration of the then current term.

If Lessee holds over after the expiration or termination of the term with Lessor's consent, such tenancy shall be deemed to be a holdover tenancy on a month-to-month basis. All other terms, covenants, and conditions of the Lease shall remain in effect, except that rent shall be increased by the same percentage as at the beginning of the last lease year. If Lessee holds over after the expiration or termination of the term without Lessor's consent, then such tenancy shall be deemed a holdover tenancy on a month-to-month basis, on the terms, covenants, and conditions of this Lease in effect at the expiration or termination of the term, except that rent shall be increased to 200% of the rent last payable under this Lease. This section does not grant any right to Lessee to holdover, and Lessee is liable to Lessor for any and all damages and expenses of Lessor as a result of any holdover.

Section 3. **POSSESSION:** Lessee shall have the right to possession of the premises pursuant to this Lease commencing on the commencement date of the lease term.

Section 4. **RENT:** Lessee shall pay to Lessor, without any notice or demand, and without setoff or deduction, in addition to taxes, assessments and other charges required to be paid hereunder by Lessee, rent for the premises in the following monthly rent:

Rent for 5/1/21 to 4/30/22: \$2,335.00 per month

Rent for 5/1/22 to 4/30/23: \$2,443.75 per month
Rent for 5/1/23 to 4/30/24: \$2,517.06 per month

Extension Period:

Rent for 5/1/24 to 4/30/25: \$2,592.57 per month
Rent for 5/1/25 to 4/30/26: \$2,670.35 per month
Rent for 5/1/26 to 4/30/27: \$2,750.46 per month

In addition to the rental amounts specified above, Lessee shall pay to Lessor with each monthly rental payment the Washington State Leasehold Tax on the leased premises, which tax is currently 12.84% of the monthly rental payment. Rental payments are payable in advance on the 1st day of each month during the term of this lease.

Lessee agrees to pay a late charge, in an amount equal to 7% of the monthly rental payment then due with any rental or leasehold tax payment which is not received in full by Lessor by the tenth day of the month.

Section 5. PREPAID RENT AND SECURITY DEPOSIT: Upon execution of this Lease, Lessee shall deposit with Lessor the first month's base rent and leasehold excise tax in the amount of \$2,634.81 and \$3,103.62 towards a total security deposit in an amount equal to last month rent and leasehold excise tax. The security deposit shall be held by Lessor upon the following terms and conditions:

A. The security deposit is given to secure Lessee's performance of all obligations under the lease agreement, including without limitation, the payment of rentals under Section 4, the use requirements of Section 10, and the utility provisions of Section 7.

B. Lessor shall maintain the security deposit as part of its general funds and not in a separate account for this deposit, with all interest attributable to the Lessor only.

C. Upon the expiration or sooner termination of this lease, Lessee shall only be

entitled to return of said deposit if all conditions of this lease agreement have been complied with, and the leased premises has been returned to Lessor in its original and sound condition, free of debris, refuse, contamination and other materials. Lessor shall have the right to deduct all costs and damages resulting from Lessee's breach of any portions of this lease from the security deposit, and any interest thereon, to the maximum amount held by Lessor. Lessee shall be entitled to a refund of all or any portion of the security deposit which is not necessary to compensate Lessor for Lessee's breach, ninety (90) days from Lessee's vacation of the premises.

D. Nothing herein shall be construed to limit Lessor's right to seek other remedies, as authorized by law or this lease, for damages to the leased premises or violation of this lease.

Section 6. LEASE BOND: Lessor hereby waives its right to require a lease bond pursuant to RCW 53.08.085.

Section 7. TAXES AND UTILITIES:

Lessee shall pay all charges and assessments for or related to electricity, water, sewer, garbage disposal, phone, cable, and any and all other utilities and services which shall, during the term of this lease, be charged or imposed upon the premises.

Lessee shall pay all taxes, assessments, and other expenses arising from Lessee's possession of the premises, or operation of Lessee's business on the premises, or are required because of Lessee's operations to make the property conform to government regulations, or which are imposed upon Lessee or Lessor due to the existence of this lease.

Lessee shall pay and discharge promptly, as the same becomes due and before delinquency, the taxes, assessments and other charges as described herein. Lessee shall pay, upon demand, the taxes, assessments and other charges on behalf of Lessor, or if this is not

permitted by law, Lessee shall reimburse Lessor for the amount of any such tax, assessment and other charge paid by Lessor, provided that Lessee shall have the right to contest any such tax or assessment at its own expense.

Section 8. LIENS: Lessee shall keep the premises free and clear of all liens, including mechanic's, materialmen's, or other liens for work or labor done, and liens for services, materials, appliances and power performed, contributed, furnished or used or to be used in or about the premises, or in connection with any operations of Lessee, or any alteration, improvement, repair, or addition which Lessee may make, permit, or cause to be made or any work or construction by, for, or permitted by Lessee on or about the premises. Lessor shall not be responsible for liens caused by Lessee's activities on the premises.

Nothing in this lease shall be deemed or construed in any way as constituting the consent or request of Lessor, express or implied, by inference or otherwise, to any contractor, subcontractor, laborer, or materialman, for the performance of any labor or the furnishing of any materials for any specific improvement, alteration to, or repair of the premises or any part thereof, nor as giving Lessee any right, power, or authority to contract for or permit the rendering of any services or the furnishing of any materials that would give rise to the filing of any lien against the premises or any part thereof.

In the event that any lien, charge, or order for the payment of money described as the responsibility of Lessee in this section is filed against Lessor or any portion of the premises, Lessee shall, at its own cost and expense, cause the same to be discharged of record or bonded within sixty (60) days after notice from Lessor to Lessee, in the manner provided in Section 26, of the filing thereof; and Lessee shall indemnify and save harmless Lessor against and from all costs, liabilities, suits, penalties, claims, and demands, including reasonable counsel fees,

resulting therefrom.

Section 9. CONTESTING LIENS AND TAXES: Lessee may contest any lien set forth in Section 8 or any tax, assessment, or other charge which Lessee shall pay under Section 7, provided that Lessee notifies Lessor, in the manner provided in Section 26, of their intention to do so within sixty (60) days of the filing of such lien or within thirty (30) days of receipt of notice of such tax, assessment, or other charge; and provided further that Lessee posts a bond or other security with Lessor, prior to the contest, in an amount equal to the amount of the contested lien or tax, assessment, or other charge.

Within sixty (60) days of the determination of its validity, Lessee shall satisfy and discharge any remaining lien, or pay and discharge any remaining assessment, or other charge, and all penalties, interest, and costs in connection therewith. Satisfaction and discharge shall not be delayed until execution is had on any judgment rendered, nor shall satisfaction, payment and discharge be delayed until sale is made of the whole or any part of the premises on account thereof. Any such delay shall be a default of Lessee under this lease.

In the event of any such contest, Lessee shall protect and indemnify Lessor against all loss, expense, and damage resulting therefrom.

Section 10. USE OF PREMISES: Lessee covenants and agrees as follows:

A. To actively and continuously use the premises throughout the term of this Lease solely for fiberglass inspection and maintenance in the course of Lessee's business and other uses incidental to Lessee's business. Lessee's use and all equipment utilized by Lessee within the premises shall fully comply with all local, State, and/or federal requirements and, in addition, Lessee shall have procured in advance all necessary permits or authorizations for such use from any local, state or federal agency, including, but not limited to, approval for the

intended use from the Washougal Fire and Building Department prior to occupancy. Lessee shall not use the premises for other purposes without Lessor's prior written consent.

B. To use the adjoining front yard area for employee and guest parking, and to use the adjoining rear yard area for shipping and receiving of equipment and other goods in the course of Lessee's business, and temporary short-term staging of goods and equipment in connection with such shipping and receiving operations. Except as expressly permitted in this section, no equipment or other goods shall be stored in the rear yard area beyond the time reasonably necessary for a shipping or receiving operation. Except as expressly permitted in this section, Lessee shall not use any yard area for overnight parking, or storage of any vehicles, campers, boats, or trailers, or containers, sheds, or drums, or any other storage of any other thing whatsoever. Lessee shall at all times keep all yard areas area in good, clean, neat, orderly, and safe condition, free of any debris, and free of any material deemed objectionable by Lessor.

C. Not to use or occupy the premises, or permit the premises to be used or occupied, for other than legal purposes, or in a manner which shall violate any certificate of occupancy in force relating to any building or improvement hereafter erected thereon;

D. To conform to and abide by all lawful rules, laws and regulations in connection with the use of said premises and the operation of Lessee's business thereon, and not to permit said premises to be used in violation of any lawful rule, law, regulation or other authority; and

E. Not to commit or permit any waste of the leased premises nor commit or permit the maintenance or commission of any nuisance on the premises.

Section 11. NO REPRESENTATION: Lessee has leased the premises after an

opportunity for examination thereof and of the subsurface conditions beneath the same, and without any representation on the part of Lessor, except that Lessor states that it has no knowledge of any spill of hazardous materials or the presence of any hazardous materials on the leased premises as of the date of the commencement of the lease term. As used in this lease, the term "hazardous substances" or "hazardous materials" means any hazardous or toxic substances, materials or waste, including but not limited to those substances, materials, and wastes listed in the United States Department of Transportation Hazardous Materials Table (49 CFR 172.101) or by the Environmental Protection Agency as hazardous substances (40 CFR Part 302) and amendments thereto, or such substances, materials and wastes as are or become regulated under any applicable local, state or federal law. Subject to Lessor's obligations under this Lease, Lessee assumes the sole responsibility for the condition, operation, maintenance and management of the leased premises.

Section 12. IMPROVEMENTS:

A. Lessee Improvements. Lessee shall not make any changes, alterations, or improvements to the leased premises or surrounding yard area ("Tenant Improvements") without the written consent of the Lessor being first obtained, which shall not be unreasonably withheld. All Tenant Improvements shall be performed by Lessee at its cost, and in compliance with all applicable law, including but not limited to all applicable building permit processes.

In the event Lessor consents to a proposed Tenant Improvement, such consent shall include Lessor's written determination as to whether Lessee shall be required to remove said improvement at the expiration or termination of this Lease. In the event no such written determination exists as to any proposed improvement made during the course of the Lease, then at the expiration or other termination of this lease, all improvements, which shall remain upon

the Premises, shall upon Lessor's determination, as determined in its sole and absolute discretion, be either (1) removed and the Premises restored by Lessee at its sole cost and expense, or (2) become the property of Lessor.

All machinery, fixtures, portable buildings and equipment installed by Lessee and which are adapted only for the special use of Lessee, shall be considered to be trade fixtures and may be removed at the termination of the Lease by Lessee. Lessee shall at its own expense repair all damage caused by the removal of trade fixtures, and shall restore the Premises to its same condition as immediately prior to such removal.

Section 13. REPAIR AND MAINTENANCE: Lessor shall maintain the roof, outer walls, structural members, exterior plumbing, and landscaping on the premises at its own expense. Lessee shall be responsible for the cost of any repairs made pursuant to this paragraph which are caused by the intentional or negligent acts of its employees, agents or licensees. Lessee shall complete all repairs within 90 days by a Lessor approved contractor or utilize Lessor maintenance staff at the Lessor contract rate. Lessee agrees to reimburse Lessor for said repairs immediately upon demand.

Lessor shall have no liability to Lessee for incidental damages or property damage suffered by Lessee as a result of its failure to maintain or repair those portions of the premises described above, its only obligation being to maintain or repair such portions of the premises. Lessee agrees to promptly notify Lessor of the need for exterior or structural repairs.

Except as provided above, Lessee agrees to maintain the premises and all improvements in a good state of repair and at the termination of this lease to return the premises and all improvements and adjoining yard area to Lessor in as good state and condition as the same are in at the time Lessee commences occupying same, reasonable wear and tear from the normal use

thereof and fire or other casualty being excepted. Lessee agrees to keep all adjoining yard areas at all times in good, clean, neat, orderly, and safe condition, free from any debris, and free from any material deemed objectionable by Lessor.

Section 14. INDEMNITY: Lessee shall indemnify and save harmless Lessor from and against any and all liability, claims, damage, penalties, or judgments arising from any loss, injury, death or damage to person or property sustained by any person in or about the premises resulting from the act or omission of Lessee, Lessee's officers, agents, employees, contractors, and sublessees, or of any occupant, visitor, or user of any part of Lessee's premises. Lessee further covenants and agrees to indemnify and hold Lessor harmless against the claims of all and every person whomsoever arising out of or in any way connected with Lessee's occupation or use of the premises, except for claims by Lessor's employees or agents for injuries sustained during the course of employment through no fault of Lessee. Lessee shall pay all attorney's fees and other expenses incurred by Lessor in defending any and all suits which may be brought against Lessor or in which Lessor may be impleaded with others upon any of the aforementioned matters, except as may result from the acts set forth in the paragraph immediately below.

Lessor shall indemnify and hold harmless Lessee and its directors, officers, employees, and agents, from and against any and all losses, claims, and damages arising from Lessor's gross negligence or intentional misconduct. Except for the gross negligence or intentional misconduct of Lessor or its agents, or employees, Lessor shall not be responsible for or liable for, and Lessee, notwithstanding that joint or concurrent liability may be imposed upon Lessor by a statute or court decision, hereby waives all claims against Lessor for any damage or injury to any person or to any property on or about the premises subject to this lease, including liability for costs, attorney's fees and reasonable expenses arising out of said claims.

Lessee covenants and agrees to reimburse Lessor for all costs or expenses of repair or replacement of any of Lessor's property damaged or destroyed as a result of Lessee's use or occupation of the premises or use of Port property or facilities. Lessee further covenants and agrees to carry liability insurance protecting itself and Lessor from all liability arising out of this Section 14. The provisions of this section shall survive the expiration or earlier termination of this lease.

Section 15. INSURANCE:

A. Lessee shall procure at its sole cost and expense and keep in effect from the date of this lease and at all times until the end of the term either Comprehensive General Liability insurance or Commercial General Liability insurance applying to the use and occupancy of the premises and the business operated by Lessee (or any other occupant) on the premises and providing coverage against all Lessee's liabilities pursuant to Sections 10-14 of this lease. Such coverage shall have a minimum combined single limit of liability of at least One Million Dollars (\$1,000,000.00) and such limit shall be increased from time to time to such amount as may be mutually acceptable to Lessor and Lessee in their reasonable judgment. All such policies shall be written to apply to all bodily injury, property damage, personal injury and other covered loss, however occasioned, occurring during the policy term; shall be endorsed to provide that such coverage shall be primary; and that any insurance maintained by Lessor shall be excess insurance only.

B. Lessee shall furnish Lessor with acceptable evidence that the insurance is in effect and in amounts sufficient to satisfy this section. All insurance policies required by this Section shall provide that they shall not be reduced, canceled or substantially amended or modified as to terms without thirty (30) days advance written notice to Lessor. All insurance

policies required to be carried under this lease shall be with recognized insurance carriers, having an A rating from A. M. Best Company or like or similar rating from an equally recognized rating company, acceptable to Lessor, and shall name Lessor as an additional insured. All such insurance shall provide for severability of interests; shall provide that an act or omission of one of the named insured shall not reduce or avoid coverage to the other named insureds; and shall afford coverage for all claims based on acts, omissions, injury and damage, which claims occurred or arose (or the onset of which occurred or arose) in whole or in part during the policy period. Such coverage shall be endorsed to waive the insurer's rights of subrogation against Lessor and Lessee if such waiver can be obtained at reasonable cost.

Lessee shall deliver to Lessor on or before the date on which the term commences, and thereafter at least ten (10) days before the expiration dates of expiring policies, certified copies of its insurance policies, or a certificate evidencing the same issued by the insurer thereunder, showing that all premiums have been paid for the full policy period; and in the event Lessee shall fail to procure such insurance, or to deliver such policies or certificates, Lessor may, at its option and in addition to Lessor's other remedies in the event of a default by Lessee hereunder, procure the same for the account of Lessee, and the cost thereof shall be paid to Lessor within ten (10) days following written demand therefor.

Section 16. HAZARDOUS SUBSTANCES - LESSEE'S OBLIGATIONS: Lessee shall not, without Lessor's prior written consent, keep on or about the leased premises, for use, disposal, treatment, generation, storage or sale, any substances designated as, or containing components designated as hazardous, dangerous, toxic or harmful (collectively referred to as "hazardous substances"), and/or which are subject to regulation by any federal, state or local law, regulation, statute or ordinance. With respect to any hazardous substances, Lessee shall:

A. Comply promptly, timely, and completely with all governmental requirements for reporting, keeping and submitting manifests, and obtaining and keeping current identification numbers;

B. Submit to Lessor true and correct copies of all reports, manifests and identification numbers at the same time as they are required to be and/or submitted to the appropriate governmental authorities;

C. Within five (5) days of Lessor's request, submit written reports to Lessor regarding Lessee's use, storage, treatment, transportation, generation, disposal or sale of hazardous substances and provide evidence satisfactory to Lessor of Lessee's compliance with the applicable governmental regulation;

D. Allow Lessor or Lessor's agents or representatives to come on the leased premises during regular business hours, and after hours with three (3) hours advance notice to Lessee, to check Lessee's compliance with all applicable governmental regulations regarding hazardous substances;

E. Comply with minimum levels, standards or other performance standards or requirements which may be set forth or established for certain hazardous substances (if minimum standards or levels are applicable to hazardous substances present on the premises, these levels or standards shall be established by an on-site inspection by the appropriate governmental authorities and shall be set forth in an addendum to this lease); and

F. Comply with all governmental rules, regulations and requirements regarding the proper and lawful use, sale, transportation, generation, treatment and disposal of hazardous substances.

Any and all costs incurred by Lessor and associated with Lessor's special or non-routine Lease (Corrosion Shield-Bld.8)

inspection of Lessee's premises and Lessor's monitoring of Lessee's compliance with this section, and including Lessor's attorneys' fees and costs, shall be additional rent and shall be due and payable to Lessor immediately upon demand by Lessor. However, Lessor shall solely bear the expense of inspections made on a routine basis, without reasonable cause to believe that Lessee is in violation of this section.

Lessee shall be fully and completely liable to Lessor for any and all cleanup costs and any and all other charges, fees, penalties (civil and criminal) imposed by any governmental authority with respect to Lessee's use, disposal, transportation, generation and/or sale of hazardous substances, in or about the leased premises.

Lessee shall indemnify, defend and save Lessor harmless from any and all of the costs, fees, penalties and charges assessed against or imposed upon Lessor (as well as Lessor's attorneys' fees and costs) as a result of Lessee's use, disposal, transportation, generation and/or sale of hazardous substances.

Upon Lessee's default under this section, in addition to the rights and remedies set forth elsewhere in this lease, Lessor shall be entitled to the following rights and remedies:

- A. At Lessor's option, to terminate this lease immediately; and
- B. To recover any and all damage associated with the default, including, but not limited to cleanup costs and charges, civil and criminal penalties and fees, loss of business and sales by Lessor and other lessees of the leased premises, and any and all damages and claims asserted by third parties and Lessor's attorneys' fees and costs.

The provisions of this section shall survive the expiration or earlier termination of this lease.

Section 17. ASSIGNMENT/SUBLETTING: Lessee shall not assign this lease nor

sublet the whole or any part of the premises without the prior written consent of Lessor, in its sole and absolute discretion. Any such assignment or sublease shall not relieve Lessee from the responsibility of paying the rentals accruing under this lease or from keeping and performing all other obligations herein imposed upon and assumed by it. It is understood and agreed that any consent by Lessor to any assignment or subletting by Lessee shall not be considered or construed to be a consent to any subsequent assignment or subletting nor as a waiver of the right of Lessor to refuse to consent to any subsequent assignment or subletting.

Section 18. QUIET ENJOYMENT:

A. Lessee, upon paying the rent and all other sums and charges to be paid by it as herein provided, and observing and keeping all covenants, warranties, agreements, and provisions of this lease on its part to be kept, shall quietly have and enjoy the premises during the lease term, subject to the provisions herein, without hindrance by Lessor.

B. Lessor warrants that it has fee simple title to the premises and the power and authority to execute this lease and to carry out and perform all covenants to be performed by it hereunder.

Section 19. ACCESS: Lessor or Lessor's employees and designees shall have the right to enter upon the premises at all reasonable times to examine the premises and to exhibit the premises to prospective purchasers and prospective lessees, and Lessor shall at all times be provided a key for independent access to the premises. Any persons other than Lessor or Lessor's employees who need access to the building will at Lessee's request sign a reasonable non-disclosure agreement before entering the building, except in an emergency.

Section 20. CURE BY LESSOR: If Lessee shall default in the performance of any provision under this lease, Lessor, at its option, may perform the same for the account and at the

expense of Lessee. Upon notification to Lessee of the cost thereof to Lessor, Lessee shall promptly reimburse Lessor the amount of that cost, plus interest at the rate of twelve (12%) percent per annum from the date of incurring of such cost to the date of repayment. In the event of such default by Lessee, Lessor may enter upon the premises for the purpose of causing such provisions to be fulfilled. Such entry shall not be deemed an eviction of Lessee. Lessor's action hereunder shall not be deemed a waiver of Lessee's default. Lessor, at its option, without relinquishing any remedy or right, may separately commence proceedings against Lessee for reimbursement of Lessor and for any other remedies for breach of this lease.

Section 21. BANKRUPTCY AND INSOLVENCY: If, after the commencement of the lease term:

- A. Lessee then having the title to the leasehold estate created hereunder shall while having such title be adjudicated a bankrupt or adjudged to be insolvent; or
- B. A receiver or trustee shall be appointed for Lessee's property and affairs; or
- C. Lessee shall make an assignment for the benefit of creditors or shall file a petition in bankruptcy or insolvency or for reorganization or shall make application for the appointment of a receiver; or
- D. Any execution or attachment shall be issued against Lessee or any of Lessee's property, whereby the premises or any buildings or improvements thereon shall be taken or occupied or attempted to be taken or occupied by someone other than Lessee, except as may herein be permitted, and such adjudication, appointment, assignment, petition, execution, or attachment shall not be set aside, vacated, discharged, or bonded within ninety (90) days after the issuance of the same, then a default hereunder shall be deemed to have occurred so that the provisions of Section 21 hereof shall become effective and Lessor shall have the rights and

remedies provided therein. Notwithstanding anything to the contrary hereinabove contained, upon the occurrence of a default pursuant to this Section 21, if the rent due and payable hereunder shall continue to be paid and the other covenants, provisions and agreements of this lease on Lessee's part to be kept and performed shall continue to be kept and performed, no event of default shall have been deemed to have occurred and the provisions of Section 21 hereof shall not become effective.

Section 22. DEFAULT:

A. In the event any one or more of the following events shall have occurred and shall not have been remedied as hereinafter provided:

1. The occurrence of any event set forth in Section 22 hereof, without the curing of same as therein provided; or
2. The filing of a petition by or against Lessee for adjudication as a bankrupt, or for reorganization or agreement, or for any similar relief, under the Bankruptcy Code as now or hereafter amended; or
3. Lessee's failure to pay any installment of rent when the same shall be due and payable and the continuance of such failure for a period of three (3) days after receipt by Lessee of notice in writing from Lessor, in the manner provided in Section 26; or
4. Lessee's failure to perform any of the other covenants, provisions, and agreements herein contained on Lessee's part to be kept or performed and the continuance of such failure without the curing of same for a period of ten (10) days after receipt by Lessee of notice in writing from Lessor specifying in detail the nature of such failure, or Lessee shall not cure said failure as provided in Paragraph B of this Section 22, then Lessor may, at its option, give to Lessee written notice of election to terminate the lease term upon a date specified in such

notice, which date shall not be less than twenty (20) business days (Saturdays, Sundays and legal holidays excluded) after the date of receipt by Lessee of such notice from Lessor. Upon the date specified in said notice, the term and estate hereby vested in Lessee shall cease and any and all other right, title, and interest of Lessee hereunder shall likewise cease without further notice or lapse of time, as fully and with like effect as if the entire lease term had elapsed, but Lessee shall continue to be liable to Lessor as provided herein. Simultaneously with the sending of the notice to Lessee, as hereinabove provided, Lessor shall send a copy of such notice to any sublessee of the premises or portions thereof that Lessor may select, in writing from time to time, and any additional persons or parties having an interest in the premises that Lessor may select, in writing, from time to time. The curing of any default within the above time limits by any of the aforesaid parties or combination thereof, shall constitute a curing of any default hereunder with like effect as if Lessee had cured the same hereunder.

B. In the event that Lessor gives notice of a default of such a nature that it cannot be cured within the period prescribed in Paragraph A4 of this Section 22, then such default shall not be deemed to continue, so long as Lessee, after receiving such notice, proceeds to cure the default as soon as reasonably possible and continues to take all steps necessary to complete the same within a period of time which, under all prevailing circumstances, shall be reasonable. No default under Paragraph A4 of this Section 22 shall be deemed to continue if and so long as Lessee shall be proceeding to cure the same in good faith.

C. In the event that any default of Lessee shall be cured in any manner hereinabove provided, such default shall be deemed never to have occurred and Lessee's right hereunder shall continue unaffected by such default.

D. Upon any termination of the lease term pursuant to Paragraph A of this

Section 22, or at any time thereafter, Lessor may, in addition to and without prejudice to any other rights and remedies Lessor shall have at law or in equity, re-enter the premises and recover possession thereof and dispossess any or all occupants of the premises in the manner prescribed by statute relating to summary proceedings, or similar statutes; but Lessee in such case shall remain liable to Lessor as provided herein.

E. In case of any such default, re-entry, termination and/or disposition by summary proceedings:

1. The rent shall become due thereupon and be paid up to the time of such re-entry, termination and/or disposition;

2. Lessor may re-let the premises or any part thereof, either in the name of Lessor or otherwise, for a term which may, at Lessor's option, be less than or exceed the period which would otherwise have constituted the balance of the term of this lease and may grant concessions or free rent, but such re-letting shall not be construed as an acceptance of a surrender of the leasehold interest; and

3. Lessee or the representatives of Lessee shall also pay Lessor as liquidated damages for the failure of Lessee to observe and perform Lessee's covenants herein contained any deficiency between the rent hereby collected on account of the lease of the premises for each month of the period which would otherwise have constituted the balance of the lease term. In computing liquidated damages, there shall be added to the said deficiency such reasonable expenses and counsel fees as Lessor may incur in connection with the default and re-letting. Any suit brought to collect the amount of the deficiency for any month shall not prejudice in any way the rights of Lessor to collect the deficiency for any subsequent month by a similar proceeding.

Lessor, at its option, may make such alterations, repairs, replacements, and/or decorations in the premises as Lessor, in Lessor's sole judgment, considers advisable and necessary for the purpose of re-letting the premises; and the making of such alterations, repairs, replacements, and/or decorations shall not operate or be construed to release Lessee from liability hereunder. Lessor agrees to mitigate in good faith all damages and to re-let the premises in the event of any default specified herein.

Section 23. WAIVERS: Failure of Lessor to complain of any act or omission on the part of Lessee, no matter how long the same may continue, or the receipt of rent by Lessor with knowledge of any breach or default of this lease by Lessee, shall not be deemed to be a waiver by Lessor of any of its rights herein. No waiver by Lessor at any time, express or implied, of any breach of any provision of this lease shall be deemed a waiver of any subsequent breach of the same or any other provision. Failure of Lessor to insist upon strict performance or to exercise any option herein conferred in any one or more instances in the event of default shall not be construed to be a waiver or relinquishment of any such or any other right herein extended to the Lessor.

Section 24. GOVERNMENTAL REGULATIONS: During the lease term, Lessee shall, at its own cost and expense, promptly observe and comply with all present and future laws, ordinances, requirements, orders, directives, rules and regulations of the federal, state, county, town, and city governments and of all other governmental authorities affecting the premises or appurtenances thereto or any part thereof whether the same are in force at the commencement of the lease term or may in the future be passed, enacted, or directed, and Lessee shall pay all costs, expenses, liabilities, losses, damages, fines, penalties, claims, and demands, including reasonable counsel fees, that may in any manner arise out of or be imposed because of the failure of Lessee

to comply with the covenants of this Section 24.

Section 25. NOTICE OF LITIGATION AND COUNSEL FEES:

A. Within ten (10) days of Lessee having knowledge of any litigation or other proceeding that shall be commenced against Lessee or against the premises to secure or recover possession thereof or that may affect the interests of Lessor in the premises, Lessee shall give written notice thereof to Lessor.

B. In the event any party shall bring suit to compel performance of or to recover for any breach of any covenant, agreement or condition of this lease, the prevailing party in said action shall be entitled to recover from the other party costs and reasonable attorney's fees.

C. Notwithstanding anything to the contrary hereinabove contained, in the event that Lessor is made a party to litigation against the Lessee, relating to the premises, or against the premises commenced by a third party, wherein Lessor is not at fault, Lessee shall pay, upon demand, all of Lessor's counsel fees and costs.

Section 26. NOTICES: Every notice, consent or other communication authorized or required by this lease shall be deemed to be sufficient if in writing, and sent postage prepaid by registered or certified mail, return receipt requested, directed to the other party at the address listed below, or at such other address as the other party may designate by notice given from time to time in accordance with this section. In the event a party notifies the other in writing of a change of address in accordance with this section, said address shall substitute for the address listed below for all subsequent notices. Notices shall be deemed effective when personally served, or upon delivery or refusal of delivery by the addressee if mailed in the manner provided by this section:

Lessor:

Port of Camas-Washougal

24 So. "A" Street
Washougal, WA 98671

Lessee: Corrosion Shield, Inc.
Attn: Chris Kellogg
PO BOX 61556
Vancouver, WA 98666

Section 27. RIGHTS CUMULATIVE: The rights, powers, and remedies of Lessor, as provided herein, shall be deemed to be cumulative, and no one of them shall be exclusive of any other, or of any other right, power, or remedy allowed by law.

Section 28. TIME OF THE ESSENCE: Time and punctual and exact performance and observation by Lessor and Lessee of the provisions herein are of the essence of this lease.

Section 29. SEVERABILITY: In the event that any provision of this lease shall be declared invalid by any court of competent jurisdiction, such provisions shall be severed from this lease, and such declaration shall not affect the remainder of this lease. This lease shall remain in full force and effect for the balance of its lease term.

Section 30. INTERPRETATION: Whenever the singular number is used herein, the same shall include the plural, and vice versa, as the context shall require. The section headings used herein are for reference and convenience only. Upon any sale or assignment of the interest of either Lessor or Lessee herein, their respective successors in interest shall, during the term of this ownership of their respective estates herein, be deemed to be Lessor or Lessee, as the case may be.

Section 31. SUCCESSORS: All of the terms, conditions, covenants and agreements of this lease shall extend to and be binding upon Lessor, Lessee, and their respective heirs, personal representatives, successors and assigns, and upon any person coming into ownership or possession of any interest in the premises by operation of law, or otherwise, and shall be

construed as covenants running with the land.

Section 32. ENTIRE AGREEMENT: This lease constitutes and shall be construed as the entire agreement of the parties. No oral statement shall have any force or effect. This agreement shall not be modified or canceled except by writing subscribed by Lessor and Lessee.

SIGNATURES ARE ON NEXT PAGE

IN WITNESS WHEREOF, the parties have executed this lease in duplicate as of the

16 day of April, 2021.

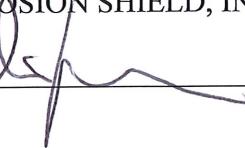
LESSOR:

PORt OF CAMAS-WASHOUGAL

By: _____
David Ripp, CEO

LESSEE:

CORROSION SHIELD, INC.

By: 

By: _____

STATE OF WASHINGTON)
)
COUNTY OF CLARK) ss.
)

On this 16 day of April, 2021, before me personally appeared DAVID RIPP, to me known to be the Chief Executive Officer of the Port of Camas-Washougal, the entity that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

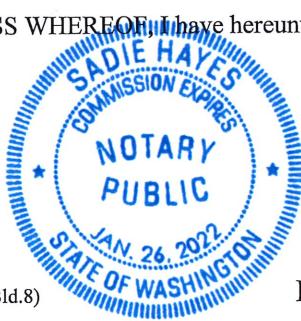
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public in and for the State of
Washington, residing at _____.
My commission expires _____.

STATE OF WASHINGTON)
)
COUNTY OF CLARK) ss.
)

On this 16 day of April, 2021, before me personally appeared Chris Kellogg, to me known to be the President of Corrosion Shield, Inc., the entity that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he/she was 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, residing at Clark Co.
My commission expires 1/26/2022.

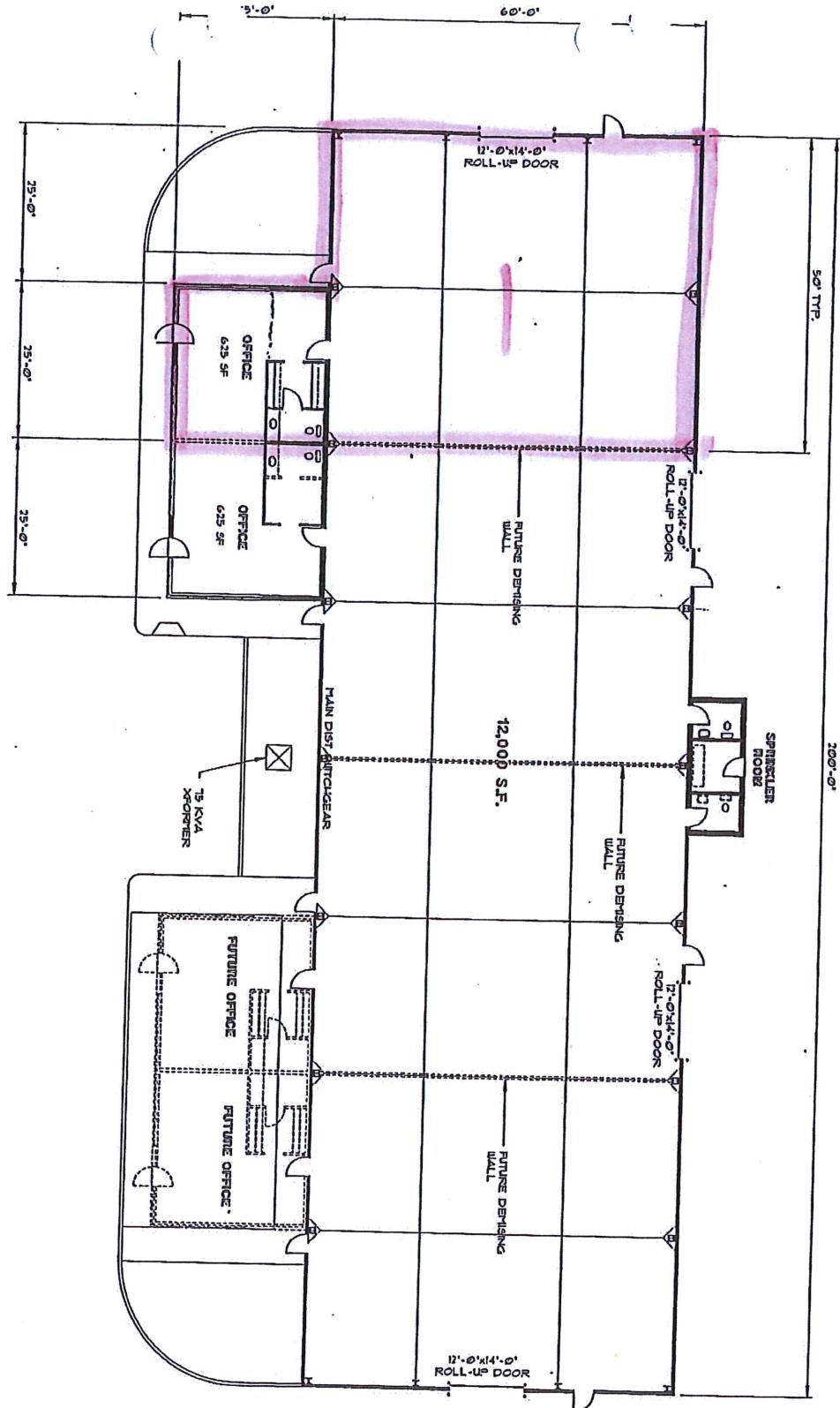


EXHIBIT 'A'

<p>WILSON ASSOCIATES ARCHITECTS & PLANNERS A.I.A. 404 E 15TH ST. #5 VANCOUVER WA 98663 (206) 696-4722</p>	<p>date scale job no. by</p>	<p>PORT OF CAMPAS/WASHOUGAL BUILDING # 8</p>	<p>sheet A3</p>
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FOURTH LEASE AMENDMENT

THIS FOURTH LEASE AMENDMENT (this "Agreement") dated as of the 14th day of April, 2021, by and between **PORT OF CAMAS-WASHOUGAL**, a municipal corporation organized and existing under the laws of the State of Washington ("Lessor"), and **FERGUSON ENTERPRISES, LLC**, a Virginia limited liability company f/k/a Ferguson Enterprises, Inc. ("Lessee"), provides:

WHEREAS, Lessor and Lessee are parties to a Ground Lease dated August 26, 2005, as amended by that certain First Lease Amendment dated June 1, 2010, that certain Second Lease Amendment dated May 1, 2012, and that certain Third Lease Amendment dated May 15, 2015 (as amended, the "Lease"), covering those certain forty (40) parking spaces situated in the Port District in the Town of Washougal, Clark County, Washington (the "Premises"), as more fully described in the Lease; and

WHEREAS, the current Lease term expires September 30, 2021 ("Third Extension Period"), subject to one (1) additional extension period of three (3) years ("Fourth Extension Period"), and further subject to Lessee's right to terminate in accordance with Section 2.5 of the Lease; and

WHEREAS, Lessor and Lessee have agreed to amend the Lease to (i) convert the Fourth Extension Period from a three (3) year period to a three (3) year, two (2) month period, (ii) acknowledge Lessee's exercise of the Fourth Extension Period, as modified, (iii) provide Lessee with one (1) additional extension period of three (3) years beyond the Fourth Extension Period, (iv) set forth the rent to be paid during the Extension Periods (as defined below), and (v) otherwise modify the Lease as provided herein.

NOW, THEREFORE, for and in consideration of the above recitals, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the undersigned, Lessor and Lessee hereby agree as follows:

(1) The term of the Fourth Extension Period is hereby converted from a three (3) year period to a three (3) year, two (2) month period. Lessee hereby exercises its option to extend the Lease for the Fourth Extension Period, commencing October 1, 2021 and expiring November 30, 2024. Lessor hereby acknowledges Lessee's exercise of the Fourth Extension Period.

(2) At the expiration of the Fourth Extension Period (November 30, 2024), Lessee shall have the option to renew the Lease for one (1) additional period of three (3) years (the "Fifth Extension Period" and together with the Fourth Extension Period, the "Extension Periods"), upon the same terms and conditions as set forth in the Lease, save and except the increase in rent as provided for herein. Lessee may exercise the Fifth Extension Period by providing written notice to Lessor at least one hundred eighty (180) days prior to the expiration of the Fourth Extension Period.

(3) The monthly rent for the Premises during the Fourth Extension Period and, if duly exercised, the Fifth Extension Period shall be as follows:

<u>RENT PERIOD</u>	<u>MONTHLY RENT</u>
Fourth Extension Period	\$295.00*
Fifth Extension Period	\$305.00*

* plus applicable Washington State Leasehold Tax (currently 12.84%)

(4) Lessor and Lessee acknowledge and agree that Lessee's address (for notice purposes under the Lease) is hereby confirmed as:

Ferguson Enterprises, LLC
 12500 Jefferson Avenue
 Newport News, VA 23602
 Attn: RE & Facilities Dept.

(5) To the best of the Lessor's and Lessee's knowledge, no event has occurred and no condition exists which with the giving of notice or the passage of time (or both) would constitute a default by Lessor or Lessee under the Lease, and all obligations of Lessor and Lessee have been fully performed in all material aspects.

(6) Except as amended herein, all other terms and conditions of the Lease are and shall remain in full force and effect, unaffected hereby. This Agreement shall override and supersede all sections of the Lease in conflict herewith and shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns. All capitalized terms used herein and not otherwise defined herein shall have the respective meanings ascribed in the Lease.

(4) This Agreement may be executed in two (2) or more counterparts, each of which will be deemed an original and all of which together shall constitute one (1) and the same instrument. Further, this Agreement may be executed through the use of facsimile, scanned signature pages or electronic signature technology (e.g., via DocuSign or similar electronic technology), which shall be deemed originals for all intents and purposes. The parties further consent and agree that (a) to the extent that a party signs this Agreement using electronic signature technology, by clicking "SIGN" (or similar election), such party is signing this Agreement electronically, and (b) the electronic signature(s) appearing on this Agreement shall be treated, for purposes of validity, enforceability and admissibility, the same as handwritten signatures.

[The remainder of this page left blank intentionally; signature page follows]

IN WITNESS WHEREOF, the parties have executed this lease amendment in duplicate as of the 14th day of April, 2021.

LESSOR:

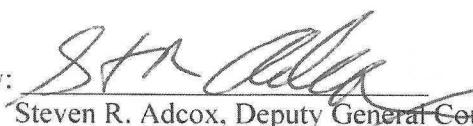
PORT OF CAMAS-WASHOUGAL

By: _____
David Ripp, CEO

STATE OF WASHINGTON)
)
COUNTY OF CLARK) ss.
)

LESSEE:

FERGUSON ENTERPRISES, LLC

By: 
Steven R. Adcox, Deputy General Counsel

On this 14th day of April, 2021, before me personally appeared DAVID RIPP, to me known to be the Chief Executive Officer of the Port of Camas-Washougal, the entity that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

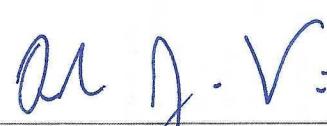
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

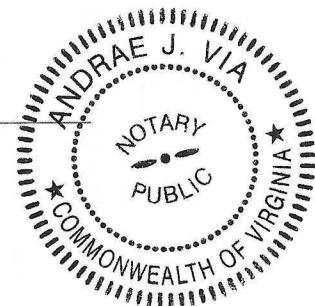
Notary Public in and for the State of
Washington, residing at _____,
My commission expires _____.

STATE OF VIRGINIA)
)
CITY OF CHESAPEAKE) ss.
)

On this 14th day of April, 2021, before me personally appeared Steven R. Adcox, to me known to be the Deputy General Counsel of Ferguson Enterprises, LLC, the entity that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he/she was 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
Virginia, residing at Chesapeake, VA.
My commission expires August 31, 2022.
Reg. No. 7588711



POR T OF CAMAS-WASHOUGAL STRATEGIC PLAN DRAFT GOALS AND STRATEGIES

4/21/21 Commission Meeting Draft

Goal Area	Goals	Strategies
Economic Development	Enhance economic development through partnerships to leverage strategic investments. (Existing)	Proactively participate in and support regional economic development initiatives to expand the local employment base.
	Coordinate efforts with key legislators to improve local economic opportunities by supporting the retention, expansion, and recruitment of preferred employers. (Existing)	Continue ongoing communication with legislators.
	Promote the local economy and employment base throughout the Port district.	Understand and strengthen the Port's impact on the district.
		Focus business recruitment efforts on Port owned properties, while keeping in mind potential opportunities for referrals to regional partners.
Tourism	Evaluate and utilize tourism opportunities to drive economic development and promote the region as a recreation destination.	Encourage tour and cruise boat operators to dock at the marina.
		Participate in local and regional tourism groups and partnerships.

DRAFT GOALS AND STRATEGIES
4/21/21 Commission Meeting

Goal Area	Goals	Strategies
Real Estate & Industrial Land Development	Promote sustainable community prosperity by ensuring an ample supply of land, infrastructure, and facilities to meet the needs of potential employers. (Existing)	Continually assess niche markets and position Port assets to meet market demand. Prioritize new investments for inclusion in the Capital Improvement Plan. Enhance property availability in the Industrial Park to accommodate new businesses and allow for the expansion of existing tenants.
	Operate industrial properties in an economically sustainable manner. (Existing)	Ensure industrial lease rates are competitive with the local and regional market. Develop and maintain industrial park design guidelines and standards.
	Expand the Port's land and building assets and associated positive economic impacts through ongoing outreach and partnerships.	Monitor potential for Port participation as redevelopment of the Georgia Pacific (GP) Mill site occurs.
	Ensure that local contractors have the opportunity to respond to the Port's bids to keep economic development funds circulating within the region.	Communicate project bids available to local community contractors.
Waterfront Development	Lead a collaborative effort to develop a more vibrant, economically viable, and publicly accessible Columbia River waterfront. (Existing)	Pursue private investment interests in developing the western portion of the waterfront development.
		Develop a strategy for the Phase 1 and 2 parking areas to improve access to the waterfront.
		Continue to collaborate with developers RKM and Killian Pacific on Parker's Landing Waterfront endeavors.

DRAFT GOALS AND STRATEGIES
4/21/21 Commission Meeting

Goal Area	Goals	Strategies
Parks and Public Amenities	Promote and enhance existing park amenities and events in cooperation with partners.	Improve the breakwater access for the community and visitors.
		Enhance the breakwater dock into a floating boardwalk.
		Evaluate adequate parking for marina, park, and event users.
		Enhance educational opportunities at the Port's parks and trails.
	Consider the appropriateness of new parks and public amenities as a component of all future projects/partnerships and to expand connections to existing trail systems.	Construct a waterfront boardwalk connecting the Marina Park to Washougal Waterfront Park.
		Collaborate with the cities, community organizations and developers in programming events to promote local recreational assets and amenities.
		Seek opportunities to promote public art.
Airport	Operate and develop Grove Field in a safe and economically sustainable manner. (Existing)	Continually assess niche markets including itinerant services and pilot training.
		Expand economic opportunities associated with the airport by improving infrastructure and zoning regulations.
		Expand services for itinerant operations.
		Create a multi-year capital budget to help prioritize new investments.
		Identify and pursue airport cost efficiencies.

DRAFT GOALS AND STRATEGIES
4/21/21 Commission Meeting

Goal Area	Goals	Strategies
Marina	Operate and develop Parker's Landing Marina in a safe and economically sustainable manner. (Existing)	Continually assess niche markets including cruise ships and transitory moorage.
		Identify and pursue marina cost efficiencies.
		Create a multi-year capital budget to help prioritize new investments.
		Evaluate adequate parking for marina, park, and event users.
	Evaluate opportunities to expand the Port's Marina.	Assess options for a 2 nd boat launch on Lady Island.
Community Outreach and Partnerships	Increase community understanding, sense of ownership, and support for the Port and its initiatives. (Existing)	Provide on-going communication with constituents through multiple platforms.
		Identify additional, coordinated outreach opportunities, and provide targeted educational materials to: <ul style="list-style-type: none"> • Economic Development Partners • Educational institutions • Legislators • The general public
		Educate constituents on Port business, including economic development efforts and initiatives.
		Create an Events Committee to assist staff with scheduling and managing community events.
		Increase community awareness of capital project.

DRAFT GOALS AND STRATEGIES
4/21/21 Commission Meeting

Goal Area	Goals	Strategies
Organization and Culture	Increase organizational capacity and capabilities to meet Port goals.	Enhance employee capabilities and growth. Retain experienced staff with diverse skill sets.
	Operate all Port facilities efficiently, cost effectively and in a sustainable and inclusive manner.	Advance environmental stewardship by evaluating green energy and technology alternatives and promoting cleanup of contaminated properties.
		Foster an equitable and inclusive mindset in the workplace by evaluating the Port's current DEI practices and providing training opportunities, as needed.
Financial	Ensure that Port assets are adequately funded and in good repair.	Develop and fund a 20-year asset replacement/major maintenance schedule.
		Maintain appropriate support tools to accommodate a multi-year asset and maintenance schedule.