

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
LEWIS COUNTY, WASHINGTON**

**IN THE MATTER OF:**

RESOLUTION NO. 25-279

APPROVE EXTENSION OF A LEASE WITH  
CENTRALIA SCHOOL DISTRICT NO. 401 FOR USE  
OF A RADIO COMMUNICATION SITE ON CREGO  
HILL

**WHEREAS**, Lewis County, a political subdivision of the State of Washington (hereinafter the "Lessee"), and Centralia School District No. 401 (hereinafter the "Lessor") are parties to a Lease Agreement dated November 1, 2012, under which the Lessee leases building and communication tower space and access from the Lessor; and

**WHEREAS**, the Lease was previously extended for a five-year term beginning November 1, 2017, and ending October 31, 2022, after which no further rent has been paid; and

**WHEREAS**, the parties desire to (a) retroactively extend the Lease to cover the period beginning November 1, 2022, and (b) further extend the Lease for an additional ten (10) year term through October 31, 2032; and

**WHEREAS**, the Lease Extension Agreement sets forth the terms of continued tenancy, including retroactive rent payment, adjusted rent beginning July 1, 2025, and annual inflationary adjustments thereafter; and

**WHEREAS**, all other provisions of the original Lease, except as specifically modified by the Lease Extension Agreement, shall remain in full force and effect.

**NOW THEREFORE BE IT RESOLVED** the BOCC hereby approves and authorizes the execution of the Lease Extension Agreement between Lewis County and Centralia School District No. 401, effective retroactively to November 1, 2022, and extending through October 31, 2032; and

**NOW THEREFORE BE IT FURTHER RESOLVED** the BOCC Chair, or the Vice Chair in his absence, is authorized to sign on behalf of Lewis County; and

**NOW THEREFORE BE IT FURTHER RESOLVED** payment of retroactive rent and future lease obligations shall be made in accordance with the terms of the Lease Extension Agreement, which establishes retroactive and future payments as follows:

**Retroactive payments:**

Nov. 1, 2022-Oct. 31, 2023 = \$3,741.00

Nov. 1, 2023-Oct. 31, 2024 = \$3,741.00

Nov. 1, 2024-June 30, 2025 = \$2,494.00 (\$311.75 x 8 months)

**Adjusted rent beginning July 1, 2025:** Effective July 1, 2025, the annual lease amount shall be increased to \$4,500.00. This amount shall serve as the new base rent for purposes of future adjustments.

**Inflationary adjustment:** Inflationary adjustment begins July 1, 2026, and is calculated each July 1 thereafter.

DONE IN OPEN SESSION this 7th day of October, 2025.

APPROVED AS TO FORM:  
Jonathan Meyer, Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS  
LEWIS COUNTY, WASHINGTON

David Bailey  
By: David Bailey,  
Chief Civil Deputy Prosecuting Attorney

Absent  
Scott J. Brummer, Chair

ATTEST:



Lindsey R. Pollock, DVM  
Lindsey R. Pollock, DVM, Vice Chair

Rieva Lester, CMC  
Rieva Lester, CMC,  
Clerk of the Lewis County Board of  
County Commissioners

Sean D. Swope  
Sean D. Swope, Commissioner