

FOURTH AMENDMENT TO GROUND LEASE AGREEMENT

THIS FOURTH AMENDMENT TO GROUND LEASE AGREEMENT (“Fourth Amendment”) is made and entered into as of the ____ day of May, 2025 by and between **POPE RESOURCES**, a Delaware limited partnership (“Lessor”), and **LEWIS COUNTY** (“Lessee”). Lessor and Lessee are collectively referred to as “Parties”.

WITNESSETH:

WHEREAS, the Parties entered into that certain Site Lease Agreement No. CH05142 dated May 17, 2005, as amended by Lease Revision No. CH05142.R01 CO dated April 8, 2010, Amendment No. 2 dated April 30, 2015, and Amendment No. 3 dated April 9, 2020 (hereafter collectively referenced as “Agreement”) in which Lessee agreed to lease from Lessor approximately 200 square feet of land for a radio repeater station on Lessor property located in Section 3, Township 13 North, Range 5, East, W.M., Lewis County, State of Washington and access for ingress and egress to the radio repeater station; and

WHEREAS, the Parties have mutually agreed to amend the Lease to establish a new annual rent and to provide for a five-year renewal term; and

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants set forth herein and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. The Lease is presently in full force and effect and neither party is in default.
2. Except as specifically modified by this Fourth Amendment, all terms of the Lease shall remain in full force and effect. Any capitalized terms not defined herein shall have meanings ascribed to them in the Lease.
3. Exercise of Fourth Renewal Term. Lessee has exercised its Fourth Renewal Term as set forth in Section 6 of the Agreement. The Term of the Fourth Renewal Term shall commence on April 16, 2025 and end on April 15, 2030.
4. Amendment to Annual Rent. Lessor and Lessee hereby amend Paragraph (5) of the Agreement to add the following paragraph

Annual Rent during the Fourth Renewal Term commencing April 16, 2025 and ending on April 15, 2030 shall be Three Thousand Dollars and No/100 (\$3,000.00).

5. This Fourth Amendment may be executed in any number of counterparts either in original, copies or by facsimile, all of which taken together shall constitute one and the same instrument, and any of the parties hereto may execute this Fourth Amendment by signing any such counterpart.

6. This Fourth Amendment shall be binding upon the heirs, successors, legal representatives, and permitted assigns of the parties hereto.

7. The persons who have executed this Fourth Amendment represent and warranty that they are duly authorized to execute this Fourth Amendment tin their individual or representative capacity as indicated.

8. **NOTICES.** The Lessor's contact information in Paragraph 17 of the Lease is hereby amended to read as follows:

If to Lessor, to:

Rayonier Forest Resources, L.P.
Attn: Business Development Manager
1 Rayonier Way,
Wildlight, Florida 32097
Phone: 904-548-9014
Email: rentals@rayonier.com

Copy to:

Attn: Law Department
1 Rayonier Way
Wildlight, Florida 32097
Facsimile # 904-261-2107
Email: legalnotice@rayonier.com

9. **GENERAL.** Except as expressly amended by this Fourth Amendment, all other terms and conditions of the Lease remain unchanged, and the Lease is hereby affirmed, confirmed, and ratified by the parties and remains in full force and effect. This Fourth Amendment amends and modifies the Lease. In the event of any conflict between the Lease and this Fourth Amendment, this Fourth Amendment shall control. This Fourth Amendment may be executed and delivered in any number of counterparts, all of which together shall constitute one and the same Fourth Amendment.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, this Fourth Amendment has been duly executed by the parties hereto as of the date first noted above.

LESSOR:

POPE RESOURCES, L.P.
a Delaware limited partnership

By: _____
Mark R. Bridwell

Its: _____
Senior Vice President and
Corporate Secretary

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or _____ online notarization this _____ day of _____, 2025, by Mark R. Bridwell, as Senior Vice President and Corporate Secretary of Pope Resources, L.P., a Delaware limited partnership, on behalf of the partnership, who is ☒ personally known to me or ☐ has produced _____ as identification.

Print Name: Anna Michelle Van Deren
Notary Public, State of Florida
Commission No.: HH233430
My Commission Expires: 4-3-26

LESSEE:

LEWIS COUNTY

By: _____

Its: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or _____ online notarization this _____ day of _____, 2025, by
_____, as _____ of
_____, who is ☐ personally known to
me or • has produced _____ as identification.

Print Name:

Notary Public, State of _____

Commission No.: _____

My Commission Expires: _____