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Attachment L

Lease #1633

AGREEMENT AND AMENDMENT OF LEASE

This agreement and amendment of lease agreement is made this _____ day of _____, 2008.

RECITALS

1. King County, a political subdivision of the State of Washington, (Lessee) entered into a lease with David J. Courtney, Lessor, for space located at 13680 N.E. 16th Street, Suite 200, Bellevue, Washington, 98005 on June 1, 1998. The term of the lease was for three (3) years. The lease was amended on June 1, 2001 and the term was extended five (5) years, to May 31, 2006; it was amended in 2006 for a two year extension, to May 31, 2008.
2. King County and David J. Courtney, Lessor, now desire to extend the term of the lease for five (5) years, to May 31, 2013.
3. The rent will increase by 5% to \$8012.99 per month, effective June 1, 2008. The rental amount will increase by 5% on June 1 2009, 2010, 2011 and 2012.

NOW THEREFORE, KING COUNTY and David J. Courtney agree as follows:

By this Amendment, King County and David J. Courtney agree that effective June 1, 2008, the lease term will be extended by five (5) years, to May 31, 2013. The rental rate will increase to \$8012.99 per month on June 1, 2008. The rent will increase by 5% on June 1, 2009, 2010, 2011 and 2012.

The County's obligations to Lessor, if any, which extend beyond the current calendar year are contingent upon approval of the general appropriation ordinance by the King County Council for sufficient funds to pay such obligations in future budget years. Should such approval not occur, this lease and all County obligations hereunder will terminate at the end of the current year.

All other terms and conditions of the 1998 master lease shall remain in effect.

IN WITNESS WHEREOF, this Agreement and Amendment of Lease is executed in triplicate, on behalf of King County and David J. Courtney.

David J. Courtney, Lessor

DATE _____

KING COUNTY, WASHINGTON
BY: _____

Real Estate Services Section
Date _____

Juvenile Court Services
By: _____
Date _____

APPROVED AS TO FORM ONLY:
By: _____
Tim Barnes,
Senior Deputy Prosecuting Attorney
Date: _____