

6/8/89  
CJL:tg

INTRODUCED BY: RON SIMS

PROPOSED NO: 89-576

ORDINANCE NO. **9198**

AN ORDINANCE authorizing an increase in leasehold area for a ground lease totaling 10,666 square feet at Boeing Field/King County International Airport.

PREAMBLE:

In accordance with the provision of K.C.C. 4.56.190C, the King County council may adopt an ordinance authorizing an increase of leasehold area for a ground lease from 6,707 square feet to 10,666 square feet at Boeing Field/King County International Airport. This ground lease is held by Bill Beasley, as Lessee, at 7440 Perimeter Road South, Seattle, Washington.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

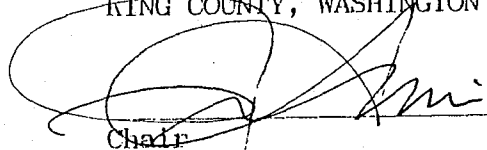
SECTION 1. In accordance with the provision of K.C.C. 4.56.190C, an increase in leasehold area from 6,706 square feet to 10,666 square feet is hereby authorized for the ground lease held at 7440 Perimeter Road South, Boeing Field/King County International Airport, Seattle, Washington. The Agreement and Amendment to Lease is approved in the form attached hereto and the King County executive is authorized to sign the Amendment.

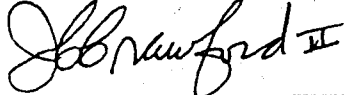
INTRODUCED AND READ for the first time this 31<sup>st</sup> day of \_\_\_\_\_

July, 1989.

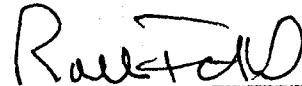
PASSED this 6<sup>th</sup> day of November, 1989.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
Chair

ATTEST:   
Clerk of the Council

APPROVED this 15<sup>th</sup> day of NOVEMBER, 1989.

  
King County Executive

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AGREEMENT AND AMENDMENT OF LEASE

This Agreement and Amendment of Lease is made this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.

RECITALS

1. King County, a political subdivision of the State of Washington, is Lessor of a lease held by Bill Beasley, as Lessee, covering 6,706 square feet at King County International Airport, the effective date of which was September 11, 1978. Paragraph 1 of the Lease shall be amended to include Parcel B containing 3,960 square feet.

2. King County and Lessee have agreed upon a rental figure of \$0.48/sq. ft./year for the combined 10,666 sq. ft. parcel, the amount of which shall be annually \$5,119.68, and monthly \$426.64, effective July 1, 1989.

3. Lessee agrees to pay in addition to and with the base rents the appropriate Washington State Leasehold Excise Tax.

NOW THEREFORE,

King County and Bill Beasley agree as follows:

Paragraph 1 amended to include Parcel B described as follows:

Beginning at a point on the centerline of Airport Way in the SE 1/4 of Section 28, Township 24 North, Range 4 East, W.M., in King County, Washington, and said point being marked by a City of Seattle monument in a case at the Northerly end of a curve on said Airport Way; thence South 51-08-37 West along radius of said curve, a distance of 30.00 feet to the East boundary line of King County Airport; thence North 38-51-23 West a distance of 523.09 ft. to the True Point of Beginning; thence South 51-08-37 West, a distance of 90.00 feet to a point 15 ft. from the centerline of Perimeter Road; thence South 38-51-23 East a distance of 44.00 feet; thence North 51-08-37 East a distance of 90.00 feet; thence North 38-51-23 West a distance of 44.00 ft. to the True Point of Beginning, said tract contains an area of 3,960 square feet.

Paragraph 2 of the lease is amended to raise the rental for the combined leased area for the term ending February 19, 1993 to a monthly figure of \$426.64 together with and in addition, Lessee shall pay an appropriate amount with each payment to cover the Washington State Leasehold Tax. This rate will take effect on July 1, 1989.

Upon execution of this agreement, Lessee agrees to deposit the sum necessary to increase the present base rental security deposit for lease to a total of \$1,000.00.

Said Lease shall remain unchanged in all other respects.

IN WITNESS WHEREOF, this Agreement and Amendment is executed in triplicate, on behalf of Lessor and Lessee, by their duly authorized officers.

LESSEE:  
BILL BEASLEY

BY \_\_\_\_\_

TITLE \_\_\_\_\_

DATE \_\_\_\_\_

APPROVED: KING COUNTY AIRPORT

BY Donald W. Smith  
Donald W. Smith, Manager

LESSOR:  
KING COUNTY, WASHINGTON

BY \_\_\_\_\_

Tim Hill  
County Executive

DATE \_\_\_\_\_

APPROVED AS TO FORM:

BY Michaelus  
Deputy Prosecuting Attorney

8616

North

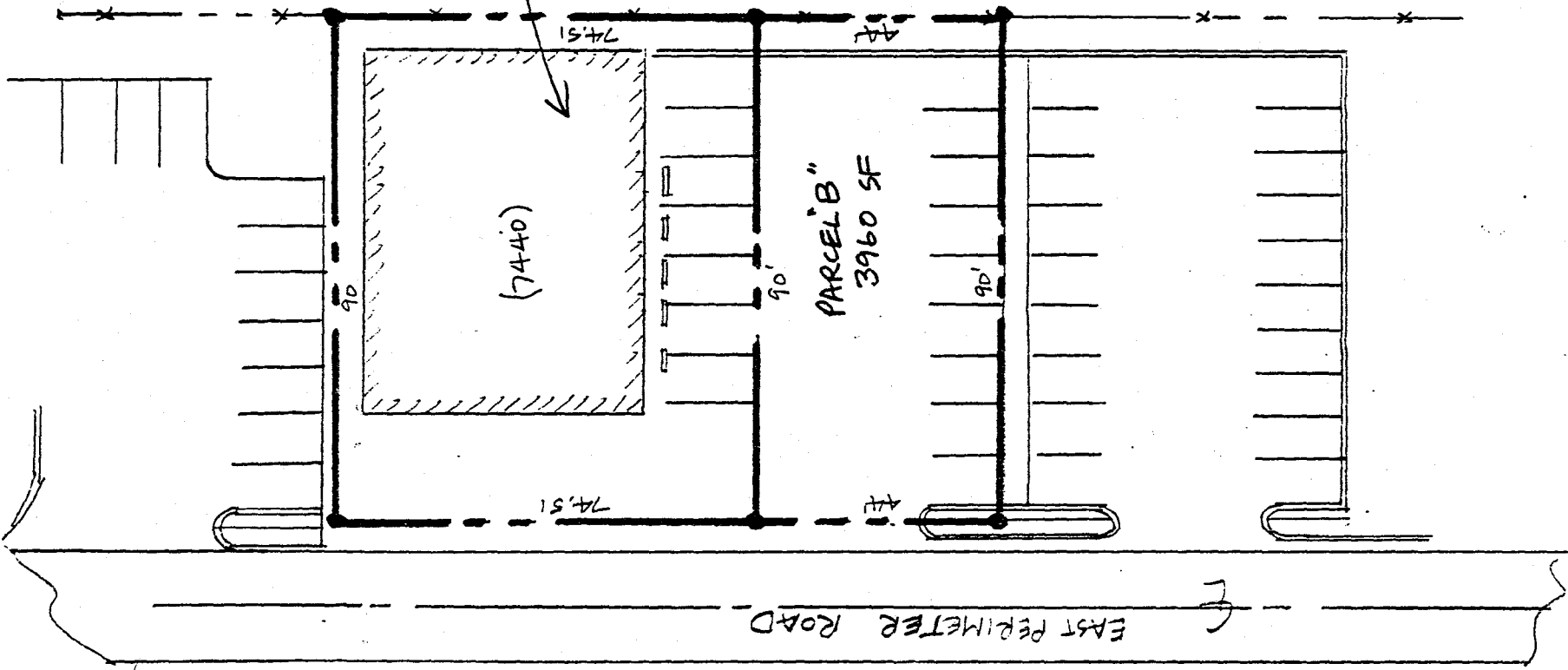
PARCEL "A"  
6706 SF

AIRPORT WAY SO.

(7440)

PARCEL "B"  
3960 SF

EAST PERIMETER ROAD



KING COUNTY INTERNATIONAL AIRPORT

PLACE 7440 PERIMETER ROAD

TENANT 84B AIRCRAFT EQUIPMENT

DATE 3.89 SCALE 1" = 30'

EXHIBIT "A"