

220 Molalla Parking Lot Lease

THIS AGREEMENT, made and entered into this 12th day of July, 2018 by Tracy Hamblet, and assigns, hereinafter referred to as LESSOR, and OC Properties LLC, hereinafter referred to as LESSEE for the express purpose of allowing for additional parking for the tenants of 221 Molalla Building, Oregon City, Oregon at the following location:

NAME: Parking lot at 220 Molalla Ave/325 Pearl St., Oregon City
 ADDRESS: 220 Molalla Avenue
 Oregon City, OR

LESSOR represents that common area parking and occupied premises described herein are owned and/or controlled by LESSOR, and agrees to grant LESSEE, the right to use said property for parking beginning August 1, 2018 and continuing on a month to month basis.

In return, LESSEE agrees to the following terms and conditions:

1. Provide general liability insurance naming LESSOR as an "Additional Insured" with limits of not less than \$1,000,000 per occurrence and \$2,000,000 annual aggregate. A certificate of insurance will be provided as evidence of this liability insurance coverage prior to the effective date of this lease.

2. Lessee and Lessee's tenants will indemnify, defend, and hold harmless Lessor and its managing agents and employees from any claim, liability, damage, or loss, or any cost or expense in connection therewith (including reasonable attorney fees), whether suffered directly or from a third-party claim arising out of any damage to any person or property occurring in, on, or about the premises used by Lessee or its tenants, agents and invitees. Lessee and its tenants, agents and invitees use the premises at their own risk. Lessor is not responsible for any theft, damage or injury to any persons or property arising out of Lessee's or Lessee's tenants, agents and invitees use of the premises.

3. LESSEE shall have the right to lease sixteen (16) parking spots noted with an asterisk (*), as referenced in the attached Exhibit A, to be used ONLY by the tenants of the 221 Molalla Building. If the building at 220 Molalla Ave., Oregon City, Oregon is leased, the six (6) parking spots identified on Exhibit A as 72 through 77 may be moved to another location in the parking lot or vacated within ten (10) days of notice.

4. This agreement is subject to cancellation by either party with 30 days notice.

5. Pay in full to LESSOR a rental fee in the amount of \$800.00 per month to be paid by August 1, 2018 or upon full execution of Lease.

LESSOR: Tracy Hamblet

DocuSigned by:
 BY: Tracy Hamblet
 Tracy Hamblet

Its: Self

Date: 9/10/2018 11:38:06 AM PDT

LESSEE: OC Properties, LLC

DocuSigned by:
 BY: Derek Harrison
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Its: Member

Date: 8/1/2018 12:28:09 PM PDT

