

Lease Amendment/Termination

This Lease Amendment/Termination (the "Amendment") is entered into as of November 27th, 2024, and amends the Lease Agreement dated the 22nd day of January 2013, recorded July 30th, 2013, under Skamania County Auditor File No. 2013001649 and last amended on January 18th, 2022 (the "Lease"), between the Port of Skamania County and AMC Venture, LLC, a Washington Limited Liability Company, dba Beacon Rock Golf Course.

Recitals

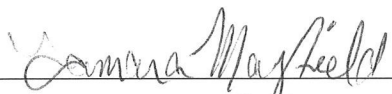
1. AMC Venture LLC has requested their lease be terminated as of December 31st at 11:59pm, 2024.
2. The Port of Skamania County has agreed to terminate the lease as requested.

Now, therefore, in consideration of the mutual promises of the parties set forth in this Amendment, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

- A. The Lease will be terminated on the 31st of December 2024.
- B. In partial consideration for consenting to this Amendment, AMC Venture, LLC does hereby forever release, indemnify, and hold harmless the Port of Skamania County, its commissioners, employees, and agents from any and all Claims arising from, or connected with, the Lease or the premises leased thereunder through the date of this Amendment. For purposes of this paragraph, the term "Claims" means any and all claims, demands, lawsuits, judgments, demands, fines, or penalties, whether known or unknown, and whether liquidated or unliquidated, on the date of this Amendment.


LESSEE: AMC VENTURE, LLC

LESSOR: PORT OF SKAMANIA



By: Tamara Mayfield

Its: Member/Manager



By: Pat Albaugh

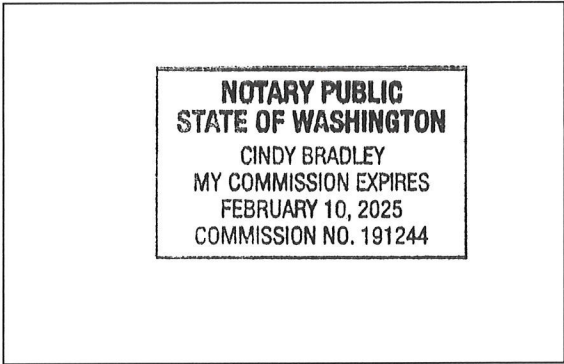
Its: Executive Director

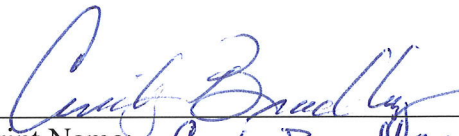
[notaries on subsequent page]

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAMANIA)

On this day personally appeared before me **PAT ALBAUGH** to me known to be the **EXECUTIVE DIRECTOR** of the **PORT OF SKAMANIA** and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument on behalf of the corporation.

GIVEN under my hand and official seal this 27th day of November, 2024.

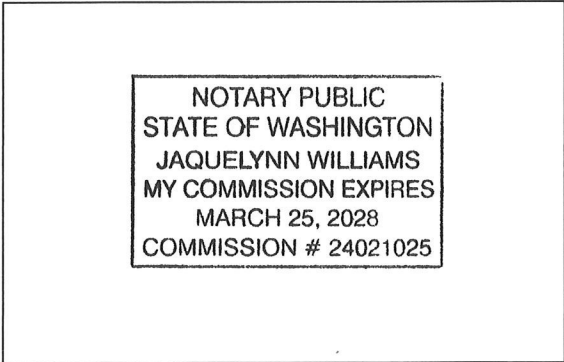




Print Name: Cindy Bradley
NOTARY PUBLIC in and for the
State of Washington, Residing at Carson, WA
My Commission Expires: 2-10-2025

STATE OF WASHINGTON)
) ss.
COUNTY OF Skamania)

On this day personally appeared before me **TAMARA MAYFIELD** to me known to be the **MEMBER/MANAGER** of the **AMC VENTURE, LLC** and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument on behalf of the limited liability company.

GIVEN under my hand and official seal this 27 day of November, 2024.




Print Name: Jaquelynn Williams
NOTARY PUBLIC in and for the
State of Washington, Residing at Stevenson WA
My Commission Expires: March 25, 2028