

AMENDMENT OF BUSINESS LEASES NOS. 5020 AND 5086

1. The Indian owners of trust and restricted lands and Shelter Bay Company enter into the following amendment of Business Leases Nos. 5020 and 5086 (referred to in this Amendment as “the Lease”). The Indian owners and Shelter Bay Company (referred to in this Amendment as “Party” or “Parties”) hereby agree that the second paragraph of Section 6 of the Lease is hereby amended by the following, solely for purposes of adjusting the annual rental amount effective 7/1/2023 (Lease No. 5020) and 7/1/2024 (Lease No. 5086), and for no other reason or time.

2. The Parties agree that the percent change in the total value of the parcels constituting the “Shelter Bay Adjustment Index” (identified on the attached Exhibit 1 to this Amendment, with any parcels removed in accordance with Paragraph 3 below) from 7/1/2013 to 7/1/2023 will be determined by calculating the percentage change in the sum of the assessed land value for the parcels as contained in the Skagit County Assessor’s 2012 (Tax Year 2013) and 2022 (Tax Year 2023) data. The result of this calculation is a 109.6891% change, referred to in this Amendment as the “Index Percentage Change”.

3. A parcel currently included in the “Shelter Bay Adjustment Index” may have been or may be altered, through no action of the Parties, through subdivision, combination or change from residential use, such that the parcel as it existed for the Skagit County Assessor’s 2012 (Tax Year 2013) assessment is not the same as the parcel existing for Skagit County Assessor’s 2022 (Tax Year 2023) assessment. Therefore, in order to assure a comparison of the same parcels, if any of the parcels in the “Shelter Bay Adjustment Index” is subdivided, combined or subject to a change from residential use in the period between Skagit County Assessor’s 2012 (Tax Year 2013)

and 2022 (Tax Year 2023) assessments, the parcel(s) will be deleted from the Shelter Bay Adjustment Index.

4. The Parties further agree that the 7/1/2023 fair market value of fee title to the leased premises, based on unimproved land values, is fairly and reasonably calculated as follows:

- (a) by multiplying the 109.6891% Index Percentage Change as calculated above by \$29,200,000.00 (which the parties previously agreed is the value of the leased premises effective 7/1/2013 as stipulated by the Parties for the 2013 Rent Adjustment), which equals \$32,029,217.20; and
- (b) by then adding the resulting sum to the previously agreed value of \$29,200,000, which equals \$61,229,217.20.

5. The Parties further agree that the resulting value of \$61,229,217.20 shall be considered the appraised fair market value of fee title to the leased premises, based on unimproved land values as of 7/1/2023 for purposes of the first paragraph of Section 6 of the Lease, and that seven percent (7%) of this value establishes the annual rental amount of \$4,286,045.20 to be paid by Lessee for the ensuing period.

6. The Parties shall bear all of their own costs of analyzing, developing, calculating, utilizing and communicating the "Shelter Bay Adjustment Index," the Index Percentage Change and the adjusted 7/1/2023 value. The remaining provisions of Leases Nos. 5020 and 5086 shall remain in full force and effect. This Amendment is effective only for adjustment of the rental rates to be paid for the period 2023 – 2032 (Lease No. 5020) and 2024 – 2033 (Lease No. 5086), and for no other.

Signature Page – Modification of Lease Nos. 122 5050206818 BS and 122 5050866919 BS

I agree to the terms and conditions

Wendy Poulton
Wendy Poulton, President
Board of Directors, Shelter Bay Company

5/1/2023
Date

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that WENDY POULTON to me known to be the President of Shelter Bay Company, the corporation that executed the within and foregoing instrument, and acknowledged 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 she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed this 1 day of May, 2023.



Ann Serwold
Notary Name: Ann Serwold

NOTARY PUBLIC in and for the State of Washington, residing in WA. Venore, WA.

My Appointment Expires 12-04-2023.

This within modification is hereby approved and declared to be made in accordance with the law and the rules and regulations prescribed by the Secretary of the Interior thereunder, and now in force, effective _____

Approved Pursuant to 209 DM 8, 230 DM 1, 3 IAM 4, 4a and 25 CFR Part 162

Date Approved _____

Janine Van Dusen, Superintendent
Puget Sound Agency
Bureau of Indian Affairs

Shelter Bay Adjustment Index Parcel Numbers

Subdivision	Parcel #	Subdivision	Parcel #	Subdivision	Parcel #	Subdivision	Parcel #
Skyline	P102305	Skyline	P59035	Skyline	P59094	Skyline	P59155
Skyline	P102731	Skyline	P59036	Skyline	P59095	Skyline	P59156
Skyline	P102732	Skyline	P59037	Skyline	P59096	Skyline	P59157
Skyline	P102733	Skyline	P59038	Skyline	P59097	Skyline	P59158
Skyline	P102734	Skyline	P59039	Skyline	P59098	Skyline	P59159
Skyline	P102735	Skyline	P59040	Skyline	P59099	Skyline	P59160
Skyline	P102736	Skyline	P59041	Skyline	P59100	Skyline	P59161
Skyline	P102739	Skyline	P59042	Skyline	P59101	Skyline	P59162
Skyline	P102740	Skyline	P59043	Skyline	P59102	Skyline	P59163
Skyline	P102741	Skyline	P59045	Skyline	P59103	Skyline	P59164
Skyline	P102742	Skyline	P59046	Skyline	P59104	Skyline	P59165
Skyline	P102743	Skyline	P59047	Skyline	P59105	Skyline	P59166
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Skyline	P102745	Skyline	P59049	Skyline	P59111	Skyline	P59168
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Skyline	P102749	Skyline	P59053	Skyline	P59115	Skyline	P59172
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Skyline	P102751	Skyline	P59055	Skyline	P59117	Skyline	P59174
Skyline	P104562	Skyline	P59056	Skyline	P59118	Skyline	P59175
Skyline	P107950	Skyline	P59057	Skyline	P59120	Skyline	P59176
Skyline	P112621	Skyline	P59058	Skyline	P59121	Skyline	P59177
Skyline	P112622	Skyline	P59059	Skyline	P59122	Skyline	P59178
Skyline	P112623	Skyline	P59060	Skyline	P59123	Skyline	P59179
Skyline	P112624	Skyline	P59061	Skyline	P59124	Skyline	P59180
Skyline	P113955	Skyline	P59062	Skyline	P59125	Skyline	P59181
Skyline	P124156	Skyline	P59063	Skyline	P59126	Skyline	P59182
Skyline	P124157	Skyline	P59064	Skyline	P59127	Skyline	P59183
Skyline	P127482	Skyline	P59065	Skyline	P59128	Skyline	P59184
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Skyline	P59015	Skyline	P59073	Skyline	P59135	Skyline	P59191
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Skyline	P59017	Skyline	P59075	Skyline	P59137	Skyline	P59193
Skyline	P59018	Skyline	P59076	Skyline	P59138	Skyline	P59194
Skyline	P59019	Skyline	P59077	Skyline	P59139	Skyline	P59195
Skyline	P59020	Skyline	P59078	Skyline	P59140	Skyline	P59196
Skyline	P59021	Skyline	P59079	Skyline	P59141	Skyline	P59197
Skyline	P59022	Skyline	P59080	Skyline	P59142	Skyline	P59198
Skyline	P59023	Skyline	P59081	Skyline	P59143	Skyline	P59199
Skyline	P59024	Skyline	P59083	Skyline	P59144	Skyline	P59200
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Skyline	P59027	Skyline	P59086	Skyline	P59147	Skyline	P59203
Skyline	P59028	Skyline	P59087	Skyline	P59148	Skyline	P59204
Skyline	P59029	Skyline	P59088	Skyline	P59149	Skyline	P59205
Skyline	P59030	Skyline	P59089	Skyline	P59150	Skyline	P59206
Skyline	P59031	Skyline	P59090	Skyline	P59151	Skyline	P59207
Skyline	P59032	Skyline	P59091	Skyline	P59152	Skyline	P59208
Skyline	P59033	Skyline	P59092	Skyline	P59153	Skyline	P59209
Skyline	P59034	Skyline	P59093	Skyline	P59154	Skyline	P59210

Exhibit 1 of 2023 Amendment to Business Lease Nos. 5020 and 5086

Shelter Bay Adjustment Index Parcel Numbers

Subdivision	Parcel #	Subdivision	Parcel #	Subdivision	Parcel #	Subdivision	Parcel #
Skyline	P59211	Skyline	P59268	Skyline	P59327	Skyline	P59384
Skyline	P59212	Skyline	P59269	Skyline	P59328	Skyline	P59385
Skyline	P59214	Skyline	P59270	Skyline	P59329	Skyline	P59386
Skyline	P59215	Skyline	P59271	Skyline	P59330	Skyline	P59387
Skyline	P59216	Skyline	P59272	Skyline	P59331	Skyline	P59388
Skyline	P59217	Skyline	P59273	Skyline	P59332	Skyline	P59389
Skyline	P59218	Skyline	P59274	Skyline	P59333	Skyline	P59390
Skyline	P59219	Skyline	P59275	Skyline	P59335	Skyline	P59391
Skyline	P59220	Skyline	P59276	Skyline	P59336	Skyline	P59392
Skyline	P59221	Skyline	P59277	Skyline	P59337	Skyline	P59393
Skyline	P59222	Skyline	P59278	Skyline	P59338	Skyline	P59394
Skyline	P59223	Skyline	P59279	Skyline	P59339	Skyline	P59395
Skyline	P59224	Skyline	P59280	Skyline	P59340	Skyline	P59396
Skyline	P59225	Skyline	P59281	Skyline	P59341	Skyline	P59398
Skyline	P59226	Skyline	P59282	Skyline	P59342	Skyline	P59399
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Skyline	P59230	Skyline	P59286	Skyline	P59346	Skyline	P59405
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Skyline	P59266	Skyline	P59325	Skyline	P59382	Skyline	P59444
Skyline	P59267	Skyline	P59326	Skyline	P59383	Skyline	P59445

Shelter Bay Adjustment Index Parcel Numbers

Subdivision	Parcel #	Subdivision	Parcel #	Subdivision	Parcel #	Subdivision	Parcel #
Skyline	P59446	Skyline	P59520	Skyline	P59601	Skyline	P59660
Skyline	P59447	Skyline	P59521	Skyline	P59602	Skyline	P59661
Skyline	P59448	Skyline	P59522	Skyline	P59603	Skyline	P59662
Skyline	P59450	Skyline	P59523	Skyline	P59604	Skyline	P59663
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Skyline	P59519	Skyline	P59600	Skyline	P59659	Skyline	P59717

Shelter Bay Adjustment Index Parcel Numbers

Subdivision	Parcel #	Subdivision	Parcel #	Subdivision	Parcel #	Subdivision	Parcel #
Skyline	P59718	Skyline	P59777	Skyline	P59835	Skyline	P59894
Skyline	P59719	Skyline	P59778	Skyline	P59836	Skyline	P59895
Skyline	P59720	Skyline	P59779	Skyline	P59838	Skyline	P59896
Skyline	P59721	Skyline	P59780	Skyline	P59839	Skyline	P59897
Skyline	P59722	Skyline	P59781	Skyline	P59840	Skyline	P59898
Skyline	P59723	Skyline	P59782	Skyline	P59841	Skyline	P59899
Skyline	P59724	Skyline	P59783	Skyline	P59842	Skyline	P59900
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Skyline	P59759	Skyline	P59817	Skyline	P59876	Skyline	P59933
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Skyline	P59775	Skyline	P59833	Skyline	P59892	Skyline	P59948
Skyline	P59776	Skyline	P59834	Skyline	P59893	Skyline	P59949

Shelter Bay Adjustment Index Parcel Numbers

Subdivision	Parcel #	Subdivision	Parcel #	Subdivision	Parcel #	Subdivision	Parcel #
Skyline	P59950	Skyline	P60007	Skyline	P60066	Skyline	P77841
Skyline	P59951	Skyline	P60008	Skyline	P60067	Skyline	P77842
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Skyline	P59953	Skyline	P60010	Skyline	P60069	Skyline	P77844
Skyline	P59954	Skyline	P60011	Skyline	P60070	Skyline	P77845
Skyline	P59955	Skyline	P60012	Skyline	P60071	Skyline	P77846
Skyline	P59956	Skyline	P60013	Skyline	P60072	Skyline	P77847
Skyline	P59957	Skyline	P60014	Skyline	P60073	Skyline	P77848
Skyline	P59958	Skyline	P60015	Skyline	P60074	Skyline	P77849
Skyline	P59959	Skyline	P60016	Skyline	P60075	Skyline	P77850
Skyline	P59960	Skyline	P60017	Skyline	P60076	Skyline	P77851
Skyline	P59961	Skyline	P60018	Skyline	P60079	Skyline	P77852
Skyline	P59962	Skyline	P60019	Skyline	P60080	Skyline	P77853
Skyline	P59963	Skyline	P60020	Skyline	P77604	Skyline	P77854
Skyline	P59964	Skyline	P60021	Skyline	P77605	Skyline	P77855
Skyline	P59965	Skyline	P60023	Skyline	P77606	Skyline	P77856
Skyline	P59966	Skyline	P60024	Skyline	P77607	Skyline	P77857
Skyline	P59967	Skyline	P60025	Skyline	P77608	Skyline	P77858
Skyline	P59968	Skyline	P60026	Skyline	P77609	Skyline	P77859
Skyline	P59969	Skyline	P60027	Skyline	P77610	Skyline	P77860
Skyline	P59970	Skyline	P60028	Skyline	P77611	Skyline	P77861
Skyline	P59971	Skyline	P60029	Skyline	P77612	Skyline	P77862
Skyline	P59972	Skyline	P60030	Skyline	P77613	Skyline	P77863
Skyline	P59973	Skyline	P60031	Skyline	P77614	Skyline	P77864
Skyline	P59974	Skyline	P60032	Skyline	P77615	Skyline	P77865
Skyline	P59975	Skyline	P60033	Skyline	P77616	Skyline	P77866
Skyline	P59976	Skyline	P60034	Skyline	P77617	Skyline	P77867
Skyline	P59977	Skyline	P60035	Skyline	P77618	Skyline	P77870
Skyline	P59978	Skyline	P60036	Skyline	P77619	Skyline	P77871
Skyline	P59979	Skyline	P60037	Skyline	P77809	Skyline	P77872
Skyline	P59980	Skyline	P60038	Skyline	P77810	Skyline	P77873
Skyline	P59981	Skyline	P60039	Skyline	P77811	Skyline	P77874
Skyline	P59982	Skyline	P60040	Skyline	P77812	Skyline	P77875
Skyline	P59983	Skyline	P60041	Skyline	P77816	Skyline	P77876
Skyline	P59984	Skyline	P60042	Skyline	P77819	Skyline	P77877
Skyline	P59985	Skyline	P60043	Skyline	P77820	Skyline	P77878
Skyline	P59986	Skyline	P60044	Skyline	P77821	Skyline	P77879
Skyline	P59987	Skyline	P60045	Skyline	P77822	Skyline	P77880
Skyline	P59988	Skyline	P60047	Skyline	P77823	Skyline	P77881
Skyline	P59989	Skyline	P60048	Skyline	P77824	Skyline	P77882
Skyline	P59990	Skyline	P60049	Skyline	P77825	Skyline	P77883
Skyline	P59991	Skyline	P60050	Skyline	P77826	Skyline	P77884
Skyline	P59992	Skyline	P60051	Skyline	P77827	Skyline	P77885
Skyline	P59993	Skyline	P60052	Skyline	P77828	Skyline	P77886
Skyline	P59994	Skyline	P60053	Skyline	P77829	Skyline	P77887
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Skyline	P59997	Skyline	P60055	Skyline	P77831	Skyline	P77889
Skyline	P59998	Skyline	P60056	Skyline	P77832	Skyline	P77890
Skyline	P59999	Skyline	P60057	Skyline	P77833	Skyline	P77892
Skyline	P60000	Skyline	P60059	Skyline	P77834	Skyline	P77893
Skyline	P60001	Skyline	P60060	Skyline	P77835	Skyline	P77894
Skyline	P60002	Skyline	P60061	Skyline	P77836	Skyline	P77895
Skyline	P60003	Skyline	P60062	Skyline	P77837	Skyline	P77896
Skyline	P60004	Skyline	P60063	Skyline	P77838	Skyline	P77897
Skyline	P60005	Skyline	P60064	Skyline	P77839	Skyline	P77898
Skyline	P60006	Skyline	P60065	Skyline	P77840	Skyline	P77899

Exhibit 1 of 2023 Amendment to Business Lease Nos. 5020 and 5086

Shelter Bay Adjustment Index Parcel Numbers

Subdivision	Parcel #	Subdivision	Parcel #	Subdivision	Parcel #
Skyline	P77900	Skyline	P82082	Eagle's Nest	P15197
Skyline	P77901	Skyline	P82083	Eagle's Nest	P15198
Skyline	P77903	Skyline	P82084	Eagle's Nest	P15199
Skyline	P77904	Skyline	P82085	Eagle's Nest	P15200
Skyline	P77905	Skyline	P83301	Eagle's Nest	P15201
Skyline	P77906	Skyline	P83302	Eagle's Nest	P15202
Skyline	P77907	Skyline	P83303	Eagle's Nest	P15203
Skyline	P77911	Skyline	P83304	Eagle's Nest	P15204
Skyline	P77914	Skyline	P83305	Eagle's Nest	P15205
Skyline	P77915	Skyline	P83306	Eagle's Nest	P15206
Skyline	P77916	Skyline	P83307	Eagle's Nest	P15207
Skyline	P77917	Skyline	P83308	Eagle's Nest	P15208
Skyline	P77918	Skyline	P83309	Eagle's Nest	P15209
Skyline	P77919	Skyline	P83310	Eagle's Nest	P15210
Skyline	P77920	Skyline	P83311	Eagle's Nest	P15211
Skyline	P80330	Skyline	P83312	Eagle's Nest	P15212
Skyline	P81213	Skyline	P96064	Eagle's Nest	P15213
Skyline	P81214	Skyline	P99232	Eagle's Nest	P15215
Skyline	P81215	Washington Park	P117627	Eagle's Nest	P15216
Skyline	P81216	Washington Park	P117628	Eagle's Nest	P15217
Skyline	P81218	Washington Park	P117629	Sunset Cove	P117662
Skyline	P81220	Washington Park	P117630	Sunset Cove	P117663
Skyline	P81222	Washington Park	P117631	Sunset Cove	P117664
Skyline	P81223	Washington Park	P117632	Sunset Cove	P117665
Skyline	P81224	Washington Park	P117633	Sunset Cove	P117666
Skyline	P81225	Washington Park	P117634	Sunset Cove	P117667
Skyline	P81226	Washington Park	P117635	Sunset Cove	P117668
Skyline	P81227	Washington Park	P117636	Sunset Cove	P117669
Skyline	P81228	Washington Park	P117637	Sunset Cove	P117670
Skyline	P81229	Washington Park	P117638	Sunset Cove	P117671
Skyline	P81230	Washington Park	P117639	Sunset Cove	P117672
Skyline	P81231	Washington Park	P117640	Sunset Cove	P117673
Skyline	P81232	Washington Park	P117641	Sunset Cove	P117675
Skyline	P81233	Washington Park	P117642	Sunset Cove	P117676
Skyline	P81234	Washington Park	P117643	Sunset Cove	P117678
Skyline	P81235	Washington Park	P117644	Sunset Cove	P117679
Skyline	P81236	Washington Park	P117645		
Skyline	P81237	Washington Park	P117646		
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Skyline	P81250	Washington Park	P117659		
Skyline	P81251	Washington Park	P117660		
Skyline	P81252	Eagle's Nest	P101660		
Skyline	P81253	Eagle's Nest	P126666		
Skyline	P81254	Eagle's Nest	P15195		
Skyline	P82081	Eagle's Nest	P15196		