



**SECOND AMENDMENT TO LEASE AGREEMENT
PORT OF SKAMANIA AND TOTALSHIELD, INC**

WHEREAS, This Agreement entered into as of November 1, 2020 amends the July 1, 2018 amendment and the Lease Agreement dated September 1, 2017, between the **Port of Skamania** and **TotalShield, Inc., a New Mexico Corporation**, herein referred to as "Lessee."

WHEREAS, both parties mutually desire to modify the original lease and amendment.

NOW THEREFORE, it is agreed by both parties to modify the following described section and paragraph as follows:

1. Amendments. The parties agree to the following amendments:

Key: New Language: underlined
Deleted Language: ~~strikethrough~~

A. SECTION SEVEN, Utilities, paragraph (1) shall be amended as follows:

Lessee shall make arrangements to pay the actual cost of utilities services for the Premises, including but not limited to refuse, water, sewer, electric, natural gas, and telecommunication services to the Premises directly to the provider of such services. Lessee warrants to hold Lessor harmless for the costs of all such utility. Applications and connections for utility services above shall be made in the name of Lessee only, and Lessee shall be solely liable for such utility charges as they become due. Lessee shall receive an electricity credit of \$50 per month beginning October 1, 2020 as a credit for unmetered electricity use by neighboring tenant Pharaoh Cobran Skinner, dba "Pharaoh's Family Farm". Credit will be applied until electricity use arrangement with neighboring tenant changes.

All applications and connections for utility services that are separately metered shall be made in the name of Lessee only, and Lessee shall be solely liable for such utility charges and covenants and agrees to pay such obligations as they become due. Failure to pay such utilities after notice as provided in Section Twelve, paragraph (4) shall be an event of default.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

LESSOR: PORT OF SKAMANIA COUNTY

Signed: [Signature]
James P. Albaugh, Executive Director

LESSEE: TotalShield, Inc.

Signed: [Signature]
Marcie Snyder, Vice President

