

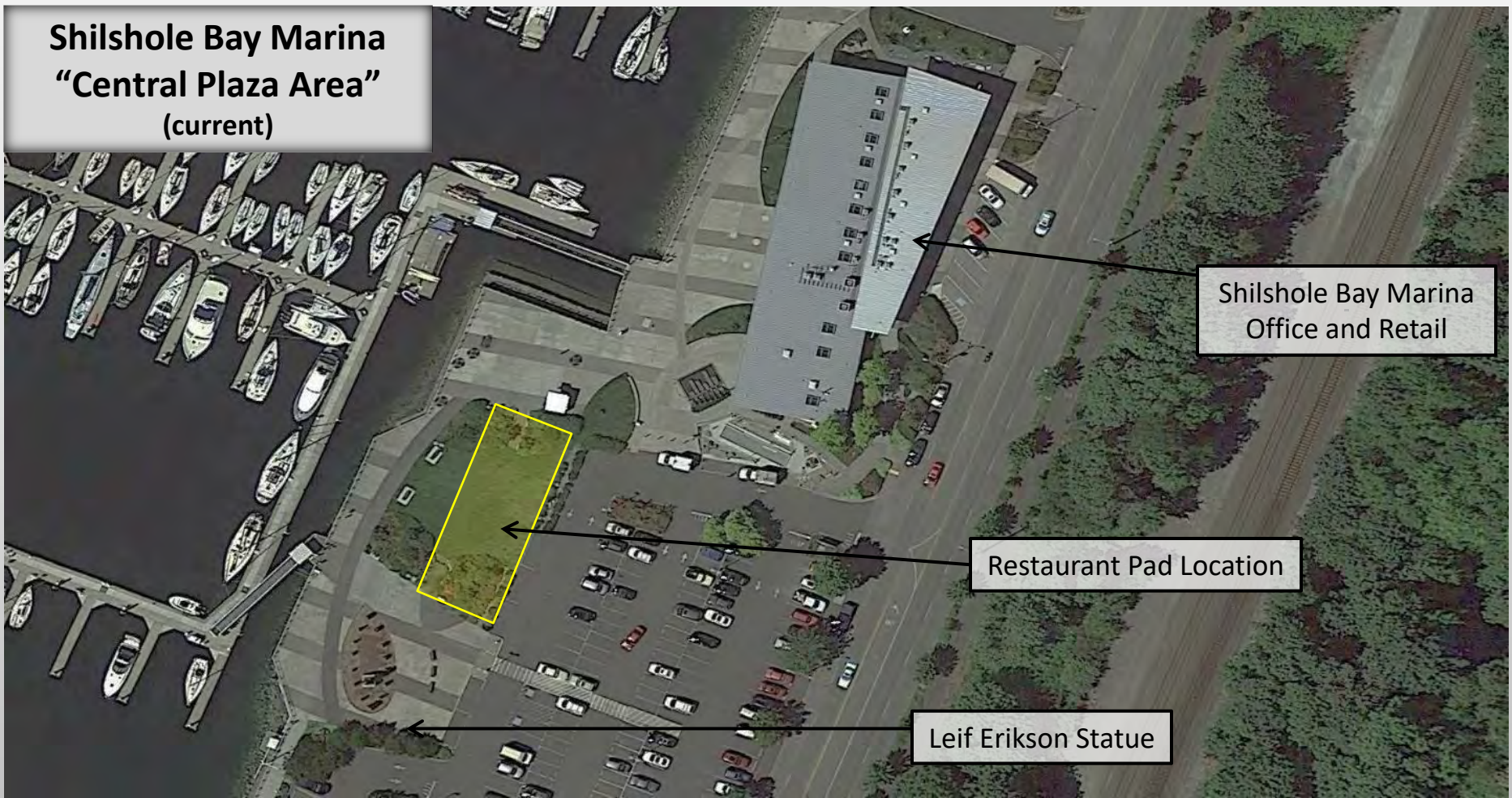
First Amendment to Ground Lease with Duke's Shilshole Bay Chowder House, LLC at Shilshole Bay Marina

Jan 9, 2018

Shilshole Bay Marina



**Shilshole Bay Marina
"Central Plaza Area"
(current)**

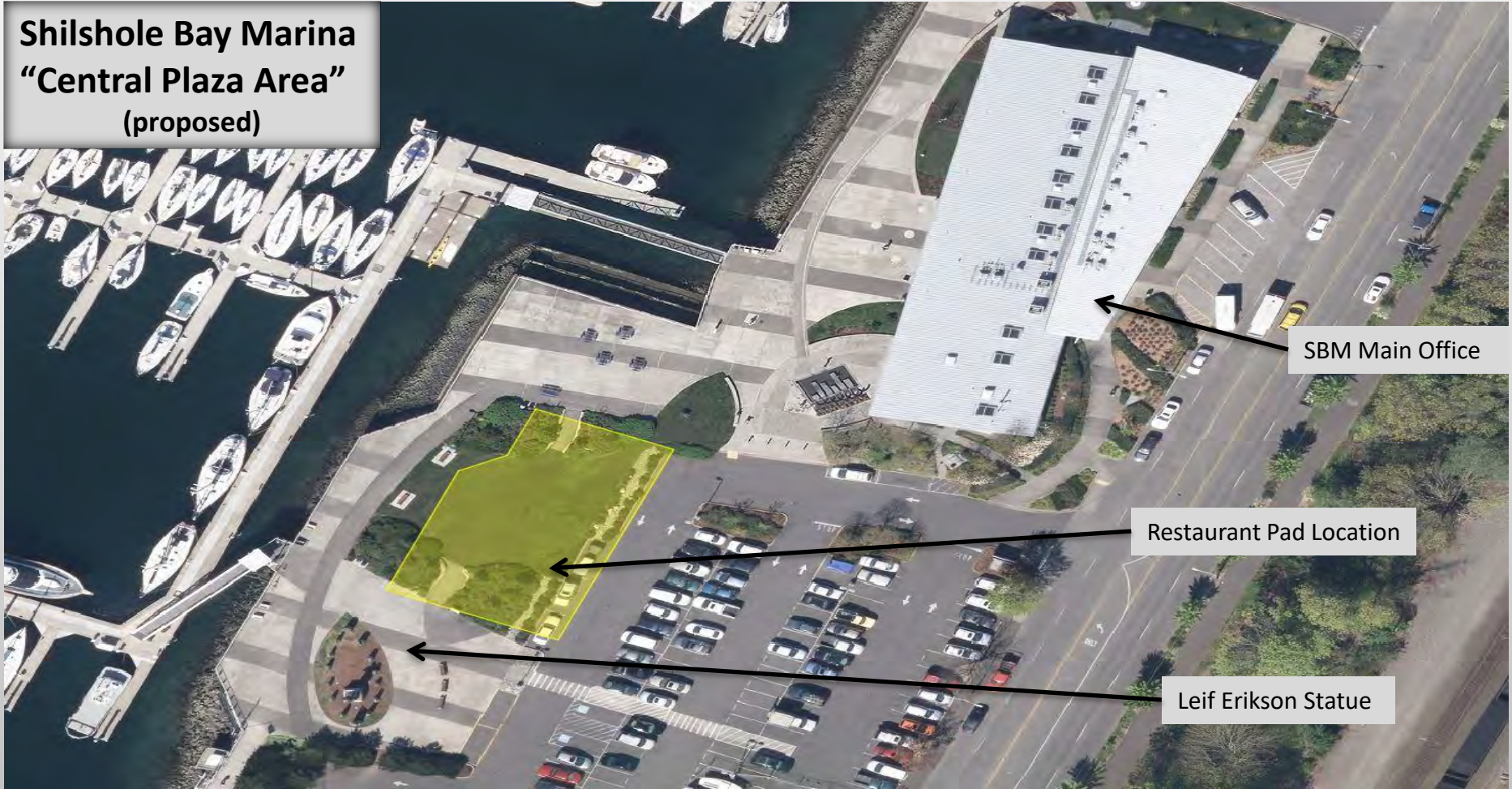


Shilshole Bay Marina
Office and Retail

Restaurant Pad Location

Leif Erikson Statue

**Shilshole Bay Marina
"Central Plaza Area"
(proposed)**



SBM Main Office

Restaurant Pad Location

Leif Erikson Statue

Shilshole Bay Marina
“Restaurant Building Pad”
(proposed)

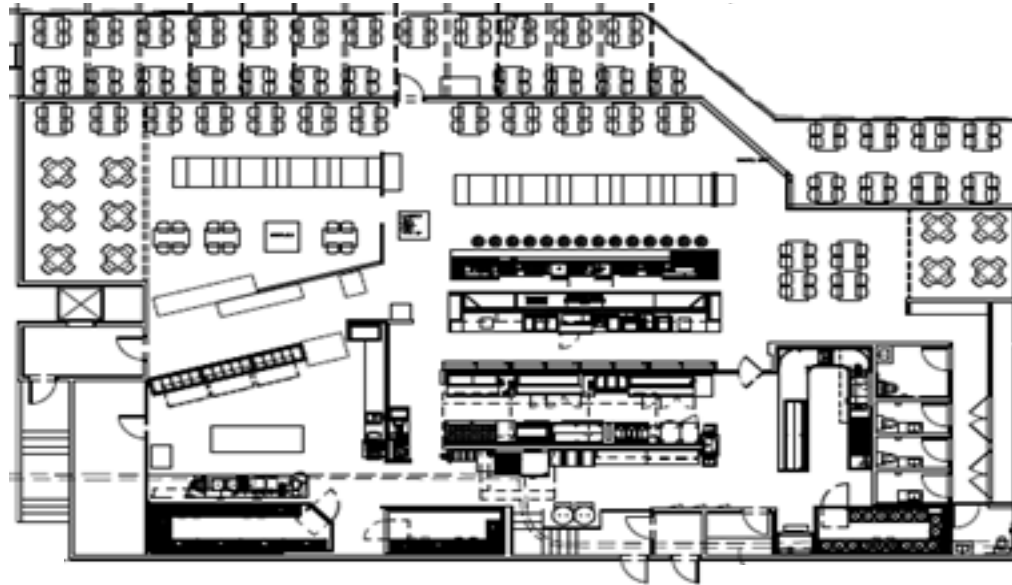
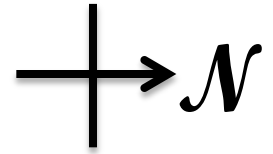


DECK
= 1,500 SF

BUILDING
= 6,522
SF

BUILDING AND DECK
= 8,022 SF

Duke's Shilshole Bay
Chowder House
"Restaurant Floor Plan"



Project Benefits

- Supports Maritime's goal of creating a "Destination Marina"
- Meets marina customers desire for full-service restaurant
- Creates an additional community meeting place
- Proposes sustainability practices that support Port environmental goals
- Draws new patrons and customers to the Marina and upland businesses
- Creates additional visibility for Shilshole Bay Marina
- Tenant bears construction cost, however building will become a Port asset
- Increased generation of lease revenue for the Port

Adding Amenities at the Port's Largest Recreational Marina

Key Revised Lease Terms

- Premises: Adding 1,522 SF for a total of 8,022 SF restaurant pad
- Construction Rent: Increased to \$3,216 per month until Substantial Completion
- Post Construction Rent: Increased to \$12,864 per month annually.
(no later than August 1, 2019 or substantial completion, whichever is sooner)

Ground Lease Rates Above Market