## AFTER RECORDING, RETURN TO:

No Charge-State Business Tina Strong, Supply Officer Legislative Affairs Agency State Capital, RM 3 Juneau, AK 99801-1182

## **MEMORANDUM OF LEASE**

This Memorandum of Lease is executed on the \_\_ day of \_\_\_\_\_\_\_, 2013, by and between 716 West Fourth Avenue, LLC, an Alaska limited liability, referred to as "Lessor" whose address is P.O. Box 241826, Anchorage, Alaska 99524, and Legislative Affairs Agency ("Lessee") whose address is State Capitol, Room 3, Juneau, Alaska 99801-1182.

Lessor and Lessee entered into a Extension of Lease and Lease Amendment No. 3 to amended that certain Lease dated April 6, 2004, recoded in Book 2004-024411-0, Anchorage Recording District, Third Judicial District, State of Alaska, as previously amended, and renewed through May 31, 2014 by Renewal of Lease No. 5, recorded May 23, 2013 in Book 2013-028824-0, Anchorage Recording District, Third Judicial District, State of Alaska, hereafter referred to the "Lease" for the following described real property:

All space within the office building, all space within the parking garage, and all real property located at 716 West 4<sup>th</sup> Avenue in Anchorage, Alaska further described as Lot 3A, Block 40, of the Original Townsite of Anchorage, according to the official plat thereof, Third Judicial District, State of Alaska; and all space located with the building and real property located at 712 West 4<sup>th</sup> Avenue in Anchorage, Alaska further described as Lot 2 W 39.5' Block 40 Original Townsite of Anchorage.

Together with all improvements and fixtures now existing on or affixed to the Property and together with all appurtenances and hereditaments thereto and subject to all valid existing rights. The term of the Lease commences on June 1, 2014, and terminates at 11:59 p.m. on the 31<sup>st</sup> day of May 2024 unless sooner terminated in accordance with the Lease. Tenant has the option to renew the Lease for one additional term of up to ten (10) years.

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

		LESSOR:
		716 West Fourth Avenue, LLC
Date:	By: Its:	Mark E. Pfeffer Manager
STATE OF ALASKA	)	
THIRD JUDICIAL DISTRICT	) ss: )	
Notary Public in and for the State of appeared MARK E. PFEFFER, known who executed the above and foregoinand who acknowledged to me that he	of Alaska, duly wn to me and ing Lease on be had full powe	, 2013, before me the undersigned y commissioned and sworn as such, personally to me known to be the individual named in and ehalf of 716 WEST FOURTH AVENUE, LLC, r and authority to, and did execute the above and voluntary act and deed of said organization, for
IN WITNESS WHEREOF, day, month and year first written abo		o set my hand and affixed my notarial seal the
		ry Public in and for Alaska ommission expires:
		LESSEE:
		STATE OF ALASKA LEGISLATIVE AFFAIRS AGENCY

## DRAFT DISCUSSION ONLY

Date:		
	By:  Representative Mike Hawker  Chair, Alaska Legislative Counce  Procurement Office	il
CERTIFYING AUTHORITY	APPROVED AS TO FORM:	
Pamela A. Varni Date Executive Director Legislative Affairs Agency	Legal Counsel	Date
STATE OF ALASKA ) ) ss: THIRD JUDICIAL DISTRICT )		
This is to certify that on this day Notary Public in and for the State of Alas appeared REPRESENTATIVE MIKE HA individual named in and who executed the ALASKA LEGISLATIVE COUNCIL and LEASE as the free and voluntary act and deforth.	AWKER, known to me and to me known above and foregoing Lease as the CHA who acknowledged to me that he executed	ch, personally wn to be the AIR OF THE the foregoing
IN WITNESS WHEREOF, I have day, month and year first written above.	hereunto set my hand and affixed my no	tarial seal the
	Notary Public in and for Alaska My commission expires:	- 

## DRAFT DISCUSSION ONLY

STATE OF ALASKA	)
	) ss:
FIRST JUDICIAL DISTRICT	)
Notary Public in and for the Stat appeared PAMELA A. VARNI, k who executed the above and foreg ALASKA LEGISLATIVE AFFA	this day of
IN WITNESS WHEREOI day, month and year first written a	F, I have hereunto set my hand and affixed my notarial seal the bove.
	Notary Public in and for Alaska
	My commission expires: