

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 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 an Extension of Lease and Lease Amendment No. 3 dated and effective September 19, 2013, to amend 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 4th 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 4th 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 Extension of Lease and Lease Amendment No. 3 commences on June 1, 2014, and terminates at 11:59 p.m. on the 31st 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 in accordance with AS 40.17.120.

LESSOR:

716 West Fourth Avenue, LLC

Date: _____

By: _____

Mark E. Pfeffer

Its: Manager

716 West Fourth Avenue, LLC

Date: _____

By: _____

Robert B. Acree

Its: Member

716 West Fourth Avenue, LLC

By Its Member:

Mark E. Pfeffer Alaska Trust UTAD

12/28/07

Date: _____

By: _____

Alana Williams

Its: Trustee

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

This is to certify that on this day of _____, 2013, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared MARK E. PFEFFER, known to me and to me known to be the individual named in and who executed the above and foregoing Lease on behalf of 716 WEST FOURTH AVENUE, LLC, and who acknowledged to me that he had full power and authority to, and did execute the above and foregoing Memorandum of Lease on behalf of and as the free and voluntary act and deed of said organization, for the purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day, month and year first written above.

Notary Public in and for Alaska
My commission expires: _____

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

This is to certify that on this day of _____, 2013, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared ROBERT B. ACREE, known to me and to me known to be the individual named in and who executed the above and foregoing Lease on behalf of 716 WEST FOURTH AVENUE, LLC, and who acknowledged to me that he had full power and authority to, and did execute the above and foregoing Memorandum of Lease on behalf of and as the free and voluntary act and deed of said organization, for the purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day, month and year first written above.

Notary Public in and for Alaska
My commission expires: _____

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

This is to certify that on this day of _____, 2013, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared ALANA WILLIAMS, known to me and to me known to be the individual named in and who executed the above and foregoing Memorandum of Lease on behalf of MARK E. PFEFFER ALASKA TRUST UTAD 12/28/07, and who acknowledged to me that she had full power and authority to, and did execute the above and foregoing LEASE on behalf of and as the free and voluntary act and deed of said organization, for the purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day, month and year first written above.

Notary Public in and for Alaska
My commission expires: _____

LESSEE:

STATE OF ALASKA
LEGISLATIVE AFFAIRS AGENCY

By: _____
Representative Mike Hawker
Chair, Alaska Legislative Council
Procurement Office

CERTIFYING AUTHORITY

APPROVED AS TO FORM:

Pamela A. Varni
Executive Director
Legislative Affairs Agency

Douglas D. Gardner
Legal Counsel

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

This is to certify that on this day of _____, 2013, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared REPRESENTATIVE MIKE HAWKER, known to me and to me known to be the individual named in and who executed the above and foregoing Lease as the CHAIR OF THE ALASKA LEGISLATIVE COUNCIL and who acknowledged to me that he executed the foregoing Memorandum of Lease as the free and voluntary act and deed of his principal for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day, month and year first written above.

Notary Public in and for Alaska
My commission expires: _____

STATE OF ALASKA)
) ss:
FIRST JUDICIAL DISTRICT)

This is to certify that on this day of _____, 2013, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared PAMELA A. VARNI, known to me and to me known to be the individual named in and who executed the above and foregoing Lease as the EXECUTIVE DIRECTOR of the STATE OF ALASKA LEGISLATIVE AFFAIRS AGENCY and who acknowledged to me that she executed the foregoing Memorandum of Lease as the free and voluntary act and deed of her principal for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day, month and year first written above.

Notary Public in and for Alaska
My commission expires: _____

STATE OF ALASKA)
) ss:
FIRST JUDICIAL DISTRICT)

This is to certify that on this day of _____, 2013, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared Douglas D. Gardner, known to me and to me known to be the individual named in and who executed the above and foregoing Lease as the Director of Legal Services to the STATE OF ALASKA LEGISLATIVE AFFAIRS AGENCY and who acknowledged to me that he executed the foregoing Memorandum of Lease as the free and voluntary act and deed of her principal for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day, month and year first written above.

Notary Public in and for Alaska
My commission expires: _____