



January 7, 2022

Northland Services, Inc.
Attn: Jon Burdick
P.O. Box 24527
Seattle, WA 98124

RE: T115 Dock Restoration

Dear Jon,

In follow-up from our call this morning I am writing to confirm that both Northland and NWSA staff are proceeding in good faith efforts towards an amendment to the Lease addressing the Dock Rehabilitation. Based upon an engineering report acquired by Northland to revise the Option initially agreed to by Northland to the Option B, formalized in the letter dated July 2, 2021, whereby if "Northland does not substantially complete Option B by February 28, 2022, double rent for Area H will be assess until the month following substantially completion of said structural restoration."

Since that time The Port Engineering staff confirmed the report and worked with NWSA staff to present an agreeable revised approach. The revised approach terms have been presented to and agreed upon by Northland which will require an amendment to the lease.

However, due to the departure of Blaine Burk, Sr Real Estate Manager, who had been working with Northland on this project and continued staffing shortages within the NWSA Real Estate Department, finalization of this amendment prior to February 28, 2022, has been delayed. Thus, the NWSA agrees to defer billing the double rent as specified above pending the execution of this amendment. Should the Managing Members not approve the amendment or good faith efforts to complete the Fourth Amendment cease, the double rent will be billed retroactively effective March 1, 2022.

By signing below, you are confirming Northland's acceptance of the terms contained herein. Please return an executed copy via email and the original executed letter to my attention:

The Northwest Seaport Alliance
Attn, Jennifer Maietta, Director Alliance Real Estate
P.O. Box 2985
Tacoma, WA 98401-2985
jmaietta@nwseaportalliance.com

Thank you,

Jennifer Maietta

Jennifer Maietta
Director, NWSA Real Estate

ACKNOWLEDGED AND AGREED:
NORTHALND SERVICES, INC.

By: *Jon Burdick*
Name: JON BURDICK
Title: AUTHORIZED AGENT
Date: FEB 28, 2022

cc: Tong Zhu, Chief Commercial Officer & Chief Strategy Officer