

RESOLUTION NO. 1041

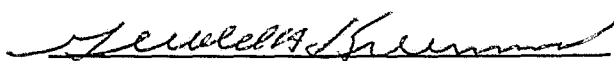
**A RESOLUTION AUTHORIZING INTERGOVERNMENTAL AGREEMENT BETWEEN TUALATIN VALLEY FIRE & RESCUE, A RURAL FIRE PROTECTION DISTRICT, AND THE CITY OF WILSONVILLE, A MUNICIPAL CORPORATION FOR A LEASE WITH OPTION TO PURCHASE PROPERTY, AND REPEALING RESOLUTION 1017.**

WHEREAS, pursuant to Resolution 1017, adopted June 21, 1993, the Mayor was authorized to enter into an Intergovernmental Agreement, a copy of which was part of Resolution 1017, with Tualatin Valley Fire & Rescue, a Rural Fire Protection District (TVFRV) for a lease with option to purchase property commonly known as the Maintenance Facility property, and TVFRV has requested certain changes to the agreement, necessitating repeal of Resolution 1017 and authorization by the Council to enter into a revised agreement.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

- 1) Resolution 1017 is hereby repealed.
- 2) The Mayor is authorized on behalf of the City, to enter into the Intergovernmental Agreement between Tualatin Valley Fire & Rescue, a rural Fire Protection District and the City of Wilsonville, a municipal corporation, for a lease with option to purchase, a copy of which is marked Exhibit "A", attached hereto and incorporated by reference herein.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 16th day of August, 1993, and filed with the Wilsonville City Recorder this date.



GERALD A. KRUMMEL, Mayor

ATTEST:



VERA A. ROJAS, CMC/AAE, City Recorder

SUMMARY of Votes:

Mayor Krummel	<u>AYE</u>
Councilor Van Eck	<u>AYE</u>
Councilor Carter	<u>AYE</u>
Councilor Hawkins	<u>AYE</u>
Councilor Lehan	<u>AYE</u>

*Not  
Signed by  
TVF&R -  
See Amended  
Agreement*

**INTERGOVERNMENTAL AGREEMENT BETWEEN  
TUALATIN VALLEY FIRE & RESCUE  
A RURAL FIRE PROTECTION DISTRICT, AND  
THE CITY OF WILSONVILLE, A MUNICIPAL CORPORATION,  
FOR A LEASE WITH OPTION TO PURCHASE PROPERTY**

THIS WRITING is in witness of an intergovernmental agreement authorized by ORS 190.003 et seq. for a lease with option to purchase made and entered into this day and year as last appears hereunder, and effective August 1, 1993, by and between:

TUALATIN VALLEY FIRE & RESCUE, a Rural Fire Protection District, hereinafter referred to as the "LESSOR",

and

THE CITY OF WILSONVILLE, an Oregon municipality, hereinafter referred to as the "LESSEE".

**WITNESSETH:**

1. In consideration of the covenants made and exchanged by and between the parties hereto as hereinafter set forth and the rent to be paid by the LESSEE to the LESSOR as hereinafter provided, the LESSOR does hereby lease, demise and let unto the LESSEE the Tualatin Valley Fire & Rescue Maintenance Facility and the northerly 280 feet of the site (1.6 acres of the 3.91 acre site), together with access over the remaining 3.91 acres, located at 8455 SW Elligsen Road, as described by Exhibits A, B and C (the "Facility"). The Facility, 1.6 acres of the 3.91 acres, and the access over the remaining 3.91 acres is hereinafter referred to as the "premises."

2. To have and to hold said premises hereby leased to the said LESSEE, its personal representatives, successors or assigns, commencing August 1, 1993, for a term of ten years (120 months) subject to earlier termination as set forth below.

3. During the term of this Lease the LESSEE covenants and agrees to pay rent to the order of the LESSOR, successors or assigns, at such place as the LESSOR may subsequently direct, rent as follows:

Commencing August 1, 1993, Four Thousand and No/100 Dollars (\$4,000.00) per month for sixty (60) months, and commencing August 1, 1998, Four Thousand Five Hundred and No/100 Dollars (\$4,500.00) per month for sixty (60) months. The first of such

monthly rental payments to be made on or before August 1, 1993, and a like payment on the first day of each month thereafter for the term of this Lease.

4. The Facility and the premises shall be used by the LESSEE for the conduct of the municipal business affairs of the City of Wilsonville and for no other purpose except upon the written consent of the LESSOR being first obtained, such consent of the LESSOR not to be unreasonably withheld. The LESSEE shall not assign this Lease, nor sublet any part of the leased premises without the prior written consent of the LESSOR being first obtained, which consent the LESSOR agrees not to unreasonably withhold. Any assignee or subtenant shall hold the premises subject to all of the terms and conditions of this agreement, and no assignment or subletting shall be permitted if the LESSEE herein is in default in any particular of the terms and conditions of this agreement.

5. The LESSEE covenants to make no unlawful, improper or offensive use of said premises, not to suffer or permit any waste or strip thereof, not to permit any objectionable noises or odors to escape or to be emitted from said premises or to do anything or permit anything to be done or about the said premises in any way tending to create a nuisance. LESSEE shall not cause or permit any hazardous, toxic, infectious or radioactive substance, waste or material to be spilled, leaked, disposed of or otherwise released on or under the premises.

6. The LESSEE agrees to comply, at LESSEE's own expense, with all of the laws and regulations of city, county, state, federal or other public authorities respecting the use of said leased premises.

7. LESSEE shall make no improvements or alterations to the premises of any kind without first obtaining LESSOR's written consent. All alterations shall be made at the sole expense of the LESSEE, in a good and workmanlike manner, and in compliance with applicable laws and building codes. Any and all improvements to the premises so made, constructed or installed by the LESSEE and which are not of a permanent nature and which may be removed or disconnected from the premises without damage to the freehold, must be removed by the LESSEE prior to the expiration of this Lease term, any renewals or extensions hereof, or upon the termination of this Lease, unless otherwise agreed to by the parties. LESSEE shall repair all damage to the premises caused by either the installation or removal of any alteration or improvement and shall restore the premises to the conditions they were in prior to such improvements or alterations. However, improvements of a permanent nature, and whether installed, constructed or erected by the LESSOR or the LESSEE, or either of them, shall remain and shall become, upon the expiration of this Lease, the sole property of the LESSOR, without any right of reclamation in the LESSEE whatsoever and without any right of contribution from the LESSOR for the cost thereof, or any part of the cost thereof.

8. The LESSEE shall ~~to~~ maintain the premises, both exterior and interior, in good order and repair during the term of this Lease at the sole expense of said LESSEE. Such maintenance includes ordinary maintenance of the heating or air conditioning equipment.

9. The LESSOR agrees to insure and keep insured the leased building against loss by fire with extended coverage in an amount not less than full insurable value. LESSEE shall carry similar insurance insuring the property of LESSEE on the premises against such risk.

Neither party shall be liable to the other (or to the other's successors or assigns) for any loss or damage caused by fire or any of the risks enumerated in a standard fire insurance policy with an extended coverage endorsement, and in the event of insured loss, neither party's insurance company shall have a subrogated claim against the other. This waiver shall be valid only if the insurance policy in question expressly permits waiver of subrogation or if the insurance company agrees in writing that such a waiver will not affect coverage under the policies. Each party agrees to use best efforts to obtain such an agreement from its insurer if the policy does not expressly permit a waiver of subrogation.

10. The LESSEE shall pay when due all charges for services and utilities incurred in connection with the use, occupancy and maintenance of the premises, including, but not limited to such as heat, lights, sewer, water, garbage and telephone service. Furthermore, the LESSOR agrees to provide a desk, office chair, two side chairs, book shelves and a file cabinet for each office as previously provided and in existence at the execution of this Lease.

11. Upon prior written consent of the LESSOR, such consent not to be unreasonably withheld, the LESSEE may erect on the premises a sign, or signs, comparable to the existing site signage, with the LESSEE's name thereon and other matters relevant to its business, but any such sign or signs shall be erected at LESSEE's expense and in conformity with the rules and regulations of any public authority which pertains to any such signs. Such signs shall be removed by the LESSEE at its own expense at the termination or expiration of this Lease agreement or any renewals or extensions thereof.

12. The LESSEE shall pay as due all claims for work done on and for services rendered or material furnished to the premises, and shall keep the premises free from any liens or other encumbrances. Nothing aforesaid shall be construed to relinquish the LESSEE's rights, in good faith, to legally contest the validity of any claim and to deny payment of same until the legal rights have been determined. If LESSEE fails to pay any such claims or discharge any lien, LESSOR may do so and collect the cost as additional rent. Such action by LESSOR shall not constitute a waiver of any right or remedy which LESSOR may have on account of LESSEE's default.

13. LESSOR, its agents and representatives, shall have the right at any reasonable time, to enter into or upon said premises and the Facility for the purpose of examining the condition thereof, or for any other lawful purpose.

14. LESSEE shall procure, and thereafter during the term of this Lease, and during the time of any renewals or extensions hereof, shall continue to carry the following insurance at LESSEE's cost: comprehensive general liability insurance in a responsible company with limits of not less than \$500,000 for injury to one person, \$1,000,000 for injury to two or more persons in one occurrence, and \$1,000,000 for damage to property. Such insurance shall cover all risks arising directly or indirectly out of LESSEE's activities on or any condition of the premises, and shall protect LESSEE against the claims of LESSOR on account of the obligations assumed by LESSEE herein.

15. The following shall be events of default:

15.1 Default in Rent. Failure of LESSEE to pay any rent or other charge within 10 days after it is due.

15.2 Default in Other Covenants. Failure of LESSEE to comply with any term or condition or fulfill any obligation of the lease (other than the payment of rent or other charges) within 20 days after written notice by LESSOR specifying the nature of the default with reasonable particularity. If the default is of such a nature that it cannot be completely remedied within the 20-day period, this provision shall be complied with if LESSEE begins correction of the default within the 20-day period and thereafter proceeds with reasonable diligence and in good faith to effect the remedy as soon as practicable.

15.3 Insolvency. Insolvency of LESSEE; an assignment by LESSEE for the benefit of creditors; the filing by LESSEE of a voluntary petition in bankruptcy; an adjudication that LESSEE is bankrupt or the appointment of a receiver of the properties of LESSEE; the filing of any involuntary petition of bankruptcy and failure of LESSEE to secure a dismissal of the petition within 30 days after filing; attachment of or the levying of execution on the leasehold interest and failure of LESSEE to secure discharge of the attachment or release of the levy of execution within 10 days shall constitute a default.

In the event of a default, the lease may be terminated at the option of LESSOR by written notice to LESSEE. Whether or not the lease is terminated by the election of LESSOR or otherwise, LESSOR shall be entitled to recover damages from LESSEE for the default, and LESSOR may reenter, take possession of the premises, and remove any persons or property by legal action or by self-help and without liability for damages and without having accepted a surrender.

Following reentry or abandonment, LESSOR may relet the premises and in that connection may make any suitable alterations or refurnish the premises, or both, or change the character or use of the premises, but LESSOR shall not be required to relet for any use or purpose other than that specified in the Lease or which LESSOR may reasonably consider injurious to the premises, or to any tenant that LESSOR may reasonably consider objectionable. LESSOR may relet all or part of the premises, alone or in conjunction with other properties, for a term longer or shorter than the term of this lease, upon any reasonable terms and conditions, including the granting of some rent-free occupancy or other rent concession.

In the event of termination or retaking of possession following default, LESSOR shall be entitled to recover immediately, without waiting until the date of any future rent or until the date fixed for expiration of the lease term, the following amounts as damages:

(1) The loss of rental from the date of default until a new tenant is, or with the exercise of reasonable efforts could have been, secured.

(2) The reasonable costs of reentry and reletting including without limitation the cost of any cleanup, refurbishing, removal of LESSEE's property and fixtures, or any other expense occasioned by LESSEE's default including but not limited to any remodel or repair costs, attorney fees, court costs, broker commissions, and advertising costs.

(3) Any excess of the value of the rent and all of LESSEE's other obligations under this Lease over the reasonable expected return from the premises for the period commencing on the earlier of the date of trial or the date the premises are relet, and continuing through the end of the term. The present value of future amounts will be computed using a discount rate equal to the prime loan rate of major Oregon banks in effect on the date of trial.

LESSOR may sue periodically to recover damages during the period corresponding to the remainder of the lease term, and no action for damages shall bar a later action for damages subsequently accruing.

If LESSEE fails to perform any obligation under this Lease, LESSOR shall have the option to do so after 30 days' written notice to Tenant. All of LESSOR's expenditures to correct the default shall be reimbursed by LESSEE on demand with interest at the rate of 9% per annum from the date of expenditure by LESSOR. Such action by LESSOR shall not waive any other remedies available to lessor because of the default.

The foregoing remedies shall be in addition to and shall not exclude any other remedy available to LESSOR under applicable law.

16. If the premises are partly damaged and the paragraph below does not apply, the premises shall be repaired by LESSOR at LESSOR'S expense. Repairs shall be accomplished with all reasonable dispatch subject to interruptions and delays from labor disputes and matters beyond the control of LESSOR.

If the premises are destroyed or damaged and cannot be repaired within the period of ninety (90) days, LESSOR or LESSEE may, at their option, terminate this Lease by written notice to the other, provided, however, LESSEE shall not have the option to terminate the Lease if the destruction or damage resulted from the negligence of LESSEE, its employees or its invitees.

Rent shall be abated during the repair of any damage to the extent the premises are untenantable, except that there shall be no rent abatement where the damage occurred as the result of the fault of LESSEE, its employees or its invitees.

17. At the expiration of the term of this Lease, or upon any sooner termination hereof, the LESSEE shall deliver all keys to LESSOR and quit, surrender and deliver up the premises to the LESSOR, or those having their estate in the premises, peaceably, quietly and in as good order and condition, reasonable use and wear thereof, and damage by fire and the elements alone excepted, as the same are now in or hereafter may be put in by the LESSOR or the LESSEE.

If LESSEE does not vacate the premises at the time required, LESSOR shall have the option to treat LESSEE as a tenant from month to month, subject to all of the provisions of this Lease except the provisions for term. Failure of LESSEE to remove fixtures, furniture, furnishings, or trade fixtures that LESSEE is required to remove under this Lease shall constitute a failure to vacate to which this section shall apply if the property not removed will substantially interfere with occupancy of the premises by another tenant or with occupancy by LESSOR for any purpose including preparation for a new tenant.

If a month-to-month tenancy results from a holdover by LESSEE under this section, the tenancy shall be terminable at the end of any monthly rental period on written notice from LESSOR given not less than 10 days prior to the termination date which shall be specified in the notice.

18. The LESSOR represents to the LESSEE and expressly covenants that it is the lawful owner of the above described premises, and that it has a good right to lease the same or any part thereof, and that it will warrant and defend the LESSEE'S interest therein against the lawful claims and demands of any person or persons whomsoever.

19. All rights, remedies and liabilities herein given to or imposed upon either of the parties hereto shall extend to, inure to the benefit of and bind as the circumstances may require,

the successors and so far as this Lease is assignable by the terms hereof, to the assigns of such parties.

20. The LESSOR and LESSEE have negotiated the terms of an option to purchase. However, LESSOR, while it has determined it does not need the use of the premises for the aforementioned term of this Lease and its preliminary long-range plan contemplates the premises as surplus and appropriate for an option to purchase by LESSEE, the parties agree that LESSOR shall have until May 1, 1994, to finalize its long-range plan as to a final determination of these premises as surplus and to notify the LESSEE of same. Upon notification of a final determination of the premises as surplus and provided this Lease is in good standing and free from default, LESSOR for value received, grants to LESSEE the sole, exclusive and irrevocable option to purchase the premises for a base price of \$650,000.00, together with interest at the rate of three percent (3%) per annum, amortized monthly, and together with the aggregate of funds, if any, between the date of this Lease and the exercise of this option expended by LESSOR and reported in writing to LESSEE on maintenance of the premises and for the cost of any fire and casualty insurance premiums paid by LESSOR during the term hereof, and there shall be deducted from said purchase price the total of all rents paid as set forth in the schedule of payments, marked Exhibit D, attached hereto and incorporated herein. The net sum so ascertained shall be the option purchase price of said premises.

In the event that the premises are not declared surplus, and an option to purchase is not granted to the LESSEE, then the LESSEE has the option to terminate the Lease upon six months' notice, but any such termination shall not be later than the fifth anniversary date of this Lease (August 1, 1998). In the event of the Lease terminating within five years, upon verification of \$28,000 of improvements to the building by the LESSEE, the LESSEE shall receive 50% credit (\$14,000.00) of the cost of the improvements on the remaining Lease payments of the last four months of rent (\$2,000, \$4,000, \$4,000, \$4,000). Should verification establish a different amount, the parties shall adjust the aforementioned amounts and the credits accordingly.

21. The option to purchase set forth above is to be exercised by LESSEE notifying LESSOR in writing that it is exercising the option to purchase, delivered to 20665 SW Blanton Street, Aloha, Oregon 97007. Immediately thereafter the parties hereto, following the formula stated above, shall determine the amount of said option purchase price. The LESSEE shall then tender any sums owing for full payment of the option purchase price into a mutually agreed upon escrow, and LESSOR shall provide a preliminary title report in the amount of the purchase price showing marketable title to the above described premises in LESSOR and shall execute and deliver a special warranty deed to the premises in consideration of the payment of the option purchase price by LESSEE. The costs of the escrow shall be borne equally by the parties, save and except the LESSOR shall pay the costs of title insurance. The closing of the purchase shall be within 60 days of the written notification of the intent to exercise the option unless otherwise agreed by the parties.



22. Within thirty days from the date of delivery of said deed, the LESSOR agrees to deliver to the LESSEE a policy of title insurance insuring in the amount of said selling price marketable title to the above described premises in LESSOR, subject to building restrictions, zoning ordinances, if any, any encumbrance caused by LESSEE and any liens or encumbrances against said premises to be assumed by LESSEE in said sale; said LESSOR may have a reasonable time to correct any defects of title which may appear.

23. Should LESSEE fail to exercise its said option to purchase, the foregoing Lease shall continue until terminated pursuant to its terms.

24. This Lease and option shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective successors and assigns of the LESSOR, and, so far as the terms hereof permit assignment, the successors and assigns of the LESSEE as well.

25. The parties acknowledge the existence of an underground storage tank ("UST") on the leased premises. Lessor agrees that it shall take all necessary and appropriate steps, at its sole cost, to register and test the UST by December 19, 1993. In addition, Lessor agrees to indemnify, and hold Lessee harmless of and from any and all claims, damages, causes of action or costs related to the UST up until such time as the UST is registered and has passed a leakage and tightness test. Until such time as the tests have been completed, Lessee agrees not to use the UST. Lessor shall provide Lessee copies of the tests. Thereafter, in the event Lessee elects to and uses the UST, it shall hold Lessor harmless of and from any and all claims, damages, causes of action or costs associated with or related to Lessee's use of the UST. Upon the exercise by Lessee of the option to purchase the Premises as set forth above, Lessee shall take all necessary and appropriate steps to register the UST, at its sole cost and expense, in its name. Upon the purchase of the Premises by Lessee, Lessee shall indemnify and hold Lessor harmless of and from any and all claims, damages, causes of action or costs related to the UST, except for any matter or condition that is determined to have been in existence prior to the Lessee's purchase of the Premises.

26. The parties acknowledge the existence of Lessor's microwave tower located on the premises and an equipment room used in connection with Lessor's business located in the facility. During the term of this Agreement, Lessor shall have unrestricted access to the premises and the equipment room for purposes of conducting and maintaining Lessor's business and the services it provides. Lessor shall maintain the tower and the equipment room at its sole cost and expense. Upon the exercise by Lessee of the option to purchase the premises as set forth above, the parties agree to make all necessary and appropriate arrangements for the continued use or relocation of the equipment room.

27. In case suit or action is instituted to enforce compliance with any of the terms, covenants or conditions of this Lease, or to collect the rent which may become due hereunder,

or any portion thereof, the party not prevailing agrees to pay, in addition to the costs and disbursements provided by statute, such additional sum as the court may adjudge reasonable for attorney's fees to be allowed prevailing party in such suit or action.

28. Any waiver by the LESSOR of any breach of any covenant herein contained to be kept and performed by LESSEE shall not be deemed or considered as a continuing waiver, and shall not operate to bar or prevent the LESSOR from claiming a forfeiture for any succeeding breach, either of the same condition or covenant or otherwise.

29. Any alterations, modifications or additions to this Lease agreement, in order to be binding upon the parties hereto, shall be reduced to writing, signed by the parties or their lawful agents and incorporated with this agreement by specific reference thereto.

30. As used herein, the singular shall include the plural and the plural the singular. The masculine and neuter shall each include the masculine, feminine and neuter, as the context requires.

IN WITNESS WHEREOF, the parties have executed this instrument in duplicate on the \_\_\_\_\_ day of \_\_\_\_\_, 1993.

LESSOR: TUALATIN VALLEY FIRE & RESCUE

By: \_\_\_\_\_

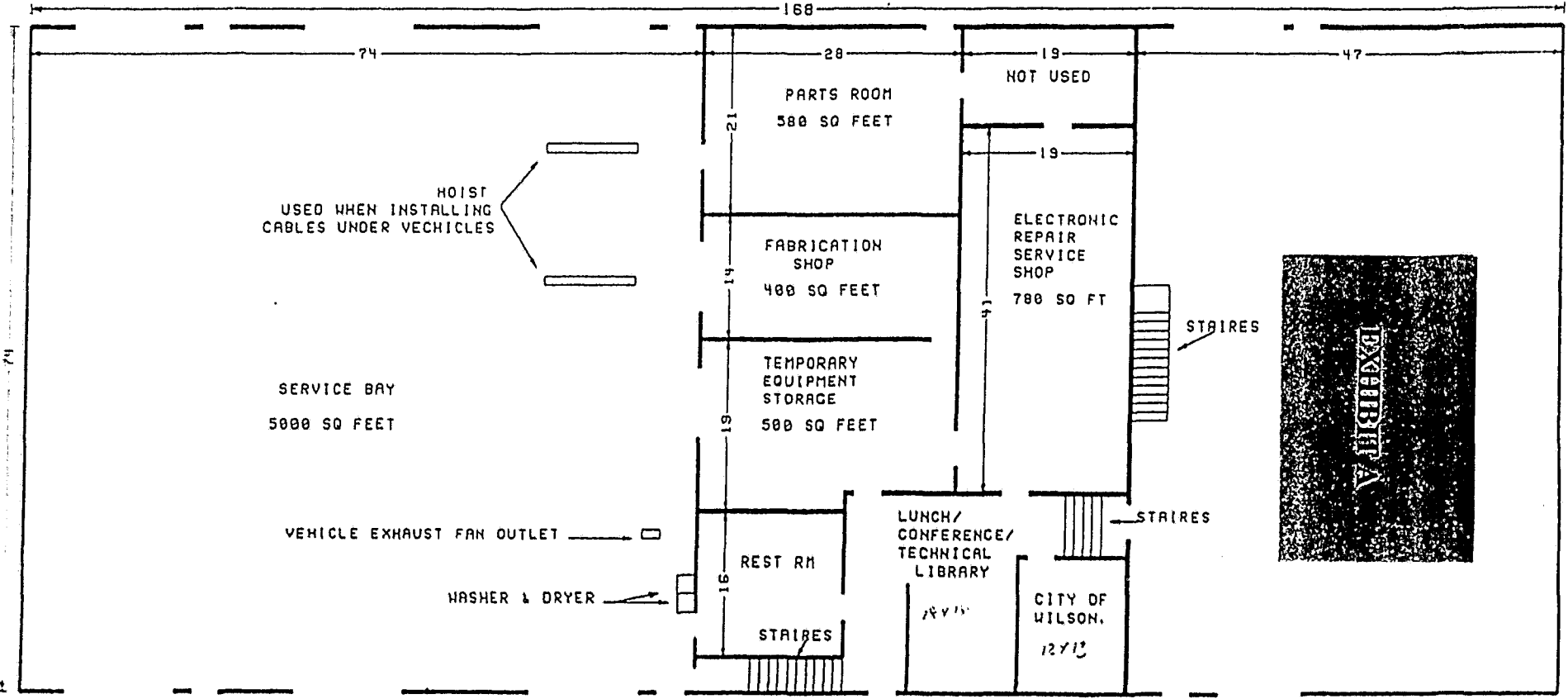
By: \_\_\_\_\_

LESSOR: THE CITY OF WILSONVILLE

By: *Deborah H. Keenum*  
Mayor

Attest: *Jara A. Rojas*  
City Recorder

[JFNAGMTUA3-103]



TECHNICAL SERVICES SHOP AT ELLIGSEN ROAD

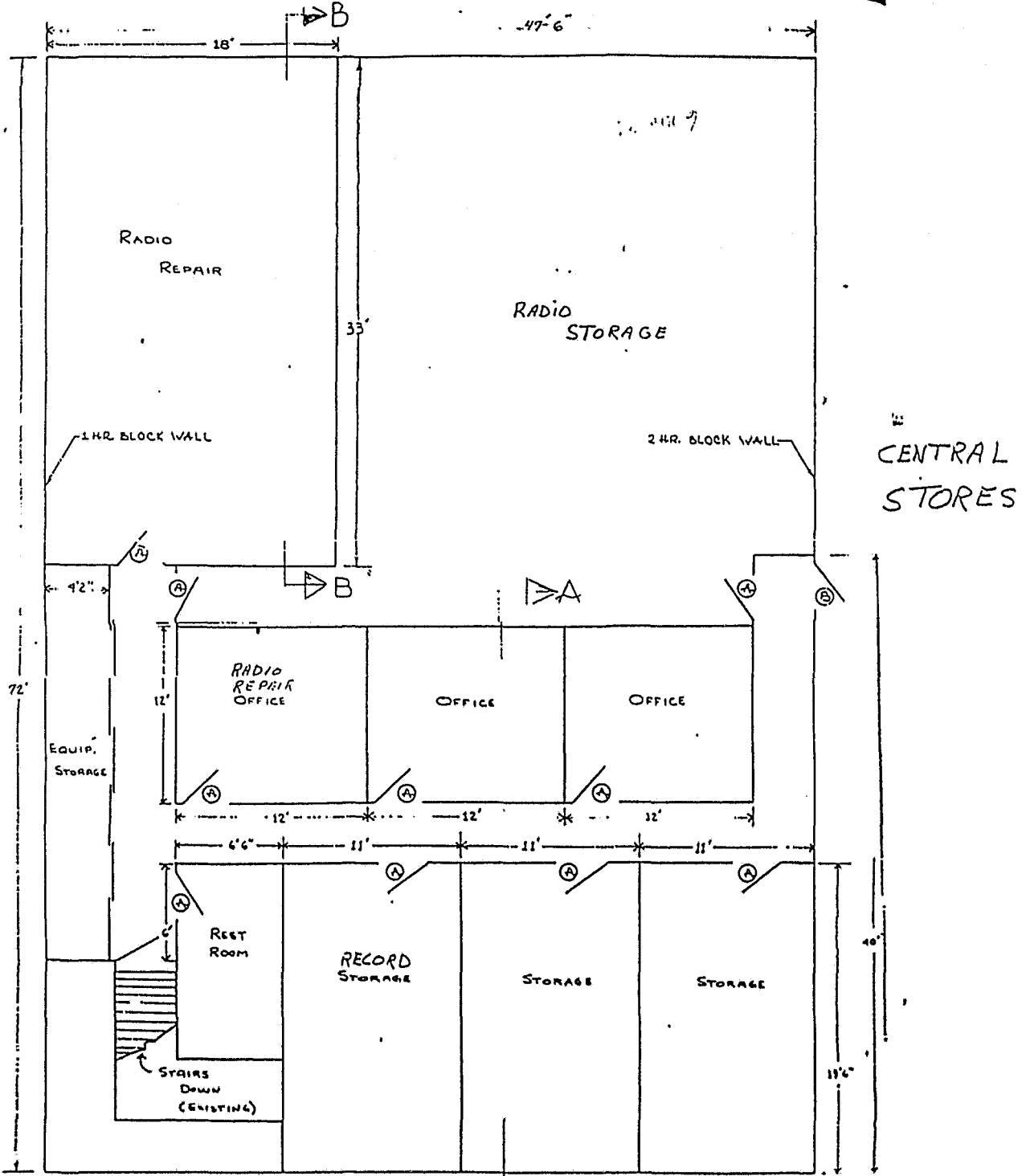
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# SECOND FLOOR

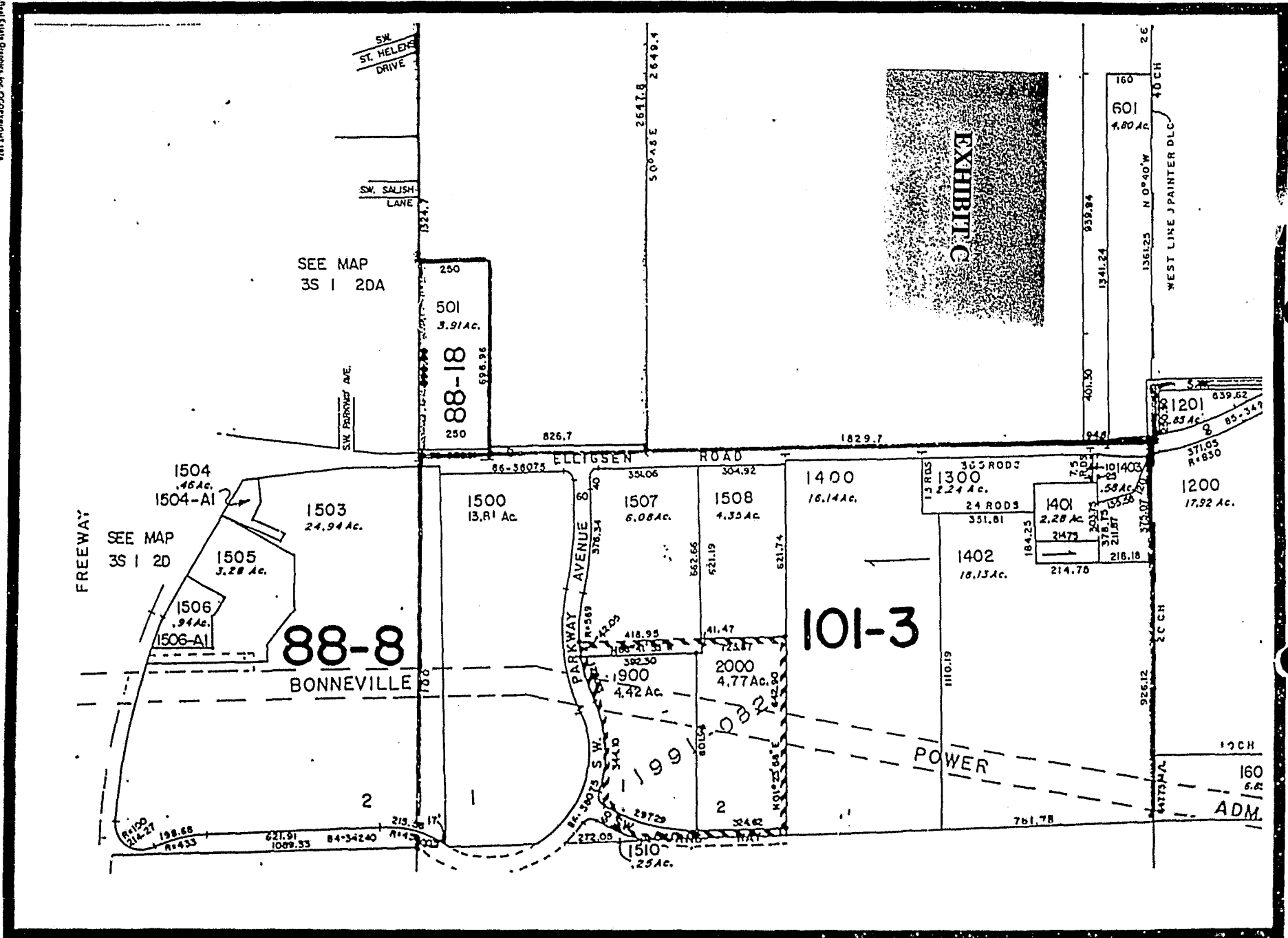
OVER CENTER SECTION OF BUILDING ONLY



SHOP

DOOR SCHEDULE

A	SOLID WOOD DOOR	3'-0" x 6'-0"
B	FRAMED GLASS DOOR	4'-0" x 6'-0"





Loan Date 8/1/1993 Type Monthly Balance \$650,000.00 # Payments 209 Interest Rate 3.000%

After 66 payments, increase payment by \$500.00 to \$4,500.00

Pmt #	Date	Int. Rate	Payment	Principal	Interest	Balance Due
0	8/1/1993					\$650,000.00
1	9/1/1993	3.000%	\$4,000.00	\$2,375.00	\$1,625.00	\$647,625.00
2	10/1/1993	3.000%	\$4,000.00	\$2,380.94	\$1,619.06	\$645,244.06
3	11/1/1993	3.000%	\$4,000.00	\$2,386.89	\$1,613.11	\$642,857.17
4	12/1/1993	3.000%	\$4,000.00	\$2,392.86	\$1,607.14	\$640,464.32
Totals for 1993:				\$9,535.68	\$6,464.32	
5	1/1/1994	3.000%	\$4,000.00	\$2,398.84	\$1,601.16	\$638,065.48
6	2/1/1994	3.000%	\$4,000.00	\$2,404.84	\$1,595.16	\$635,660.64
7	3/1/1994	3.000%	\$4,000.00	\$2,410.85	\$1,589.15	\$633,249.79
8	4/1/1994	3.000%	\$4,000.00	\$2,416.88	\$1,583.12	\$630,832.92
9	5/1/1994	3.000%	\$4,000.00	\$2,422.92	\$1,577.08	\$628,410.00
10	6/1/1994	3.000%	\$4,000.00	\$2,428.98	\$1,571.02	\$625,981.02
11	7/1/1994	3.000%	\$4,000.00	\$2,435.05	\$1,564.95	\$623,545.98
12	8/1/1994	3.000%	\$4,000.00	\$2,441.14	\$1,558.86	\$621,104.84
13	9/1/1994	3.000%	\$4,000.00	\$2,447.24	\$1,552.76	\$618,657.60
14	10/1/1994	3.000%	\$4,000.00	\$2,453.36	\$1,546.64	\$616,204.25
15	11/1/1994	3.000%	\$4,000.00	\$2,459.49	\$1,540.51	\$613,744.76
16	12/1/1994	3.000%	\$4,000.00	\$2,465.64	\$1,534.36	\$611,279.12
Totals for 1994:				\$29,185.20	\$18,814.80	
17	1/1/1995	3.000%	\$4,000.00	\$2,471.80	\$1,528.20	\$608,807.32
18	2/1/1995	3.000%	\$4,000.00	\$2,477.98	\$1,522.02	\$606,329.34
19	3/1/1995	3.000%	\$4,000.00	\$2,484.18	\$1,515.82	\$603,845.16
20	4/1/1995	3.000%	\$4,000.00	\$2,490.39	\$1,509.61	\$601,354.77
21	5/1/1995	3.000%	\$4,000.00	\$2,496.61	\$1,503.39	\$598,858.16
22	6/1/1995	3.000%	\$4,000.00	\$2,502.85	\$1,497.15	\$596,355.30
23	7/1/1995	3.000%	\$4,000.00	\$2,509.11	\$1,490.89	\$593,846.19
24	8/1/1995	3.000%	\$4,000.00	\$2,515.38	\$1,484.62	\$591,330.81
25	9/1/1995	3.000%	\$4,000.00	\$2,521.67	\$1,478.33	\$588,809.13
26	10/1/1995	3.000%	\$4,000.00	\$2,527.98	\$1,472.02	\$586,281.16
27	11/1/1995	3.000%	\$4,000.00	\$2,534.30	\$1,465.70	\$583,746.86
28	12/1/1995	3.000%	\$4,000.00	\$2,540.63	\$1,459.37	\$581,206.23
Totals for 1995:				\$30,072.89	\$17,927.11	
29	1/1/1996	3.000%	\$4,000.00	\$2,546.98	\$1,453.02	\$578,659.24
30	2/1/1996	3.000%	\$4,000.00	\$2,553.35	\$1,446.65	\$576,105.89
31	3/1/1996	3.000%	\$4,000.00	\$2,559.74	\$1,440.26	\$573,546.16
32	4/1/1996	3.000%	\$4,000.00	\$2,566.13	\$1,433.87	\$570,980.02
33	5/1/1996	3.000%	\$4,000.00	\$2,572.55	\$1,427.45	\$568,407.47
34	6/1/1996	3.000%	\$4,000.00	\$2,578.98	\$1,421.02	\$565,828.49
35	7/1/1996	3.000%	\$4,000.00	\$2,585.43	\$1,414.57	\$563,243.06
36	8/1/1996	3.000%	\$4,000.00	\$2,591.89	\$1,408.11	\$560,651.17
37	9/1/1996	3.000%	\$4,000.00	\$2,598.37	\$1,401.63	\$558,052.80
38	10/1/1996	3.000%	\$4,000.00	\$2,604.87	\$1,395.13	\$555,447.93
39	11/1/1996	3.000%	\$4,000.00	\$2,611.38	\$1,388.62	\$552,836.55
40	12/1/1996	3.000%	\$4,000.00	\$2,617.91	\$1,382.09	\$550,218.64
Totals for 1996:				\$30,987.59	\$17,012.41	
41	1/1/1997	3.000%	\$4,000.00	\$2,624.45	\$1,375.55	\$547,594.19
42	2/1/1997	3.000%	\$4,000.00	\$2,631.01	\$1,368.99	\$544,963.17
43	3/1/1997	3.000%	\$4,000.00	\$2,637.59	\$1,362.41	\$542,325.58
44	4/1/1997	3.000%	\$4,000.00	\$2,644.19	\$1,355.81	\$539,681.39
45	5/1/1997	3.000%	\$4,000.00	\$2,650.80	\$1,349.20	\$537,030.60
46	6/1/1997	3.000%	\$4,000.00	\$2,657.42	\$1,342.58	\$534,373.17
47	7/1/1997	3.000%	\$4,000.00	\$2,664.07	\$1,335.93	\$531,709.11
48	8/1/1997	3.000%	\$4,000.00	\$2,670.73	\$1,329.27	\$529,038.38
49	9/1/1997	3.000%	\$4,000.00	\$2,677.40	\$1,322.60	\$526,360.98
50	10/1/1997	3.000%	\$4,000.00	\$2,684.10	\$1,315.90	\$523,676.88
51	11/1/1997	3.000%	\$4,000.00	\$2,690.81	\$1,309.19	\$520,986.07
52	12/1/1997	3.000%	\$4,000.00	\$2,697.53	\$1,302.47	\$518,288.54
Totals for 1997:				\$31,930.10	\$16,069.90	
53	1/1/1998	3.000%	\$4,000.00	\$2,704.28	\$1,295.72	\$515,584.26

54	2/1/1998	3.000%	\$4,000.00	\$2,711.04	\$1,288.96	\$512,873.22
55	3/1/1998	3.000%	\$4,000.00	\$2,717.82	\$1,282.18	\$510,155.40
56	4/1/1998	3.000%	\$4,000.00	\$2,724.61	\$1,275.39	\$507,430.79
57	5/1/1998	3.000%	\$4,000.00	\$2,731.42	\$1,268.58	\$504,699.37
58	6/1/1998	3.000%	\$4,000.00	\$2,738.25	\$1,261.75	\$501,961.11
59	7/1/1998	3.000%	\$4,000.00	\$2,745.10	\$1,254.90	\$499,216.02
60	8/1/1998	3.000%	\$4,000.00	\$2,751.96	\$1,248.04	\$496,464.06
61	9/1/1998	3.000%	\$4,000.00	\$2,758.84	\$1,241.16	\$493,705.22
62	10/1/1998	3.000%	\$4,000.00	\$2,765.74	\$1,234.26	\$490,939.48
63	11/1/1998	3.000%	\$4,000.00	\$2,772.65	\$1,227.35	\$488,166.83
64	12/1/1998	3.000%	\$4,000.00	\$2,779.58	\$1,220.42	\$485,387.25
Totals for 1998:				\$32,901.29	\$15,098.71	
65	1/1/1999	3.000%	\$4,000.00	\$2,786.53	\$1,213.47	\$482,600.71
66	2/1/1999	3.000%	\$4,000.00	\$2,793.50	\$1,206.50	\$479,807.22
67	3/1/1999	3.000%	\$4,500.00	\$3,300.48	\$1,199.52	\$476,506.73
68	4/1/1999	3.000%	\$4,500.00	\$3,308.73	\$1,191.27	\$473,198.00
69	5/1/1999	3.000%	\$4,500.00	\$3,317.00	\$1,183.00	\$469,881.00
70	6/1/1999	3.000%	\$4,500.00	\$3,325.30	\$1,174.70	\$466,555.70
71	7/1/1999	3.000%	\$4,500.00	\$3,333.61	\$1,166.39	\$463,222.09
72	8/1/1999	3.000%	\$4,500.00	\$3,341.94	\$1,158.06	\$459,880.14
73	9/1/1999	3.000%	\$4,500.00	\$3,350.30	\$1,149.70	\$456,529.84
74	10/1/1999	3.000%	\$4,500.00	\$3,358.68	\$1,141.32	\$453,171.17
75	11/1/1999	3.000%	\$4,500.00	\$3,367.07	\$1,132.93	\$449,804.10
76	12/1/1999	3.000%	\$4,500.00	\$3,375.49	\$1,124.51	\$446,428.61
Totals for 1999:				\$38,958.64	\$14,041.36	
77	1/1/2000	3.000%	\$4,500.00	\$3,383.93	\$1,116.07	\$443,044.68
78	2/1/2000	3.000%	\$4,500.00	\$3,392.39	\$1,107.61	\$439,652.29
79	3/1/2000	3.000%	\$4,500.00	\$3,400.87	\$1,099.13	\$436,251.42
80	4/1/2000	3.000%	\$4,500.00	\$3,409.37	\$1,090.63	\$432,842.05
81	5/1/2000	3.000%	\$4,500.00	\$3,417.89	\$1,082.11	\$429,424.15
82	6/1/2000	3.000%	\$4,500.00	\$3,426.44	\$1,073.56	\$425,997.71
83	7/1/2000	3.000%	\$4,500.00	\$3,435.01	\$1,064.99	\$422,562.71
84	8/1/2000	3.000%	\$4,500.00	\$3,443.59	\$1,056.41	\$419,119.12
85	9/1/2000	3.000%	\$4,500.00	\$3,452.20	\$1,047.80	\$415,666.91
86	10/1/2000	3.000%	\$4,500.00	\$3,460.83	\$1,039.17	\$412,206.08
87	11/1/2000	3.000%	\$4,500.00	\$3,469.48	\$1,030.52	\$408,736.60
88	12/1/2000	3.000%	\$4,500.00	\$3,478.16	\$1,021.84	\$405,258.44
Totals for 2000:				\$41,170.17	\$12,829.83	
89	1/1/2001	3.000%	\$4,500.00	\$3,486.85	\$1,013.15	\$401,771.58
90	2/1/2001	3.000%	\$4,500.00	\$3,495.57	\$1,004.43	\$398,276.01
91	3/1/2001	3.000%	\$4,500.00	\$3,504.31	\$995.69	\$394,771.70
92	4/1/2001	3.000%	\$4,500.00	\$3,513.07	\$986.93	\$391,258.63
93	5/1/2001	3.000%	\$4,500.00	\$3,521.85	\$978.15	\$387,736.78
94	6/1/2001	3.000%	\$4,500.00	\$3,530.66	\$969.34	\$384,206.12
95	7/1/2001	3.000%	\$4,500.00	\$3,539.48	\$960.52	\$380,666.64
96	8/1/2001	3.000%	\$4,500.00	\$3,548.33	\$951.67	\$377,118.30
97	9/1/2001	3.000%	\$4,500.00	\$3,557.20	\$942.80	\$373,561.10
98	10/1/2001	3.000%	\$4,500.00	\$3,566.10	\$933.90	\$369,995.00
99	11/1/2001	3.000%	\$4,500.00	\$3,575.01	\$924.99	\$366,419.99
100	12/1/2001	3.000%	\$4,500.00	\$3,583.95	\$916.05	\$362,836.04
Totals for 2001:				\$42,422.40	\$11,577.60	
101	1/1/2002	3.000%	\$4,500.00	\$3,592.91	\$907.09	\$359,243.13
102	2/1/2002	3.000%	\$4,500.00	\$3,601.89	\$898.11	\$355,641.24
103	3/1/2002	3.000%	\$4,500.00	\$3,610.90	\$889.10	\$352,030.34
104	4/1/2002	3.000%	\$4,500.00	\$3,619.92	\$880.08	\$348,410.41
105	5/1/2002	3.000%	\$4,500.00	\$3,628.97	\$871.03	\$344,781.44
106	6/1/2002	3.000%	\$4,500.00	\$3,638.05	\$861.95	\$341,143.39
107	7/1/2002	3.000%	\$4,500.00	\$3,647.14	\$852.86	\$337,496.25
108	8/1/2002	3.000%	\$4,500.00	\$3,656.26	\$843.74	\$333,839.99
109	9/1/2002	3.000%	\$4,500.00	\$3,665.40	\$834.60	\$330,174.59
110	10/1/2002	3.000%	\$4,500.00	\$3,674.56	\$825.44	\$326,500.03
111	11/1/2002	3.000%	\$4,500.00	\$3,683.75	\$816.25	\$322,816.28
112	12/1/2002	3.000%	\$4,500.00	\$3,692.96	\$807.04	\$319,123.32
Totals for 2002:				\$43,712.72	\$10,287.28	
113	1/1/2003	3.000%	\$4,500.00	\$3,702.19	\$797.81	\$315,421.13
114	2/1/2003	3.000%	\$4,500.00	\$3,711.45	\$788.55	\$311,709.68

115	3/1/2003	3.000%	\$4,500.00	\$3,720.73	\$779.27	\$307,988.96
116	4/1/2003	3.000%	\$4,500.00	\$3,730.03	\$769.97	\$304,258.93
117	5/1/2003	3.000%	\$4,500.00	\$3,739.35	\$760.65	\$300,519.58
118	6/1/2003	3.000%	\$4,500.00	\$3,748.70	\$751.30	\$296,770.87
119	7/1/2003	3.000%	\$4,500.00	\$3,758.07	\$741.93	\$293,012.80
120	8/1/2003	3.000%	\$4,500.00	\$3,767.47	\$732.53	\$289,245.33
121	9/1/2003	3.000%	\$4,500.00	\$3,776.89	\$723.11	\$285,468.45
122	10/1/2003	3.000%	\$4,500.00	\$3,786.33	\$713.67	\$281,682.12
123	11/1/2003	3.000%	\$4,500.00	\$3,795.79	\$704.21	\$277,886.32
124	12/1/2003	3.000%	\$4,500.00	\$3,805.28	\$694.72	\$274,081.04
Totals for 2003:				\$45,042.28	\$8,957.72	
125	1/1/2004	3.000%	\$4,500.00	\$3,814.80	\$685.20	\$270,266.24
126	2/1/2004	3.000%	\$4,500.00	\$3,824.33	\$675.67	\$266,441.91
127	3/1/2004	3.000%	\$4,500.00	\$3,833.90	\$666.10	\$262,608.01
128	4/1/2004	3.000%	\$4,500.00	\$3,843.48	\$656.52	\$258,764.53
129	5/1/2004	3.000%	\$4,500.00	\$3,853.09	\$646.91	\$254,911.44
130	6/1/2004	3.000%	\$4,500.00	\$3,862.72	\$637.28	\$251,048.72
131	7/1/2004	3.000%	\$4,500.00	\$3,872.38	\$627.62	\$247,176.34
132	8/1/2004	3.000%	\$4,500.00	\$3,882.06	\$617.94	\$243,294.29
133	9/1/2004	3.000%	\$4,500.00	\$3,891.76	\$608.24	\$239,402.52
134	10/1/2004	3.000%	\$4,500.00	\$3,901.49	\$598.51	\$235,501.03
135	11/1/2004	3.000%	\$4,500.00	\$3,911.25	\$588.75	\$231,589.78
136	12/1/2004	3.000%	\$4,500.00	\$3,921.03	\$578.97	\$227,668.75
Totals for 2004:				\$46,412.29	\$7,587.71	
137	1/1/2005	3.000%	\$4,500.00	\$3,930.83	\$569.17	\$223,737.93
138	2/1/2005	3.000%	\$4,500.00	\$3,940.66	\$559.34	\$219,797.27
139	3/1/2005	3.000%	\$4,500.00	\$3,950.51	\$549.49	\$215,846.76
140	4/1/2005	3.000%	\$4,500.00	\$3,960.38	\$539.62	\$211,886.38
141	5/1/2005	3.000%	\$4,500.00	\$3,970.28	\$529.72	\$207,916.10
142	6/1/2005	3.000%	\$4,500.00	\$3,980.21	\$519.79	\$203,935.89
143	7/1/2005	3.000%	\$4,500.00	\$3,990.16	\$509.84	\$199,945.73
144	8/1/2005	3.000%	\$4,500.00	\$4,000.14	\$499.86	\$195,945.59
145	9/1/2005	3.000%	\$4,500.00	\$4,010.14	\$489.86	\$191,935.46
146	10/1/2005	3.000%	\$4,500.00	\$4,020.16	\$479.84	\$187,915.29
147	11/1/2005	3.000%	\$4,500.00	\$4,030.21	\$469.79	\$183,885.08
148	12/1/2005	3.000%	\$4,500.00	\$4,040.29	\$459.71	\$179,844.79
Totals for 2005:				\$47,823.96	\$6,176.04	
149	1/1/2006	3.000%	\$4,500.00	\$4,050.39	\$449.61	\$175,794.41
150	2/1/2006	3.000%	\$4,500.00	\$4,060.51	\$439.49	\$171,733.89
151	3/1/2006	3.000%	\$4,500.00	\$4,070.67	\$429.33	\$167,663.23
152	4/1/2006	3.000%	\$4,500.00	\$4,080.84	\$419.16	\$163,582.39
153	5/1/2006	3.000%	\$4,500.00	\$4,091.04	\$408.96	\$159,491.34
154	6/1/2006	3.000%	\$4,500.00	\$4,101.27	\$398.73	\$155,390.07
155	7/1/2006	3.000%	\$4,500.00	\$4,111.52	\$388.48	\$151,278.54
156	8/1/2006	3.000%	\$4,500.00	\$4,121.80	\$378.20	\$147,156.74
157	9/1/2006	3.000%	\$4,500.00	\$4,132.11	\$367.89	\$143,024.63
158	10/1/2006	3.000%	\$4,500.00	\$4,142.44	\$357.56	\$138,882.19
159	11/1/2006	3.000%	\$4,500.00	\$4,152.79	\$347.21	\$134,729.40
160	12/1/2006	3.000%	\$4,500.00	\$4,163.18	\$336.82	\$130,566.22
Totals for 2006:				\$49,278.57	\$4,721.43	
161	1/1/2007	3.000%	\$4,500.00	\$4,173.58	\$326.42	\$126,392.64
162	2/1/2007	3.000%	\$4,500.00	\$4,184.02	\$315.98	\$122,208.62
163	3/1/2007	3.000%	\$4,500.00	\$4,194.48	\$305.52	\$118,014.14
164	4/1/2007	3.000%	\$4,500.00	\$4,204.96	\$295.04	\$113,809.18
165	5/1/2007	3.000%	\$4,500.00	\$4,215.48	\$284.52	\$109,593.70
166	6/1/2007	3.000%	\$4,500.00	\$4,226.02	\$273.98	\$105,367.69
167	7/1/2007	3.000%	\$4,500.00	\$4,236.58	\$263.42	\$101,131.10
168	8/1/2007	3.000%	\$4,500.00	\$4,247.17	\$252.83	\$96,883.93
169	9/1/2007	3.000%	\$4,500.00	\$4,257.79	\$242.21	\$92,626.14
170	10/1/2007	3.000%	\$4,500.00	\$4,268.43	\$231.57	\$88,357.71
171	11/1/2007	3.000%	\$4,500.00	\$4,279.11	\$220.89	\$84,078.60
172	12/1/2007	3.000%	\$4,500.00	\$4,289.80	\$210.20	\$79,788.80
Totals for 2007:				\$50,777.43	\$3,222.57	
173	1/1/2008	3.000%	\$4,500.00	\$4,300.53	\$199.47	\$75,488.27
174	2/1/2008	3.000%	\$4,500.00	\$4,311.28	\$188.72	\$71,176.99
175	3/1/2008	3.000%	\$4,500.00	\$4,322.06	\$177.94	\$66,854.93



176	4/1/2008	3.000%	\$4,500.00	\$4,332.86	\$167.14	\$62,522.07
177	5/1/2008	3.000%	\$4,500.00	\$4,343.69	\$156.31	\$58,178.38
178	6/1/2008	3.000%	\$4,500.00	\$4,354.55	\$145.45	\$53,823.82
179	7/1/2008	3.000%	\$4,500.00	\$4,365.44	\$134.56	\$49,458.38
180	8/1/2008	3.000%	\$4,500.00	\$4,376.35	\$123.65	\$45,082.03
181	9/1/2008	3.000%	\$4,500.00	\$4,387.29	\$112.71	\$40,694.73
182	10/1/2008	3.000%	\$4,500.00	\$4,398.26	\$101.74	\$36,296.47
183	11/1/2008	3.000%	\$4,500.00	\$4,409.26	\$90.74	\$31,887.21
184	12/1/2008	3.000%	\$4,500.00	\$4,420.28	\$79.72	\$27,466.93
Totals for 2008:				\$52,321.87	\$1,678.13	
185	1/1/2009	3.000%	\$4,500.00	\$4,431.33	\$68.67	\$23,035.60
186	2/1/2009	3.000%	\$4,500.00	\$4,442.41	\$57.59	\$18,593.18
187	3/1/2009	3.000%	\$4,500.00	\$4,453.52	\$46.48	\$14,139.67
188	4/1/2009	3.000%	\$4,500.00	\$4,464.65	\$35.35	\$9,675.02
189	5/1/2009	3.000%	\$4,500.00	\$4,475.81	\$24.19	\$5,199.20
190	6/1/2009	3.000%	\$4,500.00	\$4,487.00	\$13.00	\$712.20
191	7/1/2009	3.000%	\$713.98	\$712.20	\$1.78	\$0.00
Totals for 2009:				\$27,466.93	\$247.05	

Totals over the life of the Loan:

Principal: \$650,000.00      Interest: \$172,713.98

**INTERGOVERNMENTAL AGREEMENT BETWEEN  
TUALATIN VALLEY FIRE & RESCUE  
A RURAL FIRE PROTECTION DISTRICT, AND  
THE CITY OF WILSONVILLE, A MUNICIPAL CORPORATION,  
FOR A LEASE WITH OPTION TO PURCHASE PROPERTY**

THIS WRITING is in witness of an intergovernmental agreement authorized by ORS 190.003 et seq. for a lease with option to purchase made and entered into this day and year as last appears hereunder, and effective August 1, 1993, by and between:

TUALATIN VALLEY FIRE & RESCUE, a Rural Fire Protection District, hereinafter referred to as the "LESSOR",

and

THE CITY OF WILSONVILLE, an Oregon municipality, hereinafter referred to as the "LESSEE".

**WITNESSETH:**

1. In consideration of the covenants made and exchanged by and between the parties hereto as hereinafter set forth and the rent to be paid by the LESSEE to the LESSOR as hereinafter provided, the LESSOR does hereby lease, demise and let unto the LESSEE the Tualatin Valley Fire & Rescue Maintenance Facility and the northerly 280 feet of the site (1.6 acres of the 3.91 acre site), together with access over the remaining 3.91 acres, located at 8455 SW Elligsen Road, as described by Exhibits A, B and C (the "Facility"). The Facility, 1.6 acres of the 3.91 acres, and the access over the remaining 3.91 acres is hereinafter referred to as the "premises."

2. To have and to hold said premises hereby leased to the said LESSEE, its personal representatives, successors or assigns, commencing August 1, 1993, for a term of ten years (120 months) subject to earlier termination as set forth below.

3. During the term of this Lease the LESSEE covenants and agrees to pay rent to the order of the LESSOR, successors or assigns, at such place as the LESSOR may subsequently direct, rent as follows:

Commencing August 1, 1993, Four Thousand and No/100 Dollars (\$4,000.00) per month for sixty (60) months, and commencing August 1, 1998, Four Thousand Five Hundred and No/100 Dollars (\$4,500.00) per month for sixty (60) months. The first of such

monthly rental payments to be made on or before August 1, 1993, and a like payment on the first day of each month thereafter for the term of this Lease.

4. The Facility and the premises shall be used by the LESSEE for the conduct of the municipal business affairs of the City of Wilsonville and for no other purpose except upon the written consent of the LESSOR being first obtained, such consent of the LESSOR not to be unreasonably withheld. The LESSEE shall not assign this Lease, nor sublet any part of the leased premises without the prior written consent of the LESSOR being first obtained, which consent the LESSOR agrees not to unreasonably withhold. Any assignee or subtenant shall hold the premises subject to all of the terms and conditions of this agreement, and no assignment or subletting shall be permitted if the LESSEE herein is in default in any particular of the terms and conditions of this agreement.

5. The LESSEE covenants to make no unlawful, improper or offensive use of said premises, not to suffer or permit any waste or strip thereof, not to permit any objectionable noises or odors to escape or to be emitted from said premises or to do anything or permit anything to be done or about the said premises in any way tending to create a nuisance. LESSEE shall not cause or permit any hazardous, toxic, infectious or radioactive substance, waste or material to be spilled, leaked, disposed of or otherwise released on or under the premises.

6. The LESSEE agrees to comply, at LESSEE's own expense, with all of the laws and regulations of city, county, state, federal or other public authorities respecting the use of said leased premises.

7. LESSEE shall make no improvements or alterations to the premises of any kind without first obtaining LESSOR's written consent. All alterations shall be made at the sole expense of the LESSEE, in a good and workmanlike manner, and in compliance with applicable laws and building codes. Any and all improvements to the premises so made, constructed or installed by the LESSEE and which are not of a permanent nature and which may be removed or disconnected from the premises without damage to the freehold, must be removed by the LESSEE prior to the expiration of this Lease term, any renewals or extensions hereof, or upon the termination of this Lease, unless otherwise agreed to by the parties. LESSEE shall repair all damage to the premises caused by either the installation or removal of any alteration or improvement and shall restore the premises to the conditions they were in prior to such improvements or alterations. However, improvements of a permanent nature, and whether installed, constructed or erected by the LESSOR or the LESSEE, or either of them, shall remain and shall become, upon the expiration of this Lease, the sole property of the LESSOR, without any right of reclamation in the LESSEE whatsoever and without any right of contribution from the LESSOR for the cost thereof, or any part of the cost thereof.

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8. The LESSEE shall to maintain the premises, both exterior and interior, in good order and repair during the term of this Lease at the sole expense of said LESSEE. Such maintenance includes ordinary maintenance of the heating or air conditioning equipment.

9. The LESSOR agrees to insure and keep insured the leased building against loss by fire with extended coverage in an amount not less than full insurable value. LESSEE shall carry similar insurance insuring the property of LESSEE on the premises against such risk.

Neither party shall be liable to the other (or to the other's successors or assigns) for any loss or damage caused by fire or any of the risks enumerated in a standard fire insurance policy with an extended coverage endorsement, and in the event of insured loss, neither party's insurance company shall have a subrogated claim against the other. This waiver shall be valid only if the insurance policy in question expressly permits waiver of subrogation or if the insurance company agrees in writing that such a waiver will not affect coverage under the policies. Each party agrees to use best efforts to obtain such an agreement from its insurer if the policy does not expressly permit a waiver of subrogation.

10. The LESSEE shall pay when due all charges for services and utilities incurred in connection with the use, occupancy and maintenance of the premises, including, but not limited to such as heat, lights, sewer, water, garbage and telephone service. Furthermore, the LESSOR agrees to provide a desk, office chair, two side chairs, book shelves and a file cabinet for each office as previously provided and in existence at the execution of this Lease.

11. Upon prior written consent of the LESSOR, such consent not to be unreasonably withheld, the LESSEE may erect on the premises a sign, or signs, comparable to the existing site signage, with the LESSEE's name thereon and other matters relevant to its business, but any such sign or signs shall be erected at LESSEE's expense and in conformity with the rules and regulations of any public authority which pertains to any such signs. Such signs shall be removed by the LESSEE at its own expense at the termination or expiration of this Lease agreement or any renewals or extensions thereof.

12. The LESSEE shall pay as due all claims for work done on and for services rendered or material furnished to the premises, and shall keep the premises free from any liens or other encumbrances. Nothing aforesaid shall be construed to relinquish the LESSEE's rights, in good faith, to legally contest the validity of any claim and to deny payment of same until the legal rights have been determined. If LESSEE fails to pay any such claims or discharge any lien, LESSOR may do so and collect the cost as additional rent. Such action by LESSOR shall not constitute a waiver of any right or remedy which LESSOR may have on account of LESSEE's default.

13. LESSOR, its agents and representatives, shall have the right at any reasonable time, to enter into or upon said premises and the Facility for the purpose of examining the condition thereof, or for any other lawful purpose.

14. LESSEE shall procure, and thereafter during the term of this Lease, and during the time of any renewals or extensions hereof, shall continue to carry the following insurance at LESSEE's cost: comprehensive general liability insurance in a responsible company with limits of not less than \$500,000 for injury to one person, \$1,000,000 for injury to two or more persons in one occurrence, and \$1,000,000 for damage to property. Such insurance shall cover all risks arising directly or indirectly out of LESSEE's activities on or any condition of the premises, and shall protect LESSEE against the claims of LESSOR on account of the obligations assumed by LESSEE herein.

15. The following shall be events of default:

15.1 Default in Rent. Failure of LESSEE to pay any rent or other charge within 10 days after it is due.

15.2 Default in Other Covenants. Failure of LESSEE to comply with any term or condition or fulfill any obligation of the lease (other than the payment of rent or other charges) within 20 days after written notice by LESSOR specifying the nature of the default with reasonable particularity. If the default is of such a nature that it cannot be completely remedied within the 20-day period, this provision shall be complied with if LESSEE begins correction of the default within the 20-day period and thereafter proceeds with reasonable diligence and in good faith to effect the remedy as soon as practicable.

15.3 Insolvency. Insolvency of LESSEE; an assignment by LESSEE for the benefit of creditors; the filing by LESSEE of a voluntary petition in bankruptcy; an adjudication that LESSEE is bankrupt or the appointment of a receiver of the properties of LESSEE; the filing of any involuntary petition of bankruptcy and failure of LESSEE to secure a dismissal of the petition within 30 days after filing; attachment of or the levying of execution on the leasehold interest and failure of LESSEE to secure discharge of the attachment or release of the levy of execution within 10 days shall constitute a default.

In the event of a default, the lease may be terminated at the option of LESSOR by written notice to LESSEE. Whether or not the lease is terminated by the election of LESSOR or otherwise, LESSOR shall be entitled to recover damages from LESSEE for the default, and LESSOR may reenter, take possession of the premises, and remove any persons or property by legal action or by self-help and without liability for damages and without having accepted a surrender.

Following reentry or abandonment, LESSOR may relet the premises and in that connection may make any suitable alterations or refurbish the premises, or both, or change the character or use of the premises, but LESSOR shall not be required to relet for any use or purpose other than that specified in the Lease or which LESSOR may reasonably consider injurious to the premises, or to any tenant that LESSOR may reasonably consider objectionable. LESSOR may relet all or part of the premises, alone or in conjunction with other properties, for a term longer or shorter than the term of this lease, upon any reasonable terms and conditions, including the granting of some rent-free occupancy or other rent concession.

In the event of termination or retaking of possession following default, LESSOR shall be entitled to recover immediately, without waiting until the date of any future rent or until the date fixed for expiration of the lease term, the following amounts as damages:

(1) The loss of rental from the date of default until a new tenant is, or with the exercise of reasonable efforts could have been, secured.

(2) The reasonable costs of reentry and reletting including without limitation the cost of any cleanup, refurbishing, removal of LESSEE's property and fixtures, or any other expense occasioned by LESSEE's default including but not limited to any remodel or repair costs, attorney fees, court costs, broker commissions, and advertising costs.

(3) Any excess of the value of the rent and all of LESSEE's other obligations under this Lease over the reasonable expected return from the premises for the period commencing on the earlier of the date of trial or the date the premises are relet, and continuing through the end of the term. The present value of future amounts will be computed using a discount rate equal to the prime loan rate of major Oregon banks in effect on the date of trial.

LESSOR may sue periodically to recover damages during the period corresponding to the remainder of the lease term, and no action for damages shall bar a later action for damages subsequently accruing.

If LESSEE fails to perform any obligation under this Lease, LESSOR shall have the option to do so after 30 days' written notice to Tenant. All of LESSOR's expenditures to correct the default shall be reimbursed by LESSEE on demand with interest at the rate of 9% per annum from the date of expenditure by LESSOR. Such action by LESSOR shall not waive any other remedies available to lessor because of the default.

The foregoing remedies shall be in addition to and shall not exclude any other remedy available to LESSOR under applicable law.

16. If the premises are partly damaged and the paragraph below does not apply, the premises shall be repaired by LESSOR at LESSOR'S expense. Repairs shall be accomplished with all reasonable dispatch subject to interruptions and delays from labor disputes and matters beyond the control of LESSOR.

If the premises are destroyed or damaged and cannot be repaired within the period of ninety (90) days, LESSOR or LESSEE may, at their option, terminate this Lease by written notice to the other, provided, however, LESSEE shall not have the option to terminate the Lease if the destruction or damage resulted from the negligence of LESSEE, its employees or its invitees.

Rent shall be abated during the repair of any damage to the extent the premises are untenable, except that there shall be no rent abatement where the damage occurred as the result of the fault of LESSEE, its employees or its invitees.

17. At the expiration of the term of this Lease, or upon any sooner termination hereof, the LESSEE shall deliver all keys to LESSOR and quit, surrender and deliver up the premises to the LESSOR, or those having their estate in the premises, peaceably, quietly and in as good order and condition, reasonable use and wear thereof, and damage by fire and the elements alone excepted, as the same are now in or hereafter may be put in by the LESSOR or the LESSEE.

If LESSEE does not vacate the premises at the time required, LESSOR shall have the option to treat LESSEE as a tenant from month to month, subject to all of the provisions of this Lease except the provisions for term. Failure of LESSEE to remove fixtures, furniture, furnishings, or trade fixtures that LESSEE is required to remove under this Lease shall constitute a failure to vacate to which this section shall apply if the property not removed will substantially interfere with occupancy of the premises by another tenant or with occupancy by LESSOR for any purpose including preparation for a new tenant.

If a month-to-month tenancy results from a holdover by LESSEE under this section, the tenancy shall be terminable at the end of any monthly rental period on written notice from LESSOR given not less than 10 days prior to the termination date which shall be specified in the notice.

18. The LESSOR represents to the LESSEE and expressly covenants that it is the lawful owner of the above described premises, and that it has a good right to lease the same or any part thereof, and that it will warrant and defend the LESSEE'S interest therein against the lawful claims and demands of any person or persons whomsoever.

19. All rights, remedies and liabilities herein given to or imposed upon either of the parties hereto shall extend to, inure to the benefit of and bind as the circumstances may require,

the successors and so far as this Lease is assignable by the terms hereof, to the assigns of such parties.

20. The LESSOR and LESSEE have negotiated the terms of an option to purchase. However, LESSOR, while it has determined it does not need the use of the premises for the aforementioned term of this Lease and its preliminary long-range plan contemplates the premises as surplus and appropriate for an option to purchase by LESSEE, the parties agree that LESSOR shall have until May 1, 1994, to finalize its long-range plan as to a final determination of these premises as surplus and to notify the LESSEE of same. Upon notification of a final determination of the premises as surplus and provided this Lease is in good standing and free from default, LESSOR for value received, grants to LESSEE the sole, exclusive and irrevocable option to purchase the premises for a base price of \$650,000.00, together with interest at the rate of three percent (3%) per annum, amortized monthly, and together with the aggregate of funds, if any, between the date of this Lease and the exercise of this option expended by LESSOR and reported in writing to LESSEE on maintenance of the premises and for the cost of any fire and casualty insurance premiums paid by LESSOR during the term hereof, and there shall be deducted from said purchase price the total of all rents paid as set forth in the schedule of payments, marked Exhibit D, attached hereto and incorporated herein. The net sum so ascertained shall be the option purchase price of said premises.

In the event that the premises are not declared surplus, and an option to purchase is not granted to the LESSEE, then the LESSEE has the option to terminate the Lease upon six months' notice, but any such termination shall not be later than the fifth anniversary date of this Lease (August 1, 1998). In the event of the Lease terminating within five years, upon verification of \$28,000 of improvements to the building by the LESSEE, the LESSEE shall receive 50% credit (\$14,000.00) of the cost of the improvements on the remaining Lease payments of the last four months of rent (\$2,000, \$4,000, \$4,000, \$4,000). Should verification establish a different amount, the parties shall adjust the aforementioned amounts and the credits accordingly.

21. The option to purchase set forth above is to be exercised by LESSEE notifying LESSOR in writing that it is exercising the option to purchase, delivered to 20665 SW Blanton Street, Aloha, Oregon 97007. Immediately thereafter the parties hereto, following the formula stated above, shall determine the amount of said option purchase price. The LESSEE shall then tender any sums owing for full payment of the option purchase price into a mutually agreed upon escrow, and LESSOR shall provide a preliminary title report in the amount of the purchase price showing marketable title to the above described premises in LESSOR and shall execute and deliver a special warranty deed to the premises in consideration of the payment of the option purchase price by LESSEE. The costs of the escrow shall be borne equally by the parties, save and except the LESSOR shall pay the costs of title insurance. The closing of the purchase shall be within 60 days of the written notification of the intent to exercise the option unless otherwise agreed by the parties.

**INTERGOVERNMENTAL AGREEMENT  
FOR A LEASE WITH OPTION TO PURCHASE  
PROPERTY -- TVF&R and CITY OF WILSONVILLE**

Page 7 of 9



22. Within thirty days from the date of delivery of said deed, the LESSOR agrees to deliver to the LESSEE a policy of title insurance insuring in the amount of said selling price marketable title to the above described premises in LESSOR, subject to building restrictions, zoning ordinances, if any, any encumbrance caused by LESSEE and any liens or encumbrances against said premises to be assumed by LESSEE in said sale; said LESSOR may have a reasonable time to correct any defects of title which may appear.

23. Should LESSEE fail to exercise its said option to purchase, the foregoing Lease shall continue until terminated pursuant to its terms.

24. This Lease and option shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective successors and assigns of the LESSOR, and, so far as the terms hereof permit assignment, the successors and assigns of the LESSEE as well.

25. The parties acknowledge the existence of an underground storage tank ("UST") on the leased premises. Lessor agrees that it shall take all necessary and appropriate steps, at its sole cost, to register and test the UST by December 19, 1993. In addition, Lessor agrees to indemnify, and hold Lessee harmless of and from any and all claims, damages, causes of action or costs related to the UST up until such time as the UST is registered and has passed a leakage and tightness test. Until such time as the tests have been completed, Lessee agrees not to use the UST. Lessor shall provide Lessee copies of the tests. Thereafter, in the event Lessee elects to and uses the UST, it shall hold Lessor harmless of and from any and all claims, damages, causes of action or costs associated with or related to Lessee's use of the UST. Upon the exercise by Lessee of the option to purchase the Premises as set forth above, Lessee shall take all necessary and appropriate steps to register the UST, at its sole cost and expense, in its name. Upon the purchase of the Premises by Lessee, Lessee shall indemnify and hold Lessor harmless of and from any and all claims, damages, causes of action or costs related to the UST, except for any matter or condition that is determined to have been in existence prior to the Lessee's purchase of the Premises.

26. The parties acknowledge the existence of Lessor's microwave tower located on the premises and an equipment room used in connection with Lessor's business located in the facility. During the term of this Agreement, Lessor shall have unrestricted access to the premises and the equipment room for purposes of conducting and maintaining Lessor's business and the services it provides. Lessor shall maintain the tower and the equipment room at its sole cost and expense. Upon the exercise by Lessee of the option to purchase the premises as set forth above, the parties agree to make all necessary and appropriate arrangements for the continued use or relocation of the equipment room.

27. In case suit or action is instituted to enforce compliance with any of the terms, covenants or conditions of this Lease, or to collect the rent which may become due hereunder,

or any portion thereof, the party not prevailing agrees to pay, in addition to the costs and disbursements provided by statute, such additional sum as the court may adjudge reasonable for attorney's fees to be allowed prevailing party in such suit or action.

28. Any waiver by the LESSOR of any breach of any covenant herein contained to be kept and performed by LESSEE shall not be deemed or considered as a continuing waiver, and shall not operate to bar or prevent the LESSOR from claiming a forfeiture for any succeeding breach, either of the same condition or covenant or otherwise.

29. Any alterations, modifications or additions to this Lease agreement, in order to be binding upon the parties hereto, shall be reduced to writing, signed by the parties or their lawful agents and incorporated with this agreement by specific reference thereto.

30. As used herein, the singular shall include the plural and the plural the singular. The masculine and neuter shall each include the masculine, feminine and neuter, as the context requires.

IN WITNESS WHEREOF, the parties have executed this instrument in duplicate on the \_\_\_\_\_ day of \_\_\_\_\_, 1993.

LESSOR: TUALATIN VALLEY FIRE & RESCUE

By: [Signature]

By: \_\_\_\_\_

LESSOR: THE CITY OF WILSONVILLE

By: [Signature]  
Mayor

Attest: [Signature]  
City Recorder

[IFNMGMTUA3-103]

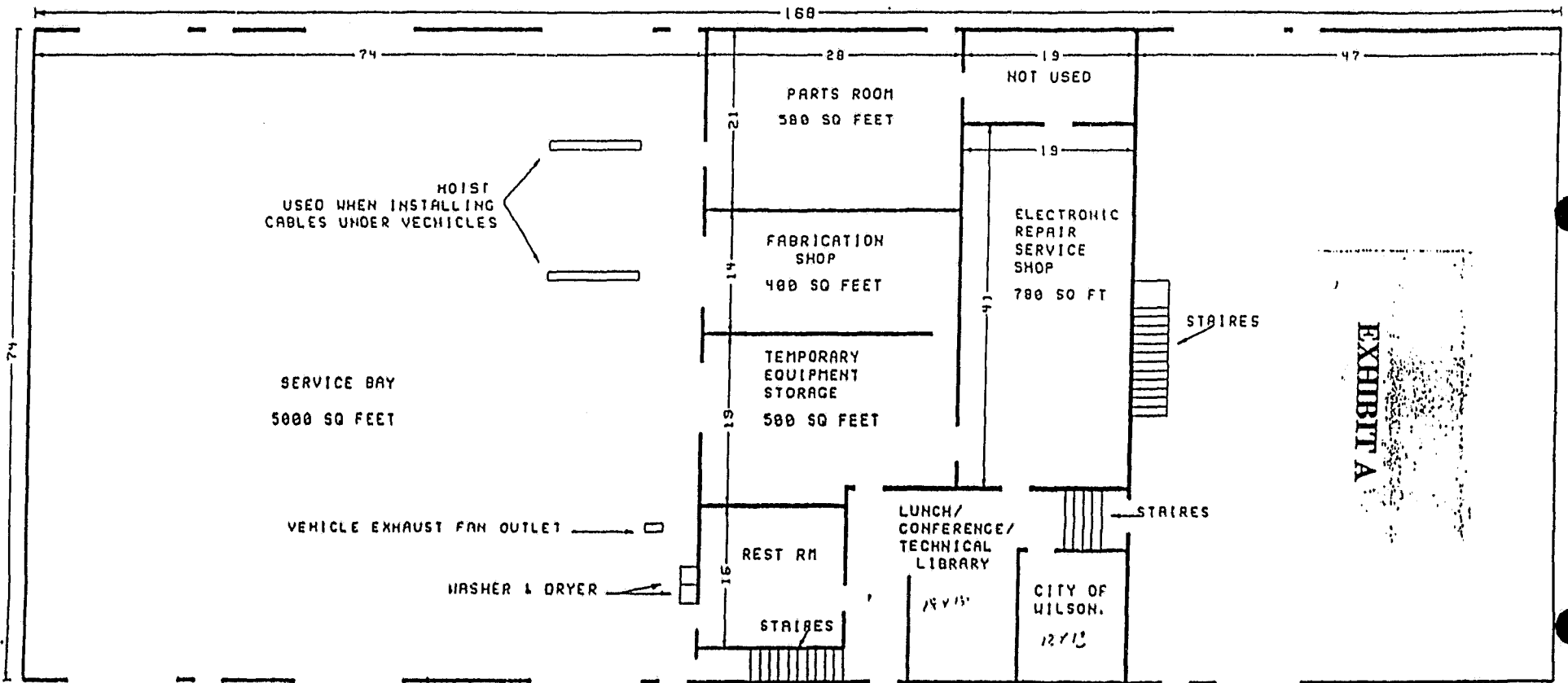


EXHIBIT A

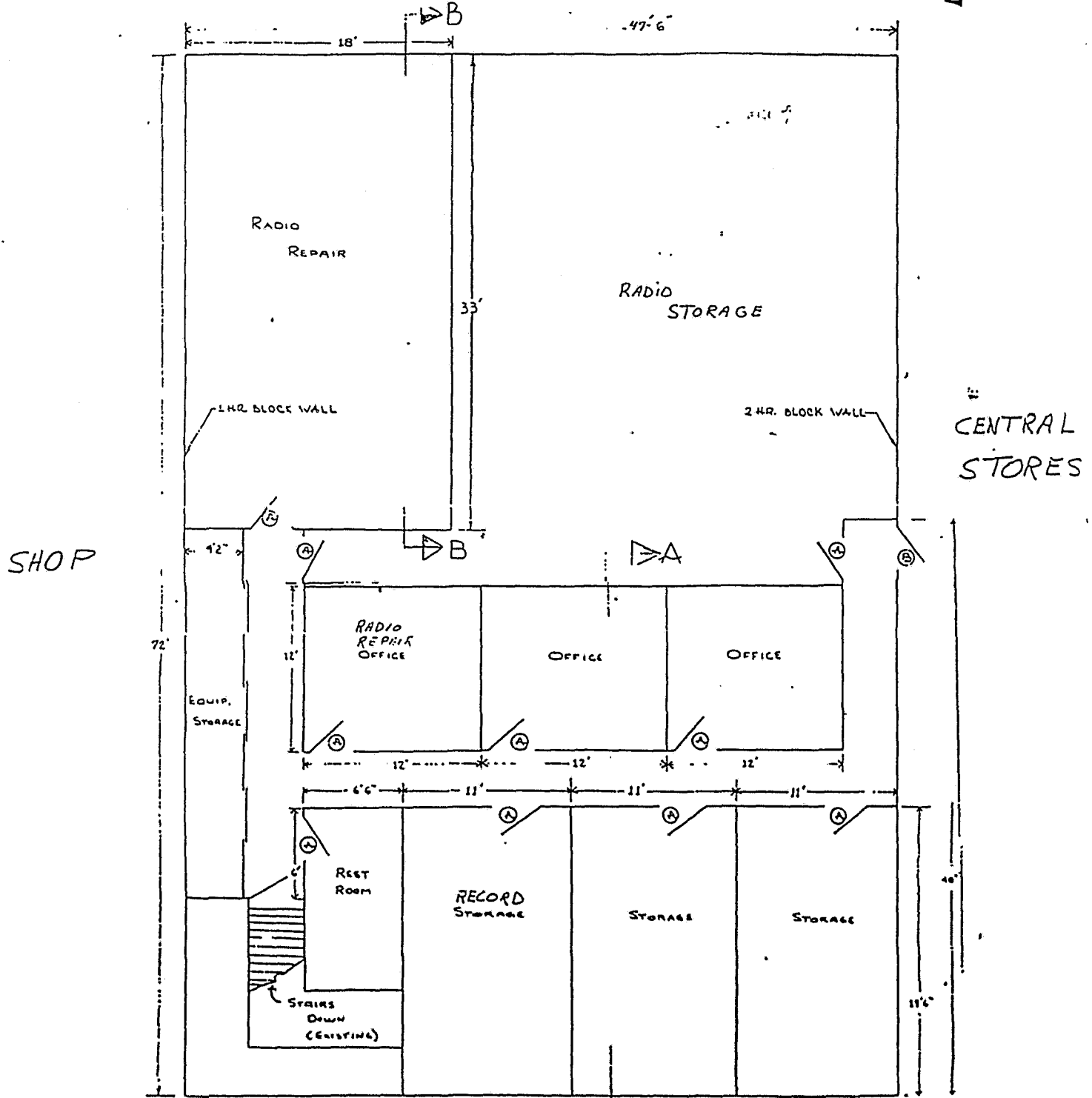
# TECHNICAL SERVICES SHOP AT ELLIGSEN ROAD

SHOP.1  
 JOE K.  
 07/13/92

EXHIBIT B

# SECOND FLOOR

OVER CENTER SECTION OF BUILDING ONLY



DOOR SCHEDULE  
A 1 1/2" SOLID WOOD CASE 3'-0" x 6'-0"  
B 1 1/2" SOLID WOOD CASE 4'-0" x 6'-0"

A



Loan Date    Type            Balance       # Payments    Interest Rate  
8/1/1993    Monthly       \$646,000.00       208            3.000%

After 59 payments, increase payment by \$500.00 to \$4,500.00

Pmt #	Date	Int. Rate	Payment	Principal	Interest	Balance Due
0	8/1/1993					\$646,000.00
1	9/1/1993	3.000%	\$4,000.00	\$2,385.00	\$1,615.00	\$643,615.00
2	10/1/1993	3.000%	\$4,000.00	\$2,390.96	\$1,609.04	\$641,224.04
3	11/1/1993	3.000%	\$4,000.00	\$2,396.94	\$1,603.06	\$638,827.10
4	12/1/1993	3.000%	\$4,000.00	\$2,402.93	\$1,597.07	\$636,424.17
Totals for 1993:						
				\$9,575.83	\$6,424.17	
5	1/1/1994	3.000%	\$4,000.00	\$2,408.94	\$1,591.06	\$634,015.23
6	2/1/1994	3.000%	\$4,000.00	\$2,414.96	\$1,585.04	\$631,600.26
7	3/1/1994	3.000%	\$4,000.00	\$2,421.00	\$1,579.00	\$629,179.26
8	4/1/1994	3.000%	\$4,000.00	\$2,427.05	\$1,572.95	\$626,752.21
9	5/1/1994	3.000%	\$4,000.00	\$2,433.12	\$1,566.88	\$624,319.09
10	6/1/1994	3.000%	\$4,000.00	\$2,439.20	\$1,560.80	\$621,879.89
11	7/1/1994	3.000%	\$4,000.00	\$2,445.30	\$1,554.70	\$619,434.59
12	8/1/1994	3.000%	\$4,000.00	\$2,451.41	\$1,548.59	\$616,983.18
13	9/1/1994	3.000%	\$4,000.00	\$2,457.54	\$1,542.46	\$614,525.64
14	10/1/1994	3.000%	\$4,000.00	\$2,463.69	\$1,536.31	\$612,061.95
15	11/1/1994	3.000%	\$4,000.00	\$2,469.85	\$1,530.15	\$609,592.10
16	12/1/1994	3.000%	\$4,000.00	\$2,476.02	\$1,523.98	\$607,116.08
Totals for 1994:						
				\$29,308.08	\$18,691.92	
17	1/1/1995	3.000%	\$4,000.00	\$2,482.21	\$1,517.79	\$604,633.87
18	2/1/1995	3.000%	\$4,000.00	\$2,488.42	\$1,511.58	\$602,145.46
19	3/1/1995	3.000%	\$4,000.00	\$2,494.64	\$1,505.36	\$599,650.82
20	4/1/1995	3.000%	\$4,000.00	\$2,500.87	\$1,499.13	\$597,149.95
21	5/1/1995	3.000%	\$4,000.00	\$2,507.13	\$1,492.87	\$594,642.82
22	6/1/1995	3.000%	\$4,000.00	\$2,513.39	\$1,486.61	\$592,129.43
23	7/1/1995	3.000%	\$4,000.00	\$2,519.68	\$1,480.32	\$589,609.76
24	8/1/1995	3.000%	\$4,000.00	\$2,525.98	\$1,474.02	\$587,083.78
25	9/1/1995	3.000%	\$4,000.00	\$2,532.29	\$1,467.71	\$584,551.49
26	10/1/1995	3.000%	\$4,000.00	\$2,538.62	\$1,461.38	\$582,012.87
27	11/1/1995	3.000%	\$4,000.00	\$2,544.97	\$1,455.03	\$579,467.90
28	12/1/1995	3.000%	\$4,000.00	\$2,551.33	\$1,448.67	\$576,916.57
Totals for 1995:						
				\$30,199.51	\$17,800.49	
29	1/1/1996	3.000%	\$4,000.00	\$2,557.71	\$1,442.29	\$574,358.86
30	2/1/1996	3.000%	\$4,000.00	\$2,564.10	\$1,435.90	\$571,794.76
31	3/1/1996	3.000%	\$4,000.00	\$2,570.51	\$1,429.49	\$569,224.25
32	4/1/1996	3.000%	\$4,000.00	\$2,576.94	\$1,423.06	\$566,647.31
33	5/1/1996	3.000%	\$4,000.00	\$2,583.38	\$1,416.62	\$564,063.92
34	6/1/1996	3.000%	\$4,000.00	\$2,589.84	\$1,410.16	\$561,474.08
35	7/1/1996	3.000%	\$4,000.00	\$2,596.31	\$1,403.69	\$558,877.77
36	8/1/1996	3.000%	\$4,000.00	\$2,602.81	\$1,397.19	\$556,274.96
37	9/1/1996	3.000%	\$4,000.00	\$2,609.31	\$1,390.69	\$553,665.65
38	10/1/1996	3.000%	\$4,000.00	\$2,615.84	\$1,384.16	\$551,049.82
39	11/1/1996	3.000%	\$4,000.00	\$2,622.38	\$1,377.62	\$548,427.44
40	12/1/1996	3.000%	\$4,000.00	\$2,628.93	\$1,371.07	\$545,798.51
Totals for 1996:						
				\$31,118.06	\$16,881.94	
41	1/1/1997	3.000%	\$4,000.00	\$2,635.50	\$1,364.50	\$543,163.00
42	2/1/1997	3.000%	\$4,000.00	\$2,642.09	\$1,357.91	\$540,520.91
43	3/1/1997	3.000%	\$4,000.00	\$2,648.70	\$1,351.30	\$537,872.21
44	4/1/1997	3.000%	\$4,000.00	\$2,655.32	\$1,344.68	\$535,216.89
45	5/1/1997	3.000%	\$4,000.00	\$2,661.96	\$1,338.04	\$532,554.94
46	6/1/1997	3.000%	\$4,000.00	\$2,668.61	\$1,331.39	\$529,886.32
47	7/1/1997	3.000%	\$4,000.00	\$2,675.28	\$1,324.72	\$527,211.04
48	8/1/1997	3.000%	\$4,000.00	\$2,681.97	\$1,318.03	\$524,529.07
49	9/1/1997	3.000%	\$4,000.00	\$2,688.68	\$1,311.32	\$521,840.39
50	10/1/1997	3.000%	\$4,000.00	\$2,695.40	\$1,304.60	\$519,144.99
51	11/1/1997	3.000%	\$4,000.00	\$2,702.14	\$1,297.86	\$516,442.85
52	12/1/1997	3.000%	\$4,000.00	\$2,708.89	\$1,291.11	\$513,733.96
Totals for 1997:						
				\$32,064.55	\$15,935.45	
53	1/1/1998	3.000%	\$4,000.00	\$2,715.67	\$1,284.33	\$511,018.30

(4,000) payment 8/1 = \$650,000

54	2/1/1998	3.000%	\$4,000.00	\$2,722.45	\$1,277.55	\$508,295.84
55	3/1/1998	3.000%	\$4,000.00	\$2,729.26	\$1,270.74	\$505,566.58
56	4/1/1998	3.000%	\$4,000.00	\$2,736.08	\$1,263.92	\$502,830.50
57	5/1/1998	3.000%	\$4,000.00	\$2,742.92	\$1,257.08	\$500,087.57
58	6/1/1998	3.000%	\$4,000.00	\$2,749.78	\$1,250.22	\$497,337.79
59	7/1/1998	3.000%	\$4,000.00	\$2,756.66	\$1,243.34	\$494,581.14
60	8/1/1998	3.000%	\$4,500.00	\$3,263.55	\$1,236.45	\$491,317.59
61	9/1/1998	3.000%	\$4,500.00	\$3,271.71	\$1,228.29	\$488,045.88
62	10/1/1998	3.000%	\$4,500.00	\$3,279.89	\$1,220.11	\$484,766.00
63	11/1/1998	3.000%	\$4,500.00	\$3,288.09	\$1,211.91	\$481,477.91
64	12/1/1998	3.000%	\$4,500.00	\$3,296.31	\$1,203.69	\$478,181.61
Totals for 1998:				\$35,552.35	\$14,947.65	
65	1/1/1999	3.000%	\$4,500.00	\$3,304.55	\$1,195.45	\$474,877.06
66	2/1/1999	3.000%	\$4,500.00	\$3,312.81	\$1,187.19	\$471,564.26
67	3/1/1999	3.000%	\$4,500.00	\$3,321.09	\$1,178.91	\$468,243.17
68	4/1/1999	3.000%	\$4,500.00	\$3,329.39	\$1,170.61	\$464,913.77
69	5/1/1999	3.000%	\$4,500.00	\$3,337.72	\$1,162.28	\$461,576.06
70	6/1/1999	3.000%	\$4,500.00	\$3,346.06	\$1,153.94	\$458,230.00
71	7/1/1999	3.000%	\$4,500.00	\$3,354.43	\$1,145.57	\$454,875.57
72	8/1/1999	3.000%	\$4,500.00	\$3,362.81	\$1,137.19	\$451,512.76
73	9/1/1999	3.000%	\$4,500.00	\$3,371.22	\$1,128.78	\$448,141.54
74	10/1/1999	3.000%	\$4,500.00	\$3,379.65	\$1,120.35	\$444,761.90
75	11/1/1999	3.000%	\$4,500.00	\$3,388.10	\$1,111.90	\$441,373.80
76	12/1/1999	3.000%	\$4,500.00	\$3,396.57	\$1,103.43	\$437,977.24
Totals for 1999:				\$40,204.37	\$13,795.63	
77	1/1/2000	3.000%	\$4,500.00	\$3,405.06	\$1,094.94	\$434,572.18
78	2/1/2000	3.000%	\$4,500.00	\$3,413.57	\$1,086.43	\$431,158.61
79	3/1/2000	3.000%	\$4,500.00	\$3,422.10	\$1,077.90	\$427,736.51
80	4/1/2000	3.000%	\$4,500.00	\$3,430.66	\$1,069.34	\$424,305.85
81	5/1/2000	3.000%	\$4,500.00	\$3,439.24	\$1,060.76	\$420,866.61
82	6/1/2000	3.000%	\$4,500.00	\$3,447.83	\$1,052.17	\$417,418.78
83	7/1/2000	3.000%	\$4,500.00	\$3,456.45	\$1,043.55	\$413,962.33
84	8/1/2000	3.000%	\$4,500.00	\$3,465.09	\$1,034.91	\$410,497.23
85	9/1/2000	3.000%	\$4,500.00	\$3,473.76	\$1,026.24	\$407,023.48
86	10/1/2000	3.000%	\$4,500.00	\$3,482.44	\$1,017.56	\$403,541.03
87	11/1/2000	3.000%	\$4,500.00	\$3,491.15	\$1,008.85	\$400,049.89
88	12/1/2000	3.000%	\$4,500.00	\$3,499.88	\$1,000.12	\$396,550.01
Totals for 2000:				\$41,427.23	\$12,572.77	
89	1/1/2001	3.000%	\$4,500.00	\$3,508.62	\$991.38	\$393,041.39
90	2/1/2001	3.000%	\$4,500.00	\$3,517.40	\$982.60	\$389,523.99
91	3/1/2001	3.000%	\$4,500.00	\$3,526.19	\$973.81	\$385,997.80
92	4/1/2001	3.000%	\$4,500.00	\$3,535.01	\$964.99	\$382,462.79
93	5/1/2001	3.000%	\$4,500.00	\$3,543.84	\$956.16	\$378,918.95
94	6/1/2001	3.000%	\$4,500.00	\$3,552.70	\$947.30	\$375,366.25
95	7/1/2001	3.000%	\$4,500.00	\$3,561.58	\$938.42	\$371,804.66
96	8/1/2001	3.000%	\$4,500.00	\$3,570.49	\$929.51	\$368,234.18
97	9/1/2001	3.000%	\$4,500.00	\$3,579.41	\$920.59	\$364,654.76
98	10/1/2001	3.000%	\$4,500.00	\$3,588.36	\$911.64	\$361,066.40
99	11/1/2001	3.000%	\$4,500.00	\$3,597.33	\$902.67	\$357,469.06
100	12/1/2001	3.000%	\$4,500.00	\$3,606.33	\$893.67	\$353,862.74
Totals for 2001:				\$42,687.27	\$11,312.73	
101	1/1/2002	3.000%	\$4,500.00	\$3,615.34	\$884.66	\$350,247.39
102	2/1/2002	3.000%	\$4,500.00	\$3,624.38	\$875.62	\$346,623.01
103	3/1/2002	3.000%	\$4,500.00	\$3,633.44	\$866.56	\$342,989.57
104	4/1/2002	3.000%	\$4,500.00	\$3,642.53	\$857.47	\$339,347.04
105	5/1/2002	3.000%	\$4,500.00	\$3,651.63	\$848.37	\$335,695.41
106	6/1/2002	3.000%	\$4,500.00	\$3,660.76	\$839.24	\$332,034.65
107	7/1/2002	3.000%	\$4,500.00	\$3,669.91	\$830.09	\$328,364.74
108	8/1/2002	3.000%	\$4,500.00	\$3,679.09	\$820.91	\$324,685.65
109	9/1/2002	3.000%	\$4,500.00	\$3,688.29	\$811.71	\$320,997.36
110	10/1/2002	3.000%	\$4,500.00	\$3,697.51	\$802.49	\$317,299.86
111	11/1/2002	3.000%	\$4,500.00	\$3,706.75	\$793.25	\$313,593.11
112	12/1/2002	3.000%	\$4,500.00	\$3,716.02	\$783.98	\$309,877.09
Totals for 2002:				\$43,985.65	\$10,014.35	
113	1/1/2003	3.000%	\$4,500.00	\$3,725.31	\$774.69	\$306,151.78
114	2/1/2003	3.000%	\$4,500.00	\$3,734.62	\$765.38	\$302,417.16

Tualatin Valley Fire&amp;Res

115	3/1/2003	3.000%	\$4,500.00	\$3,743.96	\$756.04	\$298,673.20
116	4/1/2003	3.000%	\$4,500.00	\$3,753.32	\$746.68	\$294,919.89
117	5/1/2003	3.000%	\$4,500.00	\$3,762.70	\$737.30	\$291,157.19
118	6/1/2003	3.000%	\$4,500.00	\$3,772.11	\$727.89	\$287,385.08
119	7/1/2003	3.000%	\$4,500.00	\$3,781.54	\$718.46	\$283,603.54
120	8/1/2003	3.000%	\$4,500.00	\$3,790.99	\$709.01	\$279,812.55
121	9/1/2003	3.000%	\$4,500.00	\$3,800.47	\$699.53	\$276,012.08
122	10/1/2003	3.000%	\$4,500.00	\$3,809.97	\$690.03	\$272,202.11
123	11/1/2003	3.000%	\$4,500.00	\$3,819.49	\$680.51	\$268,382.62
124	12/1/2003	3.000%	\$4,500.00	\$3,829.04	\$670.96	\$264,553.57
Totals for 2003:				\$45,323.51	\$8,676.49	
125	1/1/2004	3.000%	\$4,500.00	\$3,838.62	\$661.38	\$260,714.96
126	2/1/2004	3.000%	\$4,500.00	\$3,848.21	\$651.79	\$256,866.75
127	3/1/2004	3.000%	\$4,500.00	\$3,857.83	\$642.17	\$253,008.91
128	4/1/2004	3.000%	\$4,500.00	\$3,867.48	\$632.52	\$249,141.44
129	5/1/2004	3.000%	\$4,500.00	\$3,877.15	\$622.85	\$245,264.29
130	6/1/2004	3.000%	\$4,500.00	\$3,886.84	\$613.16	\$241,377.45
131	7/1/2004	3.000%	\$4,500.00	\$3,896.56	\$603.44	\$237,480.89
132	8/1/2004	3.000%	\$4,500.00	\$3,906.30	\$593.70	\$233,574.60
133	9/1/2004	3.000%	\$4,500.00	\$3,916.06	\$583.94	\$229,658.53
134	10/1/2004	3.000%	\$4,500.00	\$3,925.85	\$574.15	\$225,732.68
135	11/1/2004	3.000%	\$4,500.00	\$3,935.67	\$564.33	\$221,797.01
136	12/1/2004	3.000%	\$4,500.00	\$3,945.51	\$554.49	\$217,851.50
Totals for 2004:				\$46,702.07	\$7,297.93	
137	1/1/2005	3.000%	\$4,500.00	\$3,955.37	\$544.63	\$213,896.13
138	2/1/2005	3.000%	\$4,500.00	\$3,965.26	\$534.74	\$209,930.87
139	3/1/2005	3.000%	\$4,500.00	\$3,975.17	\$524.83	\$205,955.70
140	4/1/2005	3.000%	\$4,500.00	\$3,985.11	\$514.89	\$201,970.59
141	5/1/2005	3.000%	\$4,500.00	\$3,995.07	\$504.93	\$197,975.51
142	6/1/2005	3.000%	\$4,500.00	\$4,005.06	\$494.94	\$193,970.45
143	7/1/2005	3.000%	\$4,500.00	\$4,015.07	\$484.93	\$189,955.38
144	8/1/2005	3.000%	\$4,500.00	\$4,025.11	\$474.89	\$185,930.27
145	9/1/2005	3.000%	\$4,500.00	\$4,035.17	\$464.83	\$181,895.09
146	10/1/2005	3.000%	\$4,500.00	\$4,045.26	\$454.74	\$177,849.83
147	11/1/2005	3.000%	\$4,500.00	\$4,055.38	\$444.62	\$173,794.46
148	12/1/2005	3.000%	\$4,500.00	\$4,065.51	\$434.49	\$169,728.94
Totals for 2005:				\$48,122.56	\$5,877.44	
149	1/1/2006	3.000%	\$4,500.00	\$4,075.68	\$424.32	\$165,653.26
150	2/1/2006	3.000%	\$4,500.00	\$4,085.87	\$414.13	\$161,567.40
151	3/1/2006	3.000%	\$4,500.00	\$4,096.08	\$403.92	\$157,471.32
152	4/1/2006	3.000%	\$4,500.00	\$4,106.32	\$393.68	\$153,364.99
153	5/1/2006	3.000%	\$4,500.00	\$4,116.59	\$383.41	\$149,248.41
154	6/1/2006	3.000%	\$4,500.00	\$4,126.88	\$373.12	\$145,121.53
155	7/1/2006	3.000%	\$4,500.00	\$4,137.20	\$362.80	\$140,984.33
156	8/1/2006	3.000%	\$4,500.00	\$4,147.54	\$352.46	\$136,836.79
157	9/1/2006	3.000%	\$4,500.00	\$4,157.91	\$342.09	\$132,678.88
158	10/1/2006	3.000%	\$4,500.00	\$4,168.30	\$331.70	\$128,510.58
159	11/1/2006	3.000%	\$4,500.00	\$4,178.72	\$321.28	\$124,331.86
160	12/1/2006	3.000%	\$4,500.00	\$4,189.17	\$310.83	\$120,142.69
Totals for 2006:				\$49,586.25	\$4,413.75	
161	1/1/2007	3.000%	\$4,500.00	\$4,199.64	\$300.36	\$115,943.04
162	2/1/2007	3.000%	\$4,500.00	\$4,210.14	\$289.86	\$111,732.90
163	3/1/2007	3.000%	\$4,500.00	\$4,220.67	\$279.33	\$107,512.23
164	4/1/2007	3.000%	\$4,500.00	\$4,231.22	\$268.78	\$103,281.01
165	5/1/2007	3.000%	\$4,500.00	\$4,241.80	\$258.20	\$99,039.22
166	6/1/2007	3.000%	\$4,500.00	\$4,252.40	\$247.60	\$94,786.82
167	7/1/2007	3.000%	\$4,500.00	\$4,263.03	\$236.97	\$90,523.78
168	8/1/2007	3.000%	\$4,500.00	\$4,273.69	\$226.31	\$86,250.09
169	9/1/2007	3.000%	\$4,500.00	\$4,284.37	\$215.63	\$81,965.72
170	10/1/2007	3.000%	\$4,500.00	\$4,295.09	\$204.91	\$77,670.63
171	11/1/2007	3.000%	\$4,500.00	\$4,305.82	\$194.18	\$73,364.81
172	12/1/2007	3.000%	\$4,500.00	\$4,316.59	\$183.41	\$69,048.22
Totals for 2007:				\$51,094.47	\$2,905.53	
173	1/1/2008	3.000%	\$4,500.00	\$4,327.38	\$172.62	\$64,720.84
174	2/1/2008	3.000%	\$4,500.00	\$4,338.20	\$161.80	\$60,382.64
175	3/1/2008	3.000%	\$4,500.00	\$4,349.04	\$150.96	\$56,033.60



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176	4/1/2008	3.000%	\$4,500.00	\$4,359.92	\$140.08	\$51,673.68
177	5/1/2008	3.000%	\$4,500.00	\$4,370.82	\$129.18	\$47,302.87
178	6/1/2008	3.000%	\$4,500.00	\$4,381.74	\$118.26	\$42,921.12
179	7/1/2008	3.000%	\$4,500.00	\$4,392.70	\$107.30	\$38,528.43
180	8/1/2008	3.000%	\$4,500.00	\$4,403.68	\$96.32	\$34,124.75
181	9/1/2008	3.000%	\$4,500.00	\$4,414.69	\$85.31	\$29,710.06
182	10/1/2008	3.000%	\$4,500.00	\$4,425.72	\$74.28	\$25,284.34
183	11/1/2008	3.000%	\$4,500.00	\$4,436.79	\$63.21	\$20,847.55
184	12/1/2008	3.000%	\$4,500.00	\$4,447.88	\$52.12	\$16,399.67
Totals for 2008:				\$52,648.55	\$1,351.45	
185	1/1/2009	3.000%	\$4,500.00	\$4,459.00	\$41.00	\$11,940.66
186	2/1/2009	3.000%	\$4,500.00	\$4,470.15	\$29.85	\$7,470.52
187	3/1/2009	3.000%	\$4,500.00	\$4,481.32	\$18.68	\$2,989.19
188	4/1/2009	3.000%	\$2,996.67	\$2,989.19	\$7.47	\$0.00
Totals for 2009:				\$16,399.67	\$97.00	

Totals over the life of the loan:

Principal: \$646,000.00      Interest: \$168,996.67