

**WHATCOM COUNTY  
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**ROB NEY**  
Project & Operations Manager

## MEMORANDUM

**TO:** Satpal Sidhu, County Executive  
County Council

**FROM:** Rob Ney, Project & Operations Manager

**RE:** 104B Unity Street Lease for The Society of Photo-Optical Instrumentation Engineers

**DATE:** November 21<sup>st</sup>, 2024

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Attached for your review and signature is the lease agreement between The Society of Photo-Optical Instrumentation Engineers and Whatcom County for the use of the facility, located at 104B Unity Street, Bellingham WA 98225.

▪ **Background and Purpose**

This lease is for 104B Unity Street facility. The lease is for a 3-year terms with opportunities to extend an additional 3-year term for a 6-year lease. This facility was part of the 104 and 110 Unity Street purchase and will provide County revenue throughout the lifetime of the lease and allow Lessee space to conduct their business.

▪ **Revenue Amount from Base Rent**

The lessee agrees to pay the following base rental rates beginning January, 2025 (Year 1):

Year 1: \$3,884.00/ month  
Year 2: \$3,981.00/ month  
Year 3: \$4,081.00/ month  
Year 4: \$4,183.00/ month  
Year 5: \$4,288.00/ month  
Year 6: \$4,395.00/ month

▪ **Differences from Previous Contract**

This is a one-time contract.

Please contact Rob Ney at extension 5360, if you have any questions or concerns regarding the terms of this agreement.

Enclosures