

LEASE AMENDMENT – PROCESSING PLANT & DOCK

This Lease Amendment is between the Port of Brookings Harbor, hereinafter called "Landlord" and BC Fisheries, LLC, or its successors or assigns hereinafter called "Tenant". The lease amendment is to amend the Amended and Restated Lease between the parties, dated October 21, 2015.

RECITALS

(1) Landlord and Tenant entered into an Amended and Restated Commercial Lease Agreement for the property formerly known as the "Eureka Fisheries Parcel", together with that additional area that was formerly the site of an over-water commercial unloading dock dated October 21, 2015 and signed by the parties on October 21, 2015.

(2) The October 21, 2015 Amended and Restated Lease provided that Tenant would undertake substantial development and improvements on the leased premises, paid for primarily by the Tenant.

(3) The October 21, 2015 Amended and Restated Lease further provided that when the development and improvement of the leased premises was completed a new lease rate reflecting a commercially reasonable rate comparable to like improvements would be substituted as the new lease rate for the leased property.

(4) The development and improvements to the leased premises, including construction and development of a new dock, is now substantially completed. Landlord and Tenant now desire to revise the base rental for the lease premises as provided herein.

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. The above Recitals are true and accurate and are hereby incorporated herein by this reference.
2. Paragraph A of the Recitals in the October 21, 2015 Lease is hereby amended so that the lease premises as provided in this Amendment is legally described as shown in Exhibits A, B and C attached hereto and incorporated herein by this reference.
3. Paragraph 2. a. of the October 21, 2015 Lease is amended to provide that the leased premises includes 3,600 square feet of leased property for the unloading dock and 21,996 square feet of leased property for the processing plant facility.
4. Paragraph 2. A. of the October 21, 2015 Lease is further amended to revised the Base Rental for the leased premises shall be calculated as follows:

a. The base rental rate for the unloading dock shall be \$0.63 per square foot per month, for a total of Two Thousand Two Hundred Sixty-Eight and 00/100 Dollars (\$2,268.00) per month.

b. The base rental rate for the processing plant facility shall be \$0.045 per square foot per month, for a total of Nine Hundred Eight-Nine and 82/100 Dollars (\$989.82) per month.

c. The total rental rate for the leased premises shall be Three Thousand Two Hundred Fifty-Seven and 82/100 Dollars (\$3,257.82) per month.

5. Except as modified herein, the Amended and Restated Lease of October 21, 2015 and all terms, conditions and provisions contained therein remain in full force and effect and are hereby ratified and confirmed.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease Amendment on the date indicated next to their signature.

Port of Brookings Harbor

BC Fisheries, LLC

By: _____
Roy Davis – Chairman

By: _____
Mike Manning – Managing Partner

Dated: _____

Dated: _____

Legal Description

Real property in the County of Curry, State of Oregon, described as follows:

West - appears to be a scriviners error

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 41 SOUTH, RANGE 13 WEST, WILLAMETTE MERIDIAN, CURRY COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 15°41'56" WEST A DISTANCE OF 2,380.35 FEET FROM A 2 1/2" BRASS CAP IN ASPHALT SET AT THE NORTHWEST CORNER OF D.L.C. 40;
THENCE SOUTH 84°33'30" WEST A DISTANCE OF 113.84 FEET;
THENCE NORTH 06°26'11" EAST A DISTANCE OF 173.57 FEET;
THENCE NORTH 82°49'14" EAST A DISTANCE OF 126.36 FEET;
THENCE SOUTH 06°11'46" EAST A DISTANCE OF 158.49 FEET;
THENCE SOUTH 25°56'47" WEST A DISTANCE OF 22.15 FEET TO THE POINT OF BEGINNING.

BEARINGS FOR THE ABOVE DESCRIPTION ARE OREGON STATE PLANE - SOUTH ZONE AND ARE BASED ON A LINE BETWEEN CONTROL MONUMENTS #1 AND #2 AS INDICATED ON COUNTY SURVEY #41-1623 PREPARED BY OBEC CONSULTING ENGINEERS, TO BEAR NORTH 27°44'55" WEST A DISTANCE OF 639.37 FEET.

TOGETHER WITH THE ACCESS EASEMENT DESCRIBED AS FOLLOWS:

A parcel of land lying in the Southwest Quarter of the Southeast Quarter of Section 5, Township 41 South, Range 13 West, Willamette Meridian, Curry County, Oregon, being more particularly described as follows:

BEGINNING at a set iron rebar with a blue plastic cap stamped "OBEC", said point being North 15°41'56" West 2,380.35 feet from a found 2-1/2" brass cap in asphalt stamped " NW corner DLC 40 1980". Said point also being the southerly most southeast corner of the BC Fisheries Lease Parcel; thence along the easterly line of said BC Fisheries Lease Parcel as follows: North 25°56'57" East, 22.15 feet to a set iron rebar with a blue plastic cap stamped "OBEC"; thence North 6°11'46" West, 158.50 feet to a set iron rebar with a blue plastic cap stamped "OBEC" at the northeast corner of said BC Fisheries Lease Parcel; thence leaving said easterly line of said BC Fisheries Lease Parcel North 82°48'53" East, 41.22 feet; thence South 6°36'50" East, 8.92 feet; thence North 58°46'14" East, 453.37 feet more or less to a point on the westerly right-of-way line of Lower Harbor Road; thence along said westerly right-of-way line along a 406.20 feet radius curvet to the left (the long chord bears South 25°56'02" East, 25.11 feet) 25.11 feet; thence leaving said westerly right-of-way line South 58°46'14" West, 462.40 feet; thence South 6°34'26" East, 140.56 feet to a found railroad spike; thence South 82°42'40" West, 54.30 feet to the POINT OF BEGINNING, containing 18,971 square feet, more or less.

Bearings are based upon a line between control monuments #1 and #2 as indicated in Curry County Survey #41-1623 prepared by OBEC Consulting Engineers.

**A.L.T.A./A.C.S.M. LAND TITLE SURVEY
BEING A PORTION OF THE SW 1/4, SE 1/4, SECTION 5,
T.41S, R.13W., W.M.
BROOKINGS, CURRY COUNTY, OREGON**

CONTROL NARRATIVE

THE CONTROL USED FOR THIS PROJECT IS THE SAME AS RECORDED IN CURRY COUNTY SURVEY #41-1622. THE HORIZONTAL DATUM USED IS NAD 83(CORS 96) EPOCH 2002 (INTERNATIONAL FEET). THE PRIMARY CONTROL WAS BROUGHT INTO THE PROJECT BY USING AY OPUS-RS SOLUTION FROM CURRY STATIONS "P15G, CABL, TRND, P170, P169, DCSI, DCSD, P182 AND CHFS". THE COORDINATE SYSTEM WAS HELD AT OREGON STATE PLANE - SOUTH ZONE (3662). AFTER COMPLETION OF ADJUSTMENTS TO THE NETWORK ALL POINTS WERE ADJUSTED TO GROUND, UTILIZING A LOCAL DATUM PLANE COORDINATE SYSTEM (LDP) TO CONVERT THE PROJECT LDP TO OREGON STATE PLANE COORDINATE SYSTEM - SOUTH ZONE. THE HORIZONTAL DATUM USED IS NAD 83(CORS 96) EPOCH 2002. MULTIPLY THE COORDINATE VALUES BY A COMBINATION FACTOR OF 1.00002825.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE BOUNDARIES OF THE FISHERIES LEASE PARCEL AS DESCRIBED IN FIRST AMERICAN TITLE COMPANY OR OREGON'S PRELIMINARY TITLE REPORT DATED OCTOBER 5, 2015, FILE NO. MCS-746138-OR1.

CHEC CONSULTING ENGINEERS HAD PREVIOUSLY RECORDED A "HORIZONTAL CONTROL AND RECOVERY SURVEY WITH THE CURRY COUNTY SURVEY #41-1622 OFFICE THAT SURVEY WAS RECORDED AS CURRY COUNTY SURVEY #41-1622 ON JUNE 22, 2015 BY MR. RICHARD P. ROBERTS PREPARED A DESCRIPTION AND EXHIBIT FOR THE PORT OF BROOKINGS-HARBOR TITLED "PROCESSING SITE LEASE AREA" MR. ROBERTS USED CONTROL POINTS #1 AND #2 AND THE BEARING AS INDICATED IN CURRY COUNTY SURVEY #41-1622.

WE RECOVERED EXISTING CONTROL FROM CURRY COUNTY SURVEY #41-1623 AND TIED THE NORTHWEST CORNER OF THE JAMES W. TAGGART D.L.C. NO. 40. BY HOLDING THE BEARINGS AND DIMENSIONS AS SHOWN IN EXHIBIT "A" OF FIRST AMERICAN TITLE COMPANY OR OREGON'S PRELIMINARY TITLE REPORT DATED OCTOBER 5, 2015. FILE NO. MCS-746138-OR1 WE SET MONUMENTS (OR REFERENCE MONUMENTS WHEN WE COULD NOT SET THE ACTUAL CORNERS)

DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 41 SOUTH, RANGE 13 WEST, WILLAVETTE MERIDIAN, CURRY COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 15°41'56" WEST A DISTANCE OF 2,380.35 FEET FROM A 2-1/2 INCH BRASS CAP IN ASPHALT AT THE NORTHWEST CORNER OF D.L.C. NO. 40;
THENCE SOUTH 84°33'30" WEST A DISTANCE OF 113.84 FEET,
THENCE NORTH 06°26'11" EAST A DISTANCE OF 173.57 FEET,
THENCE NORTH 82°49'14" EAST A DISTANCE OF 126.36 FEET,
THENCE SOUTH 06°11'46" EAST A DISTANCE OF 158.49 FEET,
THENCE SOUTH 25°56'47" WEST A DISTANCE OF 22.15 FEET TO THE POINT OF BEGINNING.

BEARINGS FOR THE ABOVE DESCRIPTION ARE OREGON STATE PLANE - SOUTH ZONE AND ARE BASED ON A LINE BETWEEN CONTROL MONUMENTS #1 AND #2 AS INDICATED ON COUNTY SURVEY #41-1623 PREPARED BY CHEC CONSULTING ENGINEERS, WHICH BEARS NORTH 27°44'55" WEST A DISTANCE OF 639.37 FEET.

TO: BC FISHERIES, L.L.C. AND ITS SUCCESSORS; AND ASSIGNS; FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON AND ITS SUCCESSORS AND ASSIGNS; CAPITAL ONE NATIONAL ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS; CORET INVESTOR 44, L.L.C. AND ITS SUCCESSORS AND ASSIGNS; PACSETTER CODE XXX, L.L.C. AND ITS SUCCESSORS AND ASSIGNS; AND CRAMTS INVESTMENT B, L.L.C. AND ITS SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. L.P. 10/1/2015. THE FIELD WORK WAS COMPLETED ON OCTOBER 1, 2015.

DATE: _____

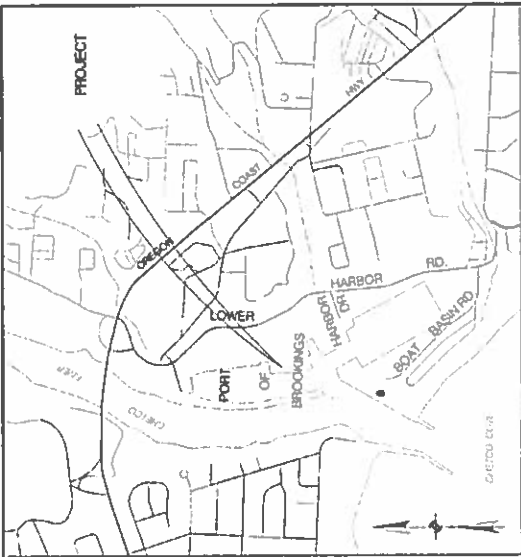
JAMES W. COLTON, PLS
REGISTRATION NO. OR 58756

NOTES

- MONUMENTS WERE SET ON OCTOBER 1, 2015 (ITEM 1 - TABLE A)
- SITE ADDRESS IS 16263 HARBOR DRIVE, BROOKINGS, OREGON 97415 (ITEM 2 - TABLE A)
- THIS PARCEL IS LOCATED IN SPECIAL FLOOD HAZARD ZONE A AND BASE FLOOD ELEVATIONS DETERMINED PER FIRM MAP NO. 41015C1242E, EFFECTIVE DATE SEPTEMBER 25, 2009 (ITEM 3 - TABLE A)
- GROSS LAND AREA = 21,996 SQUARE FEET MORE OR LESS (ITEM 4 - TABLE A)
- NO BUILDINGS EXISTED WITHIN THE LEASE BOUNDARY ON OCTOBER 1, 2015 (ITEM 7A, 7B AND 7C - TABLE A)
- ALL OBSERVED FEATURES LOCATED ON OCTOBER 1, 2015 ARE SHOWN ON THIS SURVEY (ITEM 8 - TABLE A)
- THERE WERE NO OBSERVED PARKING SPACES OR STRIPPING ON OCTOBER 1, 2015 (ITEM 9 - TABLE A)
- ALL EVIDENCE OF UTILITIES AS OBSERVED (EITHER FIELD MARKINGS OR PHYSICAL FEATURES) ON OCTOBER 1, 2015 ARE SHOWN ON THIS SURVEY. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY AS JAWAWARE OF (ITEM 11B - TABLE A)
- CONTROL POINTS WERE FROM A FAST STATIC GPS SURVEY AND PERFORMED ON THE OREGON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE - NAD83 (CORS 96) EPOCH 2002
- TOPOGRAPHIC DATA IS PER A GROUND SURVEY CONDUCTED ON OCTOBER 1, 2015
- PER EXCEPTION 13 THE INGRESS, EGRESS AND ACCESS EASEMENTS GOES IN A SOUTHEASTERLY DIRECTION UPON THE EXISTING ROADWAY TO THE COMMON USER PRIVATE ROADWAY WHICH EXTENDS EASTERLY TO THE COUNTRY ROAD. THERE WAS NO IDENTIFIABLE ROAD OBSERVED ON OCTOBER 1, 2015. GRAVEL HAS RECENTLY BEEN PLACED ON THE SITE.
- CHAIN LINK FENCE IS NORTH 0°15' FROM THE LEASE CORNER
- CHAIN LINK FENCE IS NORTH 0°20' FROM THE LEASE LINE
- CORNER OF CONCRETE SLAB IS 3'2" SOUTH OF THE LEASE LINE
- CORNER OF CONCRETE SLAB IS SOUTHEASTERLY 0.4' FROM THE LEASE LINE
- PORTIONS OF THE UNDERGROUND COMMUNICATIONS LINE AND THE QUARTER TELEPHONE RISER OUR ON THE LEASE PROPERTY
- MULTIPLE PVC RISER PIPES IN THIS AREA
- CONCRETE SLAB FROM THE SOUTH IS 0.2' NORTH OF THE LEASE LINE CONCRETE SLAB/DOCK FROM THE NORTH IS 0.2' SOUTH OF THE LEASE LINE
- THE SEAWALL MEANDERS ACROSS THE LEASE LINE

REFERENCES

- CURRY COUNTY SURVEY #41-1623 BY ARCH CUNTERBETH (CHEC CONSULTING ENGINEERS). EXCEPTIONS PER PRELIMINARY TITLE REPORT FILE NO. MCS-746138-OR1 BY FIRST AMERICAN TITLE COMPANY OF OREGON, DATED OCTOBER 05, 2015
- SUBJECT TO THE TERMS AND PROVISIONS OF WARRANTY DEED RECORDED AUGUST 14, 1959 IN VOLUME 56, PAGE 467-469, CURRY COUNTY OFFICIAL RECORDS - PARTIALLY GRAPHICALLY SHOWN (EXCEPTION 13 - SEE NOTE 1)
- SUBJECT TO THE TERMS AND PROVISIONS OF THE WATER PHELIUM EASEMENT RECORDED ON FEBRUARY 15, 1968 IN BOOK 0000 OF RECORDS, 5, PAGES 975-976, CURRY COUNTY RECORDS - EXCEPTION 14 - GRAPHICALLY SHOWN
- SUBJECT TO THE TERMS AND PROVISIONS OF THE NEIGHBORHOOD OF CONTACT AGREEMENT RECORDED IN BOOK OF RECORDS 16, PAGES 495-498, CURRY COUNTY RECORDS - EXCEPTION 15 - GRAPHICALLY SHOWN
- SUBJECT TO THE TERMS AND PROVISIONS OF THE ACCESS EASEMENT AGREEMENT RECORDED ON OCTOBER 19, 2015 IN INSTRUMENT NO. 2015-03840, CURRY COUNTY RECORDS - EXCEPTION 18 - GRAPHICALLY SHOWN



VICINITY MAP

NOT TO SCALE

EXHIBIT 'A'
PAGE 2 OF 3

REVISIONS
10/21/15 | ADDED ACCESS EASEMENT

ALTA/ACSM LAND TITLE SURVEY	
BC FISHERIES LEASE PARCEL - PART OF BROOKINGS-HARBOR FOR	
FOR	
BC FISHERIES, L.L.C., FIRST AMERICAN TITLE COMPANY OF OREGON,	
CAPITAL ONE NATIONAL ASSOCIATION, CORET INVESTOR 44, L.L.C.,	
PACSETTER CODE XXX, L.L.C., CRAFT, J. INC. AND CRAMTS INVESTMENT B, L.L.C.	
CURRY COUNTY, OREGON	OCTOBER 5, 2015
DESIGNED BY: J. COLTON	SCALE: 1"=20'
DRAWN BY: J. COLTON	PROJ. NO. B40-20015-01
CHECKED BY: J. COLTON	SHEET 2 OF 2
APPROVED BY: DAVIS, ASR, III, P.E.	

**A.L.T.A./A.C.S.M. LAND TITLE SURVEY
BEING A PORTION OF THE SW 1/4, SE 1/4, SECTION 5,
T. 41S., R. 13W., W.M.
BROOKINGS, CURRY COUNTY, OREGON**

2 FOUND 5/8" X 30" REBAR
W/ RPC "OBEC CONTROL" SET
IN COUNTY SURVEY #41-1623

★ FOUND 5/8" X 30" REBAR
W/ RPC "OBEC CONTROL" SET
IN COUNTY SURVEY #41-1623
AT THE POINT OF BEGINNING
OF THE LEASE PARCEL BEARS
S 85°42'39" W 604.25'

**EXHIBIT "A"
PAGE 3 OF 3**

LEGEND

- CALCULATED POINT - NOTHING FOUND OR SET
- SET 5/8" REBAR WITH BLUE PLASTIC CAP
- STAMPED "OBEC"
- 8" STORM RISER
- JOINT USE UTILITY PILE
- WOOD UTILITY POLE
- ELECTRIC PANEL AND METER
- CHAPTER TELEPHONE RISER
- STORM INLET
- FHE HYDRANT
- SEE NOTE ON SHEET 2
- UNDERGROUND POWER LINE
- UNDERGROUND COMMUNICATIONS WIRE
- OVERHEAD ELECTRIC AND TELEPHONE WIRE
- LEASE LINE
- TAX LOT LINE
- TL 41513W60C 01900 TAX LOT ROADDER
- CONCRETE SLAB
- CONCRETE SLUG

REVISIONS

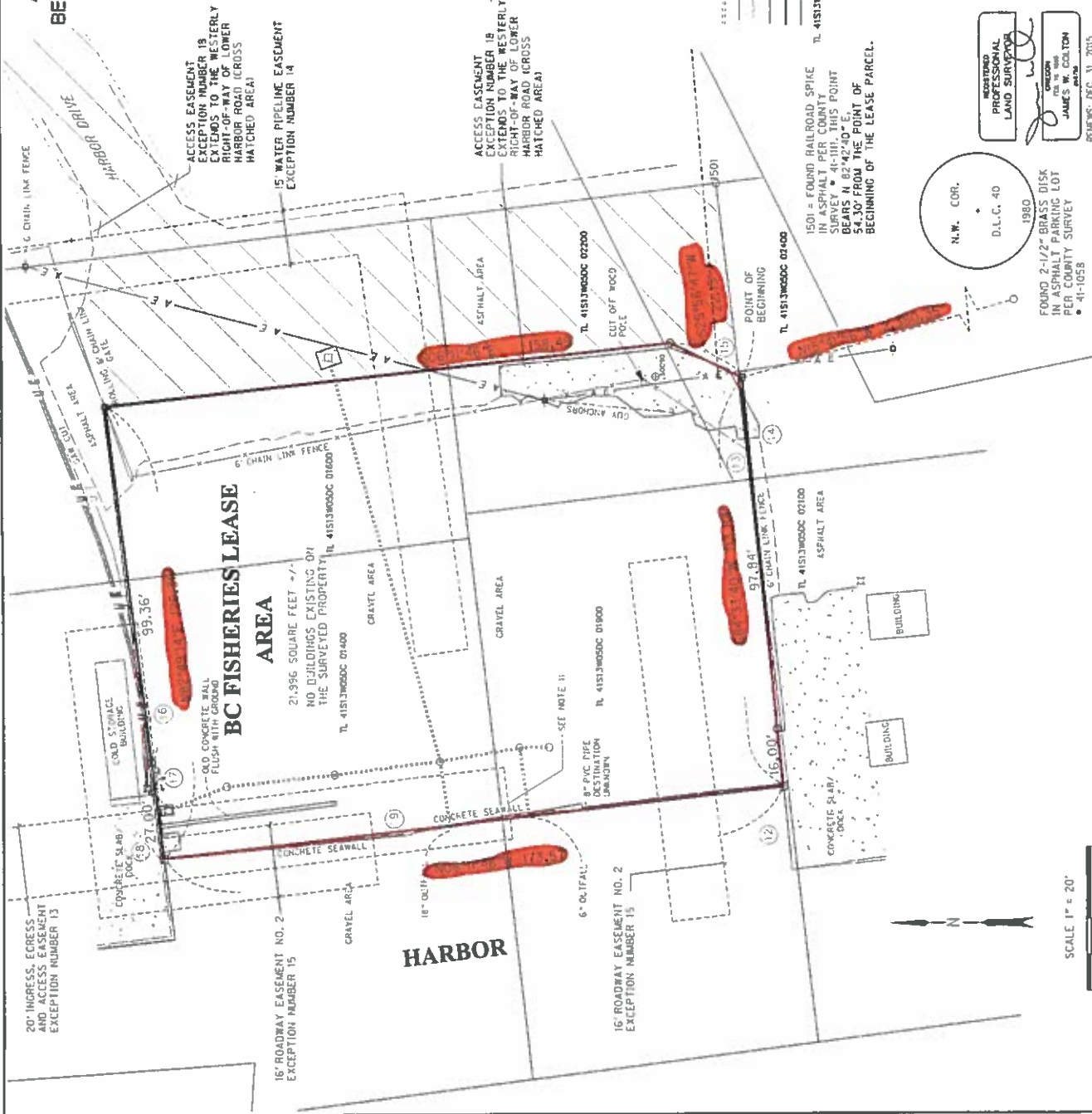
NO.	DATE	DESCRIPTION
1	10/27/15	ADDED ACCESS EASEMENT

Copyright © 2015 CURRY COUNTY CLERK. DATE 10/27/15. OREGON (DATE 10/27/15) 41-1623-1000
 1000 PARCELS INCLUDING ON SE, SW AND S&N. OREGON (DATE 10/27/15) 41-1623-1000
 1000 PARCELS INCLUDING ON SE, SW AND S&N. OREGON (DATE 10/27/15) 41-1623-1000
 1000 PARCELS INCLUDING ON SE, SW AND S&N. OREGON (DATE 10/27/15) 41-1623-1000

ALTA/ACSM LAND TITLE SURVEY
FOR
BC FISHERIES LEASE PARCEL - PART OF BROOKINGS-HARBOR

BC FISHERIES, LLC - FIRST AMERICAN TREE COMPANY OF OREGON,
CAPITAL ONE NATIONAL ASSOCIATION COURT INVESTOR 44, L.L.C.,
PACSESTER COE PART, L.L.C. (PART 3 INC AND CRAFTS INVESTMENT 4, L.L.C.)

CURRY COUNTY OREGON, OCTOBER 9, 2015. SCALE 1"=20'
 J. COLTON
 DRAWN



REGISTERED
PROFESSIONAL
LAND SURVEYOR
JAMES W. COLTON
REHEWS: DEC. 31, 2015
SIGNED: [Signature]

N.W. COR.
D.L.C. 40
1980

FOUND 2-1/2" BRASS DISK
IN ASPHALT PARKING LOT
PER COUNTY SURVEY
41-1058



APPROVED BY: DIVISION MGR TITLE
 DRAWN

EXHIBIT "B"
BC Fisheries Processing
Plant Lease

21,996 SF +/-



EXHIBIT "C"
BC Fisheries Dock

Dock 20'x180'
3,600 SF

