LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is entered into and effective as of this1st day of January 2026 between Pacific Northwest District of the Church of the Brethren, ("Landlord"), and Camp Koinonia Christian Camp and Retreat Center, ("Tenant"). Landlord and Tenant agree as follows:

1. LEASE SUMMARY

a) Leased Premises. The leased "Premises" consists of the real property known as Camp Koinonia located at 850 Camp Koinonia Ln, Cle Elum WA 98922. Including all improvements thereon, and commonly described as 850 Camp Koinonia Lane Cle Elum WA and Camp Koinonia Parcels.

b) Lease Commencement Date. The term of this Lease shall commence upon January 1, 2026.

c) Lease Termination Date. The term of this Lease shall terminate at midnight on the last day of the full month of January 2050.

d) Base Rent. The base rent shall be $1.00 per year.

e) Prepaid Rent. Upon execution of this Lease, Tenant shall deliver to Landlord the sum of $25.00 as prepaid rent, to be applied to rent due for the duration of the Lease.

f) Permitted Use. The Premises shall be used only for nonprofit activity compatible with Brethren Ministry, subject to applicable zoning and other laws, and for no other purpose without the prior written consent of Landlord.

g) Notice and Payment Addresses.

Landlord - Pacific Northwest District of the Church of the Brethren, 32116 Highway 97, Tonasket, WA 98855. pnwdcob@gmail.com

Tenant – 850 Camp Koinonia Lane, Cle Elum WA 98922 director@campkoinonia.org

h) Acceptance of Premises. Except as specified elsewhere in this Lease, Landlord makes no representations or warranties to Tenant regarding the premises.

i) Term. The term of this Lease shall be 25 years starting on January 1, 2026 and concluding on December 31, 2050, with option to extend the term of this Lease.

j) Uses. The Premises shall be used only for the Permitted Use, and for no other business or purpose without the prior written consent of Landlord. Tenant shall not do or permit any act to be done on or around the Premises that violates any law, ordinance, governmental regulation.

k) Alterations. Tenant may make alterations, additions or improvements to the Premises. Improvements installed as part of Tenant Work's or Alterations performed or caused to be performed by Tenant shall become the property of Landlord. It is understood, and agreed to by the Landlord that Cascade Camp Cherith (Cedarbrook) has an existing agreement and lien agreed to in exchange for the improvements they have made to the property.

l) Repairs and Maintenance. Tenant shall, at its sole cost and expense, maintain the entire Premises.

m) Landlord and Tenant are both Brethren ministries and Landlord is invited to observe the operations at any time. With courtesy communication to Tenant, Landlord shall have the right to enter the premises.

n) Disillusionment. Landlord agrees that if the District were to dissolve, it will transfer its ownership of the camp Koinonia property to an appropriate entity in a manner that will allow camp to continue its mission as provided in this lease and Camp Koinonia's incorporation and by-laws..

o) Entire Agreement. This Lease contains all of the covenants and agreements between Landlord and Tenant relating to the Premises. No prior or contemporaneous agreements or understanding pertaining to the Lease shall be valid or of any force or effect and the covenants and agreements of this Lease shall not be altered, modified or amended except in writing signed by Landlord and Tenant.

p) Governing Law. This Lease shall be governed by and construed in accordance with the laws of the State of Washington.

q) Authority of Parties. Each party to this Lease represents and warrants to the other that the person executing this Lease on behalf of such party has the authority to enter into this Lease on behalf of such party, that the execution and delivery of this Lease has been duly authorized, and that upon such execution and delivery this Lease shall be binding upon and enforceable against such party.

Pacific Northwest District of the Church of the Brethren	Camp Koinonia Christian Camp and Retreat Center
Landlord	Tenant
_____	KENT VERBECK President
Printed Name & Title	Printed Name & Title
_____	_____ 2/10/26
Signature Date	Signature Date