

**RESOLUTION 2026-EE**

**A RESOLUTION OF THE TOWN OF EATONVILLE, WASHINGTON,  
AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT WITH  
PIERCE COUNTY**

**WHEREAS**, the Town of Eatonville currently leases a portion of Town Hall to Pierce County (“County”) for the Pierce County Sheriff’s Department, Mountain Detachment office space; and

**WHEREAS**, current lease expires on August 15, 2026; and

**WHEREAS**, the Town and the County have negotiated an update to the lease agreement through December 31, 2027 with a five percent annual increase; and

**WHEREAS**, the administrations for both the Town and the County wish to enter into an updated agreement that will expire December 31, 2027; now, therefore

**THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, WASHINGTON,  
HEREBY RESOLVES AS FOLLOWS:**

**THAT:** The Mayor is authorized to execute on behalf of the Town the Lease Agreement with Pierce County, as described in Exhibit A.

**PASSED** by the Town Council of Town of Eatonville and attested by the Town Clerk in authentication of such passage this 13<sup>th</sup> day of July 2026.

\_\_\_\_\_  
Emily McFadden, Mayor

ATTEST:

\_\_\_\_\_  
Miranda Doll, Town Clerk

SC-111287

## LEASE AGREEMENT

This Lease Agreement ("Lease") is entered into as of the Effective Date (defined in Section 23 below) by and between the Town of Eatonville, a Washington municipal corporation (hereinafter "Town"), and Pierce County, a municipal corporation and political subdivision of the state of Washington (hereinafter "County"). Together, Town and County shall be collectively referred to as the "Parties." The Parties hereby agree as follows:

1. **PREMISES.** Town, in consideration of the lease payments provided in this Lease, hereby leases to County approximately 1,200 square feet of office space, along with approximately 491 square feet of common and shared spaces (collectively the "Premises"), located within the real property commonly known as 201 Center Street West, Eatonville, Washington 98328 (the "Property"), as depicted on attached **Exhibit A**, and as legally described in the attached **Exhibit B**. The Parties agree that the Floor Plan depicted in **Exhibit A** represents an adequate layout of the Premises. The portion of the area that will be leased to County is the entire area except for the following rooms, also depicted in **Exhibit A**: Eatonville Police Department Evidence, Police and Archive areas and the two closets (denoted as "CL") in the southwest corner of the floor.

2. **TERM/RENEWAL.** The Lease term will begin August 16, 2026, and terminate on December 31, 2027 ("Term"). This Lease may be terminated by either party, after the initial twelve (12) months of the Term, upon ninety (90) days' advance written notice of termination.

3. **LEASE PAYMENTS.** County shall pay to Town the following amounts for annual rent each year of this Lease:

YEAR 1 \$45,660/year; \$3,805/month

YEAR 2 \$47,940/year; \$3,995/month

Rent shall be paid in monthly installments of not less than One-Twelfth (1/12) of the annual rent amount and shall be paid and delivered to Town on or before the first day of each month. Lease payments shall be made to the Town at P.O. Box 309, Eatonville, Washington 98328, which address may be changed from time to time by the Town pursuant to the notice provisions in this Lease.

4. **SECURITY DEPOSIT.** At the time of the signing of this Lease, County shall pay to Town, in trust, a security deposit of \$0.00 to be held and disbursed for County damages to the premises (if any) as provided by law.

5. **POSSESSION.** County shall be entitled to possession on the first day of the Term of this Lease and shall yield possession to Town at the termination of this Lease and/or any renewal thereof. The County shall remove its goods and effects and peaceably yield up the Premises to Town in as good a condition as when delivered to County, ordinary wear and tear accepted.

6. **EXCLUSIVITY/USE.** Town hereby gives the County the right to use the

SC-111287

Premises for purposes of performing the functions of the Office of the Sheriff as delineated in chapter 36.28 RCW, and related and incidental purposes.

7. **PARKING.** County shall be entitled to use eight (8) parking spaces for the parking of County's employees, which are identified in **Exhibit C**, Parking, and shall be marked as Reserved for Pierce County Sheriff's Office.

8. **PROPERTY INSURANCE.** Town and County shall each maintain appropriate insurance for their respective interests in the Premises (which may be satisfied through self-insurance) and property located on the Premises. Town shall be named as an additional insured in any such policies. County shall deliver appropriate evidence to Town as proof of its intention to self-insure or that adequate insurance is in force issued by companies reasonably satisfactory to Town. Town shall receive advance written notice from the insurer prior to any termination of such insurance policies. County shall also maintain any other insurance which Town may reasonably require for the protection of Town's interests in the Premises. County is responsible for maintaining casualty insurance on its own property.

9. **LIABILITY INSURANCE.** County shall maintain liability insurance (which may be satisfied by proof of self-insurance) on the Premises in a total aggregate sum of at least one million dollars. County shall deliver appropriate evidence to Town as proof of its intention to self-insure or that adequate insurance is in force issued by companies reasonably satisfactory to Town. Town shall receive advance written notice from the insurer prior to any termination of such insurance policies.

10. **MAINTENANCE, UTILITIES AND SERVICES.** Town shall maintain the entire building in which the leased Premises are situated, including its roof, walls, foundation and structural components, its public and common areas, such as lobbies, stairs, elevators, corridors and rest rooms, the land on which the building is situated including public and common areas such as the parking lot and landscaped areas, the heating and air conditioning systems; pipes and outside pipe drains and other conduits, and electrical wiring and conduits in good order and condition except for damage occasioned by the act or omission of County, the repair of which damage shall be paid for by the County. Town shall furnish the leased Premises with electrical for lighting and the operation of low power usage office machines, water, sanitary sewers or septic systems, heating and elevator service during the ordinary business hours of the building. Town shall also provide light replacement service for the Town-furnished lighting, toilet room supplies, window washing at reasonable intervals, parking lot striping and landscaping maintenance, including resurfacing, painting, restriping, sweeping and snow removal and customary building janitorial service.

11. **TAXES.** Town shall be responsible for all taxes, if any, assessed to the Property and the leased Premises.

12. **DESTRUCTION OR CONDEMNATION OF PREMISES.** If the Premises

SC-111287

are partially destroyed by fire or other casualty to an extent that prevents the conducting of County's use of the Premises in a normal manner, and if the damage is reasonably repairable within sixty (60) days after the occurrence of the destruction, and if the cost of repair is less than \$50,000.00, Town shall repair the Premises in a just proportion of the Lease payments shall abate during the period of the repair according to the extent to which the Premises have been rendered unusable. However, if the damage is not repairable within sixty (60) days or if the cost of repair is greater than \$50,000.00, or if Town is prevented from repairing the damage by forces beyond Town's control, or if the Property is condemned, this Lease shall terminate upon twenty (20) days written notice of such event or condition by either Party and any unearned rent paid in advance by County shall be apportioned and refunded to it. County shall give Town immediate notice of any damage to the Premises.

13. **DEFENSE/INDEMNIFICATION.** The County shall defend, indemnify and save harmless the Town, its officers, employees and agents from any and all costs, claims, judgments, or awards or damages, arising out of the use of the Premises by the County or County's agents, employees, or invitees. Separately, County agrees to indemnify Town for any property damage to the Premises except when such damage is caused by the negligent acts or omissions by any employee, official, or volunteer of the Town operating in the course and scope of employment.

14. **DEFAULTS.** County shall be in default of this Lease if County fails to fulfill any Lease obligation or term by which County is bound. Subject to any governing provision of law to the contrary, if County fails to secure any financial obligation within five (5) days, (or any other obligation within ten (10) days) after written notice of such default is provided by Town to County, Town may take possession of the Premises without further notice (to the extent permitted by law), and without prejudicing Town's right to damages. In the alternative, Town may elect to cure any default and the cost of such action shall be added to County's financial obligations under this Lease. County shall pay all costs, damages and expenses, including reasonable attorney fees and expenses) suffered by Town by reason of County's defaults. All sums of money or charges required to be paid by County under this Lease shall be additional rent, whether or not such sums or charges are designated as "additional rent." The rights provided by this Paragraph are accumulative in nature and are in addition to any other rights afforded by law.

15. **NONAPPROPRIATION OF FUNDS.** County intends to seek the appropriation of funds in the annual Pierce County Budget Appropriations Ordinance for amounts to be paid in each subsequent fiscal period covered by this Lease. If for any reason funds are not appropriated for County to pay amounts to be paid under the terms of this Lease in any future fiscal period, this Lease shall automatically terminate, County shall not be obligated to pay any amount falling due hereunder after the fiscal period for which funds have been appropriated, and neither party shall have any further rights or obligations hereunder. Any such nonpayment of amounts due under this Lease as a result of any failure of the Pierce County Council to appropriate funds for any subsequent fiscal period shall not give rise to or constitute a default hereunder or constitute the basis of any claim by Town against County. County agrees

SC-111287

to notify Landlord in writing within ten (10) business days of any failure of the Pierce County Council to appropriate funds for a future fiscal period covered by this Lease.

16. **LATE PAYMENTS.** For any payment that is not paid within ten (10) days after its due date, County shall pay a late fee of \$500.00.

17. **CUMULATIVE RIGHTS.** The rights of the Parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

18. **NOTICE.** Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by U.S. mail, postage prepaid, addressed as follows:

**TOWN**

Town of Eatonville  
Attention: Mayor or Town Administrator  
P.O. Box 309  
Eatonville, Washington 98328

**COUNTY**

Pierce County Sheriff Headquarters  
County-City Building  
930 Tacoma Ave S, First Floor,  
Tacoma, Washington 98402

Pierce County Facilities Management  
Real Property Specialist  
1501 Market Street  
Tacoma WA 98402-3326

Pierce County Prosecuting Attorney  
930 Tacoma Ave S, Suite 946  
Tacoma WA 98402-2171

Such addresses maybe changed from time to time by any Party by providing notice as set forth above. Notices mailed in accordance with the above provisions shall be deemed received on the third day after being postmarked. Either Party may consent to electronic notice, by first providing written notice under the provisions of this section.

19. **GOVERNING LAW.** This Lease shall be construed in accordance with the laws of the State of Washington. Any civil action to enforce the provisions of this Lease shall be litigated in the Pierce County Superior Court.

SC-111287

20. **ENTIRE AGREEMENT.** This Lease Agreement contains the entire agreement of the Parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if the writing is signed by the Party obligated under the amendment, pursuant to authority vested by the appropriate governing body.

21. **SEVERABILITY.** If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

22. **WAIVER.** The failure of either Party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that Party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

23. **EFFECTIVE DATE.** The Effective of this Lease shall be the date the County's Executive has signed this Lease as indicated opposite the Executive's signature below.

*[SIGNATURES APPEAR ON FOLLOWING PAGES]*

SC-111287

**TOWN OF EATONVILLE**, a Washington non-profit corporation:

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

Printed Name: Emily McFadden

Title: Mayor of Eatonville

Date: \_\_\_\_\_

**PIERCE COUNTY**, a municipal corporation and political  
subdivision of the state of Washington:

APPROVED AS TO LEGAL FORM ONLY:

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

Deputy Prosecuting Attorney      Date

RECOMMENDED:

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

Director, Finance      Date

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

Director, Facilities Management      Date

FINAL ACTION:

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

Pierce County Executive      Date



**EXHIBIT B**

**(Legal Description of Subject Property)**

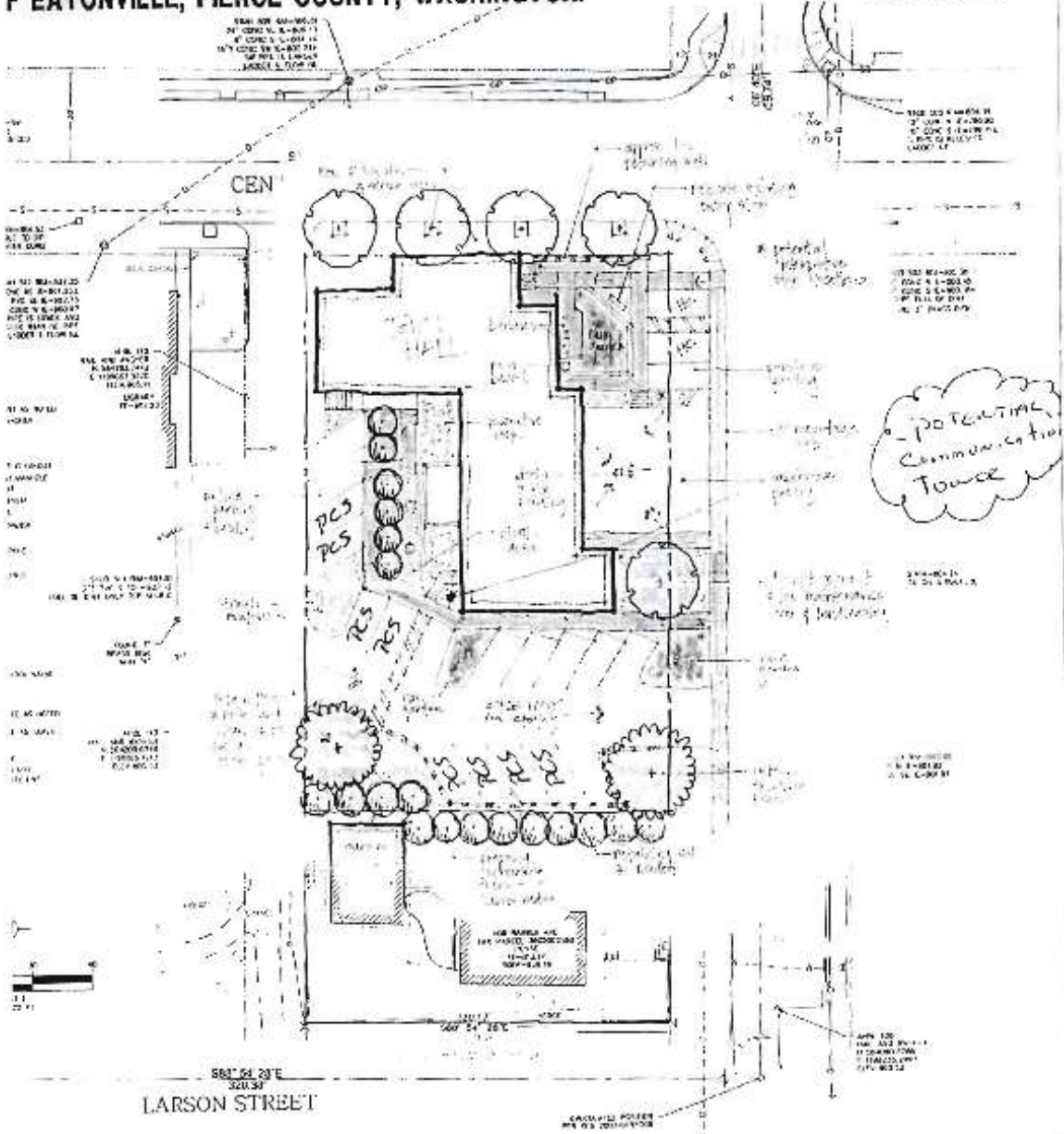
TAX PARCEL 3605002160  
201 Center S. West., Eatonville, WA 98328

Section 14 Township 16 Range 04 Quarter 34 EATONVILLE PARCEL A OF ROS FOR BLA  
2013-11-16-5002 DESC AS L 1 & 2 B 28 DC00313295 2/22/13 JP

# IVILLE TOWN HALL RAINGARDENS

4 OF THE SW 1/4 OF SEC. 14, TWN. 16 N., RGE. 04 E. W.M.  
F EATONVILLE, PIERCE COUNTY, WASHINGTON.

EXHIBIT C  
PARKING



88° 54' 20" E  
320.31'  
LARSON STREET

PCS = Pierce County  
Parking Spaces