

PORT OF PORT TOWNSEND LEASE LISTING

Boat Haven - PROPERTY		OCTOBER 2026		
LEASE NAME	Lease Amount	Lease Expiration	NEXT CPI/MR STEP Incr.	REMARKS
Admiral Ship Supply	2,727.94	1/31/2030	2/1/2027	Exercised last option, lease expires 1/31/2030. Amend 2 increases premises to 3000 sf.
Andersen Machine Shop. Inc.	344.65	9/30/2027	10/1/2027	Rate adj. 2005 & every 3 yrs thereafter/CPI due yearly.
Armstrong Consolidated, LLC	4,543.45	9/30/2024	10/1/2027	Assignment. Exercised last one-year option, exp 8/31/24. *HOLDOVER RENT APPLIED 10/1/24
Armstrong Consolidated, LLC	18,648.75	Mo/Mo	12/1/2026	Rental agreement.
Blue Moose Café	943.48	10/31/2031	11/1/2027	5 +5 yr lease. CPI @ mo 25/ MR beg yr 5 (11/1/25). Last of steps 5/1/23.
Crown Castle	1,459.41	6/30/2030	6/1/2027	*See Lease Sect 11.2 for CPI rate instructions. Annual payment. 5th 5-yr option 7/1/25-6/30/30
Crown Castle - AT&T Sub-lease	1,158.52	6/30/2030	5/1/2027	Annual escalation rate 6.5% 2018-22-Decreases to 3% in 2023.
Eagle Harbor Marine	291.58	Mo/Mo	9/1/2027	From yard tenant @ high rate to mo-mo tenant @ \$0.25/sf.
EDC Team Jefferson	835.90	Mo/Mo	6/1/2027	TJ is searching for compatible tenants for upstairs offices.
Fine Yacht Interiors	1,576.70	5/31/2028	6/1/2027	4% max CPI,per lease. All options have been exercised.
Flye, Todd dba On The Flye	446.11	1/31/2028*	2/1/2027	New lease. 3-yr + two 1-yr options.
Haven Boatworks, LLC	3,951.24	9/30/2031	10/1/2027	J&S Building and associated ground
Heather Johnson Photography	210.06	Mo/Mo	9/1/2027	Mo-to-mo. Marine trades photographer.
Jefferson County	2,260.99	Mo/Mo	n/a	New month to month
Jefferson Healthcare	4,012.00	3/31/2027	4/1/2027	Ops taken over from Skookum.
Jochems Property Management	355.85	10/31/2026	N/A	CPI every 2 yrs, per Amend dated Jan 2004.
Katz, Alan	1,214.85	Mo/Mo	6/1/2027	Land rental agreement-5,517 sf, tenant doing active work in a temporary structure-Yard.
Key City Fish Co.	2,886.99	8/31/2028*	9/1/2027	Commercial space/industrial space/land. Annual CPI/MR every three years.
Key City Fish Co.	783.69	9/31/2028	10/1/2027	New lease for office space. 3 year plus one 5 year option to match lease terms for other premises
Key City Fish Co.	983.21	11/30/2029	12/1/2026	5 yr with two 5-yr options.
Kimmel's Crab Shack	2,777.26	4/30/2049	5/1/2027	Land lease. Beginning year 2 annual CPI. MR every 3-yr.
Marine Craft Services	1,261.95	09/31/2031	10/1/2027	
Marine Surveys & Assessments Co-op	1,799.48	1/31/2028	3/1/2027	Buildng + 2 car spaces.
North Olympic Salmon Coalition	225.75	Mo/Mo	12/1/2026	New month-to-month rental agreement.
NW Maritime Center (marine thrift)	747.47	1/31/2030*	2/1/2027	New 5-yr lease + one 5-yr option.
Olympic Crane	61.47	Mo/Mo	2/1/2027	Relocated crane only to Pete's Marine Metals.
Olympic Neighbors	156.09	Mo/Mo	1/1/2027	Non-profit
Peninsula College	127.10	Mo/Mo	8/1/2027	Month to month.
Perpetual Boatworks, LLC	1,310.55	Mo/Mo	1/1/2027	Month to month.
Pete Stein & Compass Woodwork	120.41	Mo/Mo	6/1/2027	40x8' spot for storage container & 7'x8' spot for planer.
Port Townsend Sailing Association	768.23	12/31/2027	12/1/2026	5-yr + 5-yr, includes 50% kitchen use. Annual CPI, MR beg. year 3. CPI
Port Townsend School District	2314.20	5/31/2027	6/1/2027	
PT Brewing Sands, Guy & Kim	4,208.65	5/31/2031	6/1/2027	Exercising second of three 5-yr options 6/1/26 thru 5/31/31.
PT Brewing, Sands, Guy & Kim	198.38	Mo/Mo	10/1/2027	Mo-to-mo. Outdoor dining area.
PT Fuel Dock LLC	915.65	6/30/2029	N/A	Bldg. & flowage fee.Rate adjmt after 10yr. Exercised last remaining option.
PT Furniture Clinic	750.70	1/31/2030*	2/1/2027	5 yr + one 5-yr option.
PT Rigging, Inc.	825.09	Mo/Mo	10/1/2027	2,720 additional sq ft land for rigging related work & storage.
PT Rigging, Inc.	611.50	3/31/2030	4/1/2027	Port Adjustment every 3 yrs/CPI annually.
PT Shipwrights, Inc.	9,105.34	7/31/2050&2058	8/1/2027	CPI begins year 7. MR incr 8/1/30-every 10 yrs. Deposit increase @16 yrs/then every 10 yrs. CPI
Revision Marine, LLC	2,676.70	12/31/2029	1/1/2027	New lease/ 5-yr + one 5-yr option.
Sail Port Townsend	236.82	Mo/Mo	5/1/2027	New month-to-month rental agreement.
Scow Bay Boats	643.23	9/30/2029	10/1/2027	Step agreement for rent. 18 security deposit payments
Sea J's Café, Jevne, Florence (Estate of)	1,371.47	Mo/Mo	6/1/2027	NOW A MONTH-MONTH BUILDING & LAND LEASE.
Sitewise Design, PLLC	191.62	Mo/Mo	6/1/2027	Mo-to-mo. Civil engineering firm.
Stephen's Marine	63.10	Mo/Mo	2/1/2027	Temporary storage - moving into Jochems building.
Sunrise Coffee Co.	2,333.08	9/30/2031	10/1/2027	Ann. CPI/MR every 5 yrs. 10-yr w/ two 5-yr options.
Takaki, Jennifer Alys	788.34	12/31/2026	1/1/2027	Garbage \$60 per Mo. New 5-year lease.
Takaki, Jennifer Alys	130.93	Mo/Mo	10/1/2027	Month-to-month. Outdoor dining area.
The Shop Cooperative	92.92	Mo/Mo	9/1/2027	Land for placement of 8'x40' contianer.
The Shop Cooperative	1,272.78	Mo/Mo	11/1/2027	Bldg. 1 rental agreement. Will add to lease in the spring.
Marine Services)	6,560.75	5/31/2031	6/1/2027	Lease Assignment from Stein/Compass.
U. S. Coast Guard	6,360.68	8/31/2027	N/A	Lease No.: HSCG89-25-1-0035.
Waterline Boats	120.00	Mo/Mo	8/1/2027	Month to month land rental for boat storage
Yackel Scuba Services	1,599.08	4/30/2030	5/1/2027	Assigned/Assumed from Octopus Gardens Diving.

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Point Hudson - PROPERTY	October 2026			
LEASE NAME	Lease Amount	Lease Expiration	NEXT CPI/ STEP Incr.	REMARKS
Best Coast Canvas	796.42	9/30/2029	10/1/2027	SW end,ground floor. New lease. Ann. CPI/MR beg yr 3, every 3 yrs (deposit follows MR schedule)
Brion Toss Yacht Rigging	1,999.75	9/30/2029	10/1/2027	New 5 + 5 lease. 1154 sf marina-facing; 1246 sf int floor space; 43 sf paint locker. Ann CPI/MR-3yr
Brooks, Cindy	48.17	Mo/Mo	7/1/2027	Month to month storage for wherry.
Cashin, Andrew	304.02	Mo/Mo	2/1/2027	Mo/Mo. 30-day notice for increases. Office #11.
Chapin, Steve	214.08	Mo/Mo	5/1/2027	Mo/Mo, continued rental of land in Back 40 for storage containers.
Chums A Shop by the Sea	38.40	Mo/Mo	7/1/2027	Month to month used for sales
Chums A Shop by the Sea	701.01	11/30/2026	12/1/2026	1 year lease with 1 year option.
Commanders Beach House	2,877.18	4/30/2030	5/1/2027	108 hrs in-kind labor/yr (yard maintenance), value deducted from market rent value. LET based on market rent. In-kind report turned in quarterly. CPI
Hall, Jason	304.13	Mo/Mo	9/1/2027	
Hudson Point Café-(Flanigan)	1,940.41	6/30/2030	7/1/2027	CPI/MR increases. Assigned to Laura Flanigan & Luke Flanigan 4/1/24. Exercised option 3/11/25.
Impact Naval Architects, LLC	319.58	Mo/Mo	9/1/2027	Office #1, Main Bldg. CPI/MR w/30 days' notice. Moved from Duplex office.
Klontz Engineering	1,240.00	Mo/Mo	9/1/2027	
Lilac & Fig LLC	428.67	Mo/Mo	7/1/2027	
Marine Resources Consultants Inc.	577.22	9/30/2029	10/1/2027	
Mark Kielty Design	319.00	Mo/Mo	8/1/2027	Rental agreement for PH water-viw office. CPI Annually.
Northwest Maritime Center	435.54	Mo/Mo	10/1/2027	Fenced storage space, ground floor of Armory Bldg.
Northwest Maritime Center	95.15	Mo/Mo	6/1/2027	Temporary storage of Conexbox for WBF items.
Northwest Maritime Center	1,584.83	6/30/2051	7/1/2027	Amend 1: commence building structure by 6/30/2031, complete w/l 12 mos.
OM LLC	319.00	Mo/Mo	6/1/2027	Small office, Main Building.
Puget Sound Express	2,402.27	5/1/2034	6/1/2027	1600 sf Carpenter's Bdg; 850 sf shop in Armory Bdg; 4 car spaces.
Puget Sound Express	2,818.08	9/1/2031	9/1/2027	
Salish Grill / TNT Restaurants LLC	43.20	Mo/Mo	4/1/2027	Month to month agreement for a parking spot next to Salish Grill
Salish Grill / TNT Restaurants LLC	3,765.04	4/30/2027	5/1/2027	Two 5-yr options: Exercised last opt 5/1/2022-4/30/2027. Name change from Doc's 1/1/2025.
Schooner Martha Foundation	966.53	12/31/2029	1/1/2027	Market rate beg year 3. Land for storage only. Exercised last option, extends to 12/31/2029.
Seaside Sauna	600.00	Mo/Mo	5/1/2027	Month to month agreement for suana operation
Shanghai Restaurant	3,092.24	10/31/2026	11/1/2026	MR every 3yrs. Annual CPI. Exercised last 5-yr option 11/1/21-10/31/26.
Shannon Partners LLC/SEA Green Partners	4,035.46	9/30/2038	10/1/2027	*7/1/27 rent incr to \$5,090.71 Ann CPI. Beg 7/1/2032 and every 5 yrs after market rent incr.
The Artful Sailor	1,031.30	11/30/2027	12/1/2026	Combined 2 agreements into one lease. 1+1+1.
University of WA - Sea Grant	692.22	1/31/2030	2/1/2027	5 year lease. CPI/MR.
Washington Dept. Fish & Wildlife	163.92	Mo/Mo	8/1/2027	Old Customs fenced storage area
Washington Dept. Fish & Wildlife	34.19	Mo/Mo	7/1/2027	Strip of land on N side of Cupola Annex for crab pot, tool, misc storage.
Washington Dept. Fish & Wildlife	19.81	Mo/Mo	6/1/2027	Storage of spare boat motor in a crate.
Washington Dept. Fish & Wildlife (DES)	10,166.08	3/31/2029	N/A	Lease #SRL 23-0098 : 5-yr + 5-yr option. Upon Port's completion of maint items, rent increases to \$10,166.08/mo. Bldg inspection passed 8/15/24-rent increase, per lease.
Washington Dept. Fish & Wildlife (DES)	1,852.69	Mo/Mo	11/1/2027	Cupola Annex. Add to master lease at option date 3/31/24.
Wolfe, Katrina	650.93	Mo/Mo	4/1/2027	Issued a No Rent Access Period" agreement for mo of Mar 2025 for specified improvements

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JCIA - PROPERTY	OCTOBER 2026			
LEASE NAME	Lease Amount	Lease Expiration	NEXT CPI/ Step Incr.	REMARKS
A Hangar Condo Association	1,451.22	11/20/2045	12/1/2026	E & F Condos/Hangars. Amend 2 corrected 'E' land to 10,112 sf & 'F' land to 9,880 sf (19,992 sf)
Aurora Aircraft Maint. & Restoration	670.55	10/31/2031	11/1/2027	*Option 1: 11/1/21 thru 10/31/26(exercised). Option 2: 11/1/26 thru 10/31/31.
Coote, Norman	74.33	Mo/Mo	11/1/2027	Purchased from Dennis Broderson estate.
Dow, Jeffery	443.50	12/31/2028	8/1/2027	11/2010 Assumed lease. Port Policy Adj./CPI Annually.
Eber, Lorenz	80.00	Mo/Mo	1/1/2027	Purchased hangar from Tom Brotherton. Month-to-month land agrmnt.
Erickson, Warren & Karen	238.46	7/26/2057	3/1/2027	Port Adjustment every 3 yrs/CPI annually (Ins w/Grandy & Piper)
G Hangar Condo Assoc.	764.88	6/30/2047	7/1/2027	Port Policy Adj./CPI Annually. Replacement issued as Amend 1 never notarized.
Grandy, Richard	238.46	7/26/2057	3/1/2027	Port Adjustment every 3 yrs/CPI annually (Ins w/Erickson & Piper)
Hangar C Group LLC	796.81	4/30/2053	12/1/2026	MR every 3 yrs/ann CPI/term extended to2053. Amend #6. CPI
H-Hangar Corp. @ JCIA	733.21	6/22/2049	7/1/2027	Port Adjustment every 3 yrs/CPI annually.
Islam, Marc	72.70	Mo/Mo	5/1/2027	Purchased t-hangar from Garth Roethle.
JCIA PORT-OWNED HANGAR #101	285.45	Mo/Mo	1/1/2027	Port-owned hangar
JCIA PORT-OWNED HANGAR #102	285.45	Mo/Mo	1/1/2027	Port-owned hangar
JCIA PORT-OWNED HANGAR #107	285.45	Mo/Mo	1/1/2027	Port-owned hangar
JCIA PORT-OWNED HANGAR #108	285.45	Mo/Mo	1/1/2027	Port-owned hangar
JCIA PORT-OWNED HANGAR #201	285.45	Mo/Mo	1/1/2027	Port-owned hangar
JCIA PORT-OWNED HANGAR #202	285.45	Mo/Mo	1/1/2027	Port-owned hangar
JCIA PORT-OWNED HANGAR #203	285.45	Mo/Mo	1/1/2027	Port-owned hangar
JCIA PORT-OWNED HANGAR #205	285.45	Mo/Mo	1/1/2027	Port-owned hangar
JCIA PORT-OWNED HANGAR #206	285.45	Mo/Mo	1/1/2027	Port adjustments every 3 yrs/CPI annually. Deposit increase every 3 yrs.
JCIA PORT-OWNED HANGAR #207	285.45	Mo/Mo	1/1/2027	New 20-yr lease. Annual CPI, MR every 5-years.
JCIA PORT-OWNED HANGAR #208	285.45	Mo/Mo	1/1/2027	Assigned from NW Hangars, LLC. MR every 3 years/annual CPI.
Jeffco Flyers	1,176.53	12/31/2075	1/1/2027	Land in exchange for fire protection services. IN HOLD OVER
JEFFCO Hangar Assoc., Inc.	853.30	11/30/2041	12/1/2026	30-yr lease, one 10-yr option. MR adj beg yr three/annual CPI.
Jefferson Co Airport Condo Owners Assoc	2,443.67	7/26/2057	3/1/2027	Port Adjustment every 3 yrs/CPI annually.
Jefferson County Fire District #6	N/A	7/29/2017	N/A	Port Adjustment every 3 yrs/CPI annually.
Jefferson Timber Cooperative	3,140.85	3/31/2055	4/1/2027	Purchased from Brendon Townshend
K-Hangar Assoc. @ JCIA	723.77	12/9/2049	5/1/2027	
L Hangar Condo Assoc @JCIA	725.56	10/31/2048	10/1/2027	Port Adjustment every 3 yrs/CPI annually.
Lemanski, Tom & Linda	70.00	Mo/Mo	2/1/2027	Port Adjustment every 3 yrs/CPI annually.
Lemanski, Tom & Linda	80.00	Mo/Mo	4/1/2027	Port Adjust every 3 yrs/CPI annually (Ins w/Erickson & Grandy). Assignment 9-13-24. \$302 fee.
Morrison, Neil	218.54	4/30/2053	5/1/2027	3 Amendments. MR every 3 years.
Morrison, Neil	218.54	4/30/2053	5/1/2027	Port Adjustment every 3 yrs/CPI annually.
Piper, James E.	238.46	7/26/2057	3/1/2027	7/01/2013 Bought T-Hangar next to his bldg.
Port Townsend Aero Museum	80.00	Mo/Mo	5/1/2027	Port Adjustment every 3 yrs/CPI annually.
Port Townsend Aero Museum	317.03	4/30/2053	5/1/2027	Purchased t-hangar from D. Pratt.
Port Townsend Aero Museum	1,327.53	7/31/2052	5/1/2027	Assigned, Assumed, Amended 7/1/24 from Casual Affair to Goosin Around.
Puget Sound Express	449.39	10/8/2050	10/1/2027	50-yr lease for hangar construction. Bruce Seton. *Annual deposit adjustments.
Sellick, Kim	72.70	Mo/Mo	4/1/2027	Assumed Odom lease 10/03/14-CPI Annually/MR every 3-years.
Spruce Goose Café (Goosin Around)	290.26	9/30/2029	10/1/2027	
Station Prairie, LLC	685.77	4/30/2072	5/1/2027	

PORT OF PORT TOWNSEND LEASE LISTING

SHORTS FARM - PROPERTY		OCTOBER 2026		
LEASE NAME	Lease Amount	Lease Expiration	NEXT CPI/ Step Incr.	REMARKS
Community Wellness Project	180.25	Mo/Mo	12/1/2026	
CZK9	224.00	Mo/Mo	7/1/2027	Month to month land use for dog training
Finnriver d/b/a The Grainery	405.82	10/31/2026	11/1/2026	*Two 1-yr options, CPI at beginning of each term. Added field 19 and barn Aug 25.
Flying Knucklehead Ranch	\$ 110.18	11/30/2027	12/1/2026	Two 2-yr options, CPI at beginning of each term. Amended in Aug 25 to exclude field #19 and barn. CPI
Jefferson Co. Conservation District	1.00	Mo/Mo	n/a	On-site water quality monitoring services provided by tenant to the Port
One Straw Ranch, Inc.	27.61	10/31/2027	11/1/2026	*Two 1-yr terms, CPI at beginning of each term. Exercised option 1 2025.
One Straw Ranch, Inc.	805.27	10/31/2027	11/1/2026	*Two 1-yr terms, CPI at beginning of each term. Exercised option 1 2025.
Puget Sound Voyaging Society, Inc.	485.87	Mo/Mo	3/1/2027	Mo-Mo agreement. Applied for WA State tax exemption 2/4/25.
QUILCENE - PROPERTY		OCTOBER 2026		
LEASE NAME	Lease Amount	Lease Expiration	NEXT CPI/ Step Incr.	REMARKS
Coast Seafoods	6,873.60	12/31/2039	1/1/2027	Bond-annual renewal. \$2708.16 cash dep as well. MR every 3-years.
Quilcene Harbor Yacht Club	615.88	10/31/2027	11/1/2026	Tax based on market value.Rent + 106/hrs in-kind labor/yr. Non-exclusive use of deck.