



Avista Corp.

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December 14, 2016

Mr. Steven King
Executive Director & Secretary
Washington Utilities and Transportation Commission
1300 S. Evergreen Park Drive SW
P. O. Box 47250
Olympia, Washington 98504-7250

RE: Avista Corporation Affiliated Interest Filing (Steam Plant Square LLC) pursuant to RCW 80.16.020.

Dear Mr. King:

Pursuant to RCW 80.16.020 and WAC 480-90-245, please find enclosed for filing an original and three copies of the "Amendment 1 to the Multi-Tenant Lease Agreement Dated January 1, 2016" between Avista Corp. and Steam Plant Square, LLC, an Affiliated Interest, for the Property Lease and Conditional Use Agreement by and between Avista and Steam Plant Square, LLC, an affiliate of Avista. The amendment is attached hereto as Attachment A.

This is an amendment to the lease agreement previously provided to the Commission in Docket No. UG-160450. The original term of the Lease provided for a month-to-month tenancy, and did not provide for parking. Avista desires to continue leasing Suite 211 for a one (1) year lease term, beginning January 1, 2017, with an option to extend. Amendments have been made in order to add parking spaces, provide an option to renew, and increase the Monthly Base Rent in order to be more in line with market rates.

In accordance with WAC 480-07-160, Avista Corporation requests confidential treatment of the terms of the transaction provided in Attachment A. This attachment is marked "Confidential".

Please direct any questions regarding this filing to Jennifer Smith at (509) 495-2098.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly O. Norwood", is written over the typed name.

Kelly O. Norwood
Vice President, State and Federal Regulation
Enclosure