



Avista Corp.

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January 13, 2020

Mark L. Johnson
Executive Director and Secretary
Washington Utilities & Transportation Commission
621 Woodland Square Loop SE
Lacey, WA 98503

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

Dear Mr. Johnson:

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" and "Amendment 2 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 amendments are attached hereto as Attachment A and Attachment B, respectively.

These leases are continuations of lease agreements previously provided to the Commission in Docket Nos. UE-110067 (Attachment A), UE-101859 and UG-160450 (Attachment B). Terms of the lease agreements are generally the same, but for the amendments made in order to set the length of the lease, and an increase to the monthly base rent. The adjustment to the monthly base rent was amended to be more in line with market rates, consistent with a property survey completed by the Steam Plant's new property management company, Kiemle and Hagood.

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

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COMMISSION

Please direct any questions regarding this filing to me at 509-495-2098 or Jennifer.smith@avistacorp.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jennifer S. Smith', with a stylized, cursive script.

Jennifer S. Smith
Manager, Regulatory Policy and Affairs
Avista Utilities

