

REAL ESTATE



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Q | I need to amend a lease. The original lease was notarized. Do we have to have a notary again, even if we're just amending the lease?

A | Probably. Here's a good rule of thumb: If an original agreement is notarized, then it's best to notarize an amendment to that agreement. I'll bet your lease was notarized because it is for a term longer than a year. Under Washington law, leases of fixed terms longer than one year must be notarized to be valid. A pair of Washington cases has generally held that where a lease was originally required to be notarized, an agreement to modify that lease should also be notarized. So, if you want your lease amendment to be valid, I recommend you ask your favorite notary to get out his or her stamp.

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