

ISLAND TITLE COMPANY A-2000

Filed at the request of:

Leslie A. Johnson
WELLS & JOHNSON
P. O. Box 158
Anacortes, WA 98221

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8907210082

**SECOND AMENDMENT TO
GROUND LEASE**

JERRY MCINTURE
SKAGIT COUNTY AUDITOR

EMJ
'89 JUL 21 P3:36

IT IS HEREBY MUTUALLY AGREED, by and between PUBLIC HOSPITAL DISTRICT #2 SKAGIT COUNTY, WASHINGTON, f/k/a SKAGIT COUNTY HOSPITAL DISTRICT #2 ("Island Hospital"), a Washington municipal corporation, hereinafter referred to as "Lessor", and ISLAND MEDICAL DENTAL CENTER, f/k/a ANACORTES MEDICAL-DENTAL CENTER, a Washington general partnership, hereinafter referred to as "Lessee", that this agreement amends the GROUND LEASE recorded under Skagit County Auditor's File No. 798039 and the FIRST AMENDMENT TO GROUND LEASE recorded under Skagit County Auditor's File No. 802693 between the Lessor and Lessee, concerning the real property described in attachment hereto marked Exhibit "1".

WITNESSETH

In consideration of the mutuality of benefit inherent hereto, the parties hereto do mutually agree as follows:

1. Paragraph 1. TERM: of the GROUND LEASE recorded under Skagit County Auditor's File No. 798039 is amended to read:

1. TERM: The duration of this lease shall be for a period of 84 years. This lease shall continue until May 31, 2057, unless sooner terminated pursuant to some condition herein set forth.

2. All other terms and conditions of the GROUND LEASE and FIRST AMENDMENT TO GROUND LEASE above referenced, except as herein amended to the contrary, are confirmed, ratified, and continued in all respects and are to remain in full force and effect. This agreement shall bind and inure to the benefit of the successors and assigns of the Lessor, and the successors and assigns of the Lessee.

IN WITNESS WHEREOF, the parties hereto have set their hand and seals to this agreement. This agreement shall be effective between the parties upon execution of the last party.

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Duplicate
ORIGINAL

EXHIBIT "I"

That portion of the SE 1/4 of Section 24, Township 35 N., Range 1 E. W. M., described as follows:

Beginning at the E. 1/4 corner of said Section 24, thence S. $0^{\circ}59'30''$ E., along the East line of said Section 24, 1223.17 feet to an intersection with the South line of 24th Street, thence S. $89^{\circ}58'48''$ W., along the South line of 24th Street, 396.27 feet to the true point of beginning, thence S. $0^{\circ}01'35''$ E., 264.46 feet, thence S. $89^{\circ}58'25''$ W., 358.50 feet to the East line of "M" Avenue, thence N. $0^{\circ}01'35''$ W., along the East line of "M" Avenue, 264.50 feet to the South line of 24th Street, thence N. $89^{\circ}58'48''$ E. along the South line of 24th Street, 358.50 feet to the true point of beginning, containing 2.18 acres more or less in said Section, Township and Range, situated in Skagit County, Washington.

SUBJECT TO: easements, covenants and restrictions of record.

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