

10
9901220024

SKAGIT COUNTY
KATIE HILL

'99 JAN 22 A9:53

FILED
RECORDED

RETURN TO:

JOHN W. HICKS
SCHACHT & HICKS
PO BOX 1165
MOUNT VERNON WA 98273

DOCUMENT TITLE: AMENDMENT/EXTENSION OF LEASE AGREEMENT

REFERENCE NUMBER OF RELATED DOCUMENT: 9403020118

GRANTORS: JERRY C. OWENS and PHYLLIS A. OWENS

GRANTEE: J. C.'S PAWN SHOP, INC.

ABBREVIATED LEGAL DESCRIPTION:

E 1/2 of N 1/2 of Lot 2, Block 2, McLean's Third Street Addition to Mount Vernon; ptn Lot 1 Block 2, McLean's Third Street Addition to Mount Vernon; ptn of SE 1/4 of the NE 1/4 of Sec. 30, Township 34 N, R. 4 E W.M

ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT "A" OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER: P29064/340430-0-214-0002
P53454/3739-002-002-0006

AMENDMENT/EXTENSION OF LEASE AGREEMENT

THIS AMENDMENT/EXTENSION OF LEASE AGREEMENT is executed effective the first day of January, 1999, between JERRY C. OWENS and PHYLLIS A. OWENS, husband and wife, hereinafter "Lessor," and J. C.'S PAWN SHOP, INC., hereinafter "Lessee,"

W I T N E S S E T H:

1. The parties previously executed a lease dated the first day of January, 1994, as evidenced by the short form lease recorded under Skagit County Auditor's No. 9403020118.

9901220024

BK1932PG0301

0125 1999

0731 2338

2. The parties desire to extend that lease for an additional five-year term commencing January 1, 1999, under the same terms and conditions as contained in the previous lease, except for the additional terms contained in the paragraph immediately following:

3. The above-referenced lease is hereby amended by adding that certain real property, commonly known as 1701 South Second Street, Mount Vernon, Washington, which property is legally described in Exhibit "A" the rent for which shall be \$3,000.00 per month, commencing on the first day of January, 1999. The balance of the lease terms contained in the lease referenced on the short form lease under Auditor's No. 9403020118 shall be applicable to the real property added to this lease agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment/Extension of Lease Agreement on the day and year first above written.

Jerry C. Owens
JERRY C. OWENS

Phyllis A. Owens
PHYLLIS A. OWENS

LESSOR

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JAN 22 1999

Amount Paid
By Skagit Co. Treasurer
Deputy

J. C.'S PAWN SHOP, INC.

By:

Jerry C. Owens
JERRY C. OWENS, President

Attest:

Phyllis A. Owens
PHYLLIS A. OWENS, Secretary
LESSEE

STATE OF WASHINGTON)

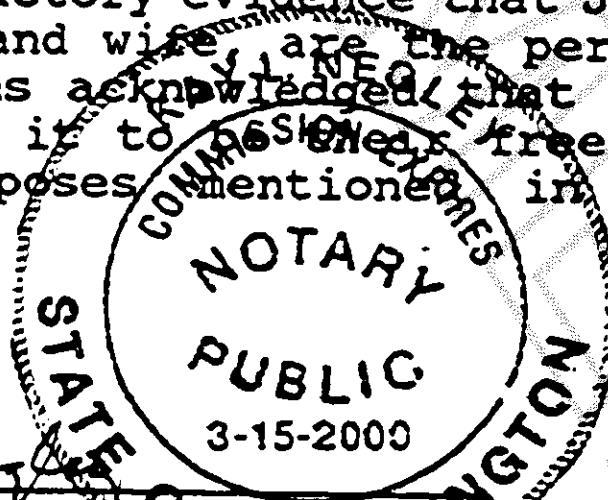
COUNTY OF SKAGIT)

ss.

I certify that I know or have satisfactory evidence that JERRY C. OWENS and PHYLLIS A. OWENS, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: January 1, 1999.

Kay L. Neely
Printed name: KAY L. NEELY
Notary Public in and for the State of
Washington, residing at Mount Vernon.
My appointment expires: 3-15-2000



9901220024

BK1932PG0302

0125 1999

0731 2330

The East $\frac{1}{2}$ of the following described property:

The North $\frac{1}{2}$ of Lot 2, Block 2, "MCLEAN'S THIRD STREET ADDITION TO MT. VERNON", as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington, EXCEPT the East 30 feet thereof.

That portion of Lot 1, Block 2, "MCLEAN'S THIRD STREET ADDITION TO MT. VERNON", as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington, lying West of Second Street and East of Cleveland Street as laid out and established in the City of Mount Vernon.

That portion of the Southeast $\frac{1}{2}$ of the Northeast $\frac{1}{2}$ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of Second Street in the City of Mount Vernon, which is on the North line of those premises conveyed to Geo. S. Hannaford by deed dated September 22, 1909, filed September 29, 1909, under Auditor's File No. 75671 and recorded in Volume 79 of Deeds at page 26, which point is 330 feet, more or less, South of the North line of said Southeast $\frac{1}{2}$ of the Northeast $\frac{1}{2}$;

thence West along the North line of said Hannaford premises 216 feet to the East line of Cleveland Street;

thence South to the North line of plat of "MCLEAN'S THIRD STREET ADDITION TO MT. VERNON", as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington;

thence East along the North line of said plat 216 feet to the West line of Second Street;

thence North along said West line to the point of beginning.

TOGETHER WITH an easement for the overhang of the existing building over the property adjacent on the West and for the purpose of access, maintenance and support of said overhang over and across: The East 8 feet of the West $\frac{1}{2}$ of that portion of Lot 1 in Block 2, "MCLEAN'S THIRD STREET ADDITION TO MT. VERNON", as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington, lying West of Second Street and East of Cleveland Street as laid out and established in the City of Mount Vernon. And over and across the East 8 feet of the West $\frac{1}{2}$ of that portion of the Southeast $\frac{1}{2}$ of the Northeast $\frac{1}{2}$ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of Second Street in the City of Mount Vernon, which is on the North line of those premises conveyed to Geo. S. Hannaford by deed dated September 22, 1909, filed September 29, 1909, under Auditor's File No. 75671 and recorded in Volume 79 of Deeds at page 26, which point is 330 feet, more or less, South of the North line of said Southeast $\frac{1}{2}$ of the Northeast $\frac{1}{2}$;

thence West along the North line of said Hannaford premises 216 feet to the East line of Cleveland Street;

thence South to the North line of Plat of "MCLEAN'S THIRD STREET ADDITION TO MT. VERNON", as per plat recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington;

thence East along the North line of said plat 216 feet to the West line of Second Street;

thence North along said West line to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"

9901220024

BK 1932 PG 0303

0125 1999

0731 2340