

Dept. of General Administration
Division of Procurement
Room 230 General Administration Bldg.
Olympia, WA 98504-1015

KATHY HILL
SKAGIT COUNTY AUDITOR

'99 MAY 21 AM 1:36

RECORDED _____ FILED _____

REQUEST OF (La Conner) DGR/aj

Page 1 of 5

April 13, 1999

Lease No. SR&L 7923
SR 141-5-97

9905210015

LEASE AMENDMENT 2

This amendment of Lease Number SR&L 7923 dated April 10, 1998 is made and entered into between La Conner Pier L.L.C., whose address is 110 Caledonia, La Conner, Washington 98257, hereinafter called the Lessor, and the State of Washington, Department of Fish & Wildlife, acting through the Department of General Administration, hereinafter called the Lessee.

Legal description of leased premises:

Tax Parcel Number: 4129-018-021-0005

Common Street Address: 111 Sherman Street La Conner, Skagit County Washington

Approximately 16,176 BOMA usable square feet of office/warehouse space, consisting of 6,429 square feet of office space and 9,747 square feet of warehouse space, TOGETHER WITH parking for 35 vehicles and boats in an area facing Sherman Street, as well as spaces within warehouse area, legally situated as follows: Parcel 'A': All of Tracts 18, 19, 20, 21 & 22; as shown on 'CORRECTED PLATE # 18, MAP OF LA CONNER TIDE AND SHORE LANDS', on file in the office of the State Land Commissioner, at Olympia, Washington.

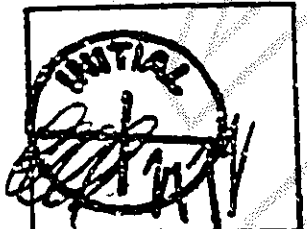
ALSO, all of Blocks 1 & 2; the Saw Mill Reserve; & that certain unnumbered tract lying Southerly of the Saw Mill Reserve, & also lying southerly of Lot 13, Block 2, all as shown on the Plat of 'SYNDICATE ADDITION TO THE TOWN OF LA CONNER', as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington; (said plat being an over plat & including all of Tracts 18, 19, 20, 21, & 22 of 'CORRECTED PLATE #18, MAP OF LA CONNER TIDE AND SHORE LANDS', & also being an over plat & including all of Blocks 5 & 6 of 'FIRST ADDITION TO THE TOWN OF LA CONNER', as per plat recorded in Volume 1 of Plats, page 4, records of Skagit County, Washington.)

ALSO, all of vacated Second Street lying between the North line of Sherman Street & the South line of Caledonia Street, as said streets are delineated on the face of the above mentioned plats.

ALSO, all of the South 313 feet of First Street from Caledonia Street Southerly to its end, as said street is delineated on the face of said plat.

TOGETHER WITH that certain easement to drive & maintain piles as set forth in document dated May 23, 1955 & recorded August 4, 1955, under Auditor's File No. 522025, records of Skagit County, Washington.

EXCEPT from all of the above the following described tracts:



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- (1) All that portion of the above described property lying East of the centerline of the dike, as said centerline is set forth & established by deed recorded November 13, 1926 under Auditor's File No. 198706, in Volume 141 of Deeds, page 633, records of Skagit County, Washington, and lying Southerly of the Southerly line of a tract of land conveyed to Jack Regenvetter by deed recorded April 5, 1945 under Auditor's File No. 379332 (said line being 188 feet South of the Northeast corner of Block 2 of said 'SYNDICATE ADDITION TO THE TOWN OF LA CONNER' as measured along the Westerly line of Third Street & drawn Westerly at right angles to Third Street).
- (2) That portion of Tract 22 of 'CORRECTED PLATE #18, MAP OF LA CONNER TIDE AND SHORE LANDS', as on file in the office of the State Land Commissioner, at Olympia, Washington, that lies Northwesternly of a boundary line as established by an Exchange Deed recorded August 4, 1955 under Auditor's File No. 522024, records of Skagit County, Washington, said boundary line being described as being drawn Northerly, perpendicular to Sherman Street at a point that is equi-distant between two lines, the first line being drawn Northerly perpendicular to Sherman Street at a point that is 200 feet Southeastery, as measured along Sherman Street from the most Westerly corner of said Tract 22, Plate #18; the second line being drawn Southerly perpendicular to the common boundary line between Tracts 21 & 22 of the said Plate #18, at a point 200 feet Southeastery of the most Northerly point of said Tract 22, as measured along the North line of said Tract 22.
- (3) All that portion lying Westerly of the inner Harbor Line as shown on the survey recorded April 6, 1988 in Volume 7 of Surveys, page 182 & 183, under Auditor's File No. 804060031.

TOGETHER WITH that certain easement to drive & maintain piles as set forth in document dated May 23, 1955 & recorded August 4, 1955 under Auditor's File No. 522025, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL 'E':

That portion of Tract 22, 'Corrected Plate No. 18, Tide and Shore Lands of Section 36, Township 34 North, Range 2 East, W.M., LaConner Harbor', according to the official map thereof in the office of the State Land Commissioner at Olympia, Washington, Described as follows:

Beginning at the most Westerly corner of said Tract 22; thence in a Southeastery direction along the Southwesterly line of said Tract 22, a distance of 200 feet to the true point of beginning; thence Northeastery, at right angles to said Southwesterly line a distance of 74 feet, more or less, to the Northeastery line of said Tract 22; thence Southeastery along said Northeastery line a distance of 25 feet, more or less, to the Northwesternly line of a Tract conveyed to Puget Sound Terminal Co., a Washington corporation by deed dated June 22, 1955, recorded August 4, 1955, under Auditor's File No. 522024;

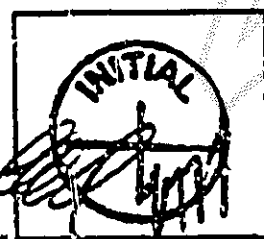
Thence Southwesterly along said Northwesternly line a distance of 74 feet, more or less, to the Southeastery line of said Tract 22; thence Northwesternly along said Southeastery line a distance of 25 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL 'C':

A leasehold interest in the following described tract:

The harbor area in front of Tract 21 & the Southwesterly 188 feet of Tract 18 as measured along the Southeastery line thereof, Corrected Plate 18, LaConner Tide Lands, forming a tract bounded



Lease No. SR&L 7923

April 13, 1999

Page 3 of 5

by the inner & outer harbor lines, and the Southwesterly line of said Tract 21 produced Northwesterly & a line which is parallel to & 188 feet Northeasterly from the Southwesterly line of said Tract 18 produced Northwesterly, as shown on the official maps of LaConner Tide Lands on file in the office of the Commissioner of Public Lands at Olympia, Washington.

PARCEL 'D':

A Leasehold interest in the following described tract:

That portion of the harbor area lying in front of the Northeasterly 125 feet of Tract 18, LA CONNER TIDE LANDS, & bounded by the inner & outer harbor lines, the produced Southerly line of Caledonia Street, & the produced Southerly line of said portion of Tract 18, as shown on Corrected Plate 18, LaConner Tide Lands on file in the office of the Commissioner of Public Lands at Olympia, Washington.

All situate in the County of Skagit, State of Washington.

The purpose of this lease amendment is as follows:

- 1) To delete paragraph two (2) of the original lease dated April 10, 1998, and replace with the legal description herein.
- 2) To delete paragraph four (4) of the original lease dated April 10, 1998, and replace with the following:

Rental Rate

4. The Lessee shall pay rent to the Lessor for the premises at the following rate:

Office Area:

Three Thousand Eight Hundred Fifty-seven Dollars and Forty Cents

\$3,857.40 per month.

Warehouse Area:

Three Thousand Three Hundred Fourteen Dollars and No Cents

\$3,314.00 per month.

Total Rent

Seven Thousand One Hundred Seventy-one Dollars and Forty Cents

\$7,171.40 per month

- 3) To add the following paragraph:

ADDITIONAL LEASE PROVISIONS

- a. Should Lessor lease excess space in warehouse area contiguous with warehouse space leased herein, Lessor will install at his sole cost and expense, a demising wall or chain link fence to provide secure Leased premises.
- b. Lessor shall repair any leaks if necessary, and replace damaged sheet rock and insulation in ceiling area of warehouse space.



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Lease No. SR&L 7923

April 13, 1999

Page 4 of 5

- c. Lessor shall clean floor in drive-in entry of warehouse area, to remove any oil or other matter.

All other terms, conditions, covenants, and amendments to this lease, unless specifically altered, modified, or changed herein, remain in full force and effect.

The effective date of this amendment is January 1, 1999.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names.

By: [Signature]

Title: MANAGER

Date: 4-20-99

(Lessor: If corporation, partnership, or other officer with legal authority other than a natural person, give title)

FEDERAL TAX I.D. NUMBER 91-1920275

APPROVED AS TO FORM:

By: [Signature]

Assistant Attorney General

Date: 5-3-99

[Signature]
Donna G. Roland

Real Estate Project Coordinator

Date: 4-23-99

STATE OF WASHINGTON

Department of Fish & Wildlife

Acting through the Department
of General Administration

[Signature]
Mark L. Lakaic

Real Estate Services Group Manager
Division of Property Development

Date: 5-7-99

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

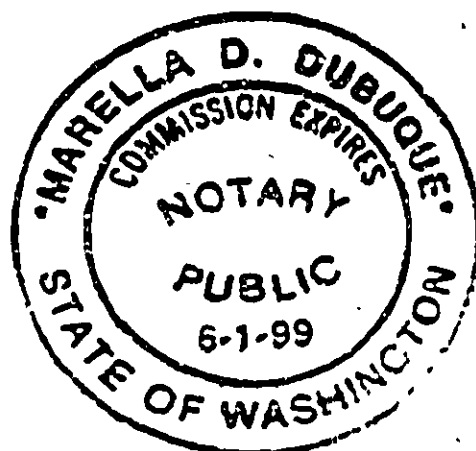
STATE OF Washington

County of Skagit

) ss.

On this 20th day of April, 1999 before me personally appeared Craig M. Dorsey and said person(s) acknowledged that he signed this instrument, and on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of Lacorne Pier LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



Marella D. Dubuque MARELLA D. DUBUQUE
Notary Public in and for the State of Washington,
Residing at Lacorne
My commission expires 6-1-99



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Lease No. SR&L 7923

April 13, 1999

Page 5 of 5

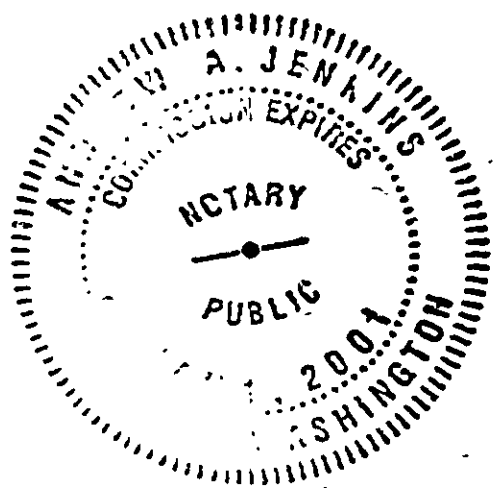
STATE OF WASHINGTON)

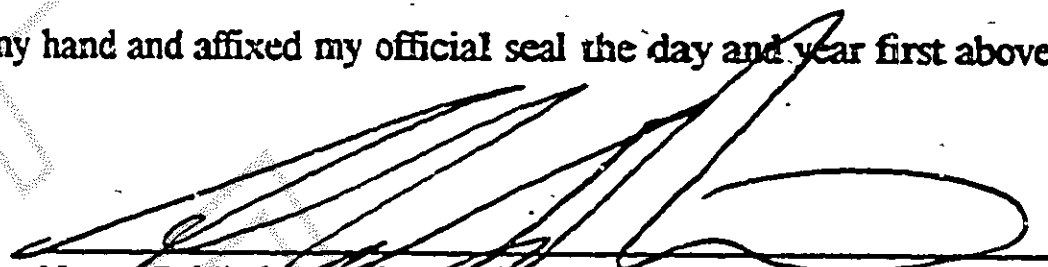
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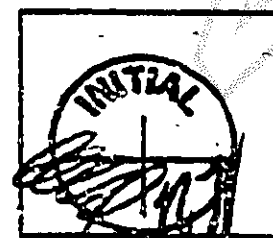
County of Thurston)

I, the undersigned, a Notary Public, do hereby certify that on this 2nd day of MAY, 19 99, personally appeared before me MARK L. LAHAIE, Real Estate Services Group Manager, Division of Property Development, Department of General Administration, State of Washington, to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as the free and voluntary act and deed of the Department, for the purposes and uses therein mentioned, and on oath stated that he was duly authorized to execute said document.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.




Notary Public in and for the State of Washington,
Residing at Olympia
My commission expires January 1, 2001



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