



199911240030

Kathy Hill, Skagit County Auditor

11/24/1999 Page 1 of 5 10:33:36AM

**Return Name and Address:**

AT&amp;T Cable Services, formerly TCI

ATTN: April Krebsner

2316 S State St.

Tacoma, WA 98405

Please print or type information

**Document Title(s)**

1. Multiple Dwelling Unit Service Agreement—Paragon South LLC
- 2.
- 3.

**Grantor(s)**

1. Paragon South LLC
- 2.
- 3.

**Grantee(s)**

1. TCI Cablevision of Washington, INC.
- 2.
- 3.

**Legal Description** (abbreviated: i.e. lot, block, plat OR section, township, range, qtr.)

Paragon South Condominium LT 2---7.131 0/0; LT 14---7.123 0/0

☐ Additional legal is on page 5 of document.**Reference Number(s)** (Auditor File Numbers) of Documents assigned or released:☐ Additional numbers on page \_\_\_\_\_ of document.**Assessor's Property Tax Parcel/Account Number**

P81866; P81878

☐ Property Tax Parcel ID is not yet assigned.☐ Additional parcel numbers on page \_\_\_\_\_ of document.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

Business Services Group  
TCI Cablevision  
240 NE Kettle St  
Oak Harbor, WA 98277

### MULTIPLE DWELLING UNIT SERVICE AGREEMENT

THIS AGREEMENT ("Agreement") dated as of May 1, 99 is made and entered into by and between TCI Cablevision of Washington, Inc. ("Company"), and Paragon South LLC ("Owner"), which owns or has control over certain real estate and improvements commonly known as Paragon South LLC located at 1133 Dean Dr, in Sedro Woolley, Washington (the "Premises"), in Section     , Township     , Range     , W.M., consisting of 14 units plus any units added or constructed in the future. A legal description of the Premises is attached hereto as Exhibit A (Page     ). Parcel or Tax Account Number(s): P81866. Company owns and operates a cable television system in Sedro Woolley, Washington (the "System") pursuant to a franchise agreement, permit or other legal authority to operate the System (as extended or renewed from time to time, the "Franchise"). Owner and Company desire to provide for Company's access to the Premises in order to operate the equipment necessary to provide multi-channel video programming and any other services that Company may lawfully provide (the "Services") to the Premises, on the terms and conditions provided herein. Therefore, the parties agree as follows:

1. **EASEMENTS; ACCESS.** Owner hereby grants, bargains and conveys to Company an irrevocable easement in gross across, under and over the Premises as necessary or desirable for the routing, installation, maintenance, service and operation of the Equipment (as hereinafter defined), and the marketing and provision of the Services. Owner agrees that Company may from time to time enter into various agreements or arrangements with its approved designees, agents or authorized vendors (collectively, the "Agents") and access to the Premises granted by Owner pursuant to this Section will extend to such Agents. Owner will cause its designated representatives to accompany employees or agents of Company into any unoccupied residential unit for the purpose of wiring such residential unit, if such wiring is required. After the Premises have been wired for the provision of Services, Owner will provide Company's employees and agents access to the Premises at reasonable times for the exercise of its easement rights hereunder. In addition to the other rights granted by Owner hereunder, upon termination of this Agreement, Owner hereby grants, bargains and conveys to Company the right to enter the Premises in order to remove the Equipment from the Premises if Company so desires.

2. **TYPE OF ACCOUNT; PROVISION OF SERVICES.**

Company will provide the Services to the Premises as follows:  
(Check one)

( ) Individual Rate Account: Company, or the Agents, will market and contract with individual residents of the Premises for all Services, and all arrangements for connecting, serving and billing residents of the Premises for the Services will be made directly between Company and such residents.

(X) Bulk Rate Account: Company will market and contract with the Owner for certain of the Services in accordance with a Bulk Rate Addendum to be signed by Company and Owner. Company, or the Agents, will market and contract with individual residents of the Premises for all other Services, and all arrangements for connecting, serving and billing residents of the Premises for such other Services will be made directly between Company or the Agents, and such residents.



199911240030

Kathy Hill, Skagit County Auditor

11/24/1999 Page 2 of 5 10:33:35AM

The Services will initially be provided as set forth above. During the term of this Agreement, the method of billing may be changed (i.e., from a bulk rate to an individual rate account and visa versa) without in any way affecting the validity of this Agreement.

3. **OTHER SYSTEMS.** In consideration of Company's investment in the Equipment and other valuable consideration, for a period of time ending upon the earlier of (a) the date of termination of this Agreement or (b) the 7th (seventh) anniversary of the effective date of this Agreement, Owner will not, without the prior written consent of Company, operate or install or permit the operation or installation of any other antenna, receiver, converter, cable or other signal amplification system on the Premises for use in connection with television or radio equipment.

4. **TERM.** This Agreement will be effective on the date hereof and continue for a period of 15 years (the "Initial Term"), and thereafter shall automatically renew for terms of 5 (five) year(s) ("Renewal Term"), unless either party gives the other written notice of non-renewal at least six months prior to the end of the Initial Term or then-effective Renewal Term, as appropriate.

COMPANY AND OWNER AGREE TO THE ADDITIONAL TERMS AND CONDITIONS APPENDED HERETO. THE PARTIES HAVE EXECUTED THIS AGREEMENT BY THEIR DULY AUTHORIZED REPRESENTATIVES.

**OWNER:**

Paragon South LLC

By: MaryAnn Power

Print Name: MaryAnn Power

Title: OWNER

Address: PO Box 513

Burlington, WA 98233

Telephone: 360-757-6962

Telecopy: \_\_\_\_\_

STATE OF Wash )

COUNTY OF Skagit ) ss.

This instrument was acknowledged before me on April 30, 1999, by J  
as \_\_\_\_\_ of \_\_\_\_\_.

Given under my hand and seal of office.

My commission expires:  
5-1-2000

[Seal]

**COMPANY:**

TCI Cablevision of Washington, Inc.

By: John Grismore 7-9-99

Print Name: JOHN GRISMORE

Title: Authorized Agent

Address: 22025 30th Ave. SE

Bothell, WA 98021-4444

Telephone: (425) 462-2620

Telecopy: \_\_\_\_\_

Joan A. Brubaker  
Notary Public

Title



199911240030

Kathy Hill, Skagit County Auditor

11/24/1999 Page 3 of 5 10:33:35AM

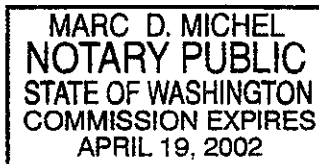
STATE OF WASHINGTON

)  
) SS  
)

COUNTY OF SNOHOMISH

On JULY 9, 1999 before me, a Notary Public in and for said State, personally appeared **John B. Grismore**, known to me to an **Authorized Agent** of the corporation that executed the within Instrument, known to me to be the person who executed the within Instrument on behalf of the corporation therein named as COMPANY or OPERATOR, and acknowledged to me that such corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.



*Marc D. Michel*  
\_\_\_\_\_  
MARC D. MICHEL, Notary Public  
In and for the State of Washington  
Residing at: Bellevue, WA  
My Commission Expires:  
April 19, 2002



EXHIBIT A

To  
MDU Service Agreement  
dated  
MAY 1, 1999

between

PARAGON SOUTH LLC  
and  
TCI Cablevision of Washington, Inc.

Legal Description

MetroScan Full Legal APN:P81878

-----  
PARAGON SOUTH CONDOMINIUM LT 14---7.123 O/O

MetroScan Full Legal APN:P81866

-----  
PARAGON SOUTH CONDOMINIUM LT 2---7.131 O/O



199911240030

Kathy Hill, Skagit County Auditor

11/24/1999 Page 5 of 5 10:33:35AM