

AFTER RECORDING RETURN TO:

GTE Wireless of the Pacific Incorporated  
c/o Whalen & Company, Inc.  
3003 Northup Way, Suite 101  
Bellevue, WA 98004  
Attn: Site Acquisition Department



200006070070

Kathy Hill, Skagit County Auditor  
6/7/2000 Page 1 of 8 3:35:54PM

NAME OF GRANTOR: Edwin and Irene Varhaug  
NAME OF GRANTEE: GTE Wireless of the Pacific Incorporated  
ABBREVIATED LEGAL: S 1/2 SW 1/4 SEC5 AKA TR 3A S/P 71-76  
REVISED ALPINE MEADOWS AF#8105210031  
ASSESSOR'S PARCEL ID#: P32828

**MEMORANDUM OF LEASE AGREEMENT**

9th THIS MEMORANDUM OF LEASE AGREEMENT ("Memorandum"), made this 9th day of ~~June~~<sup>October</sup>, 1999, by and between Edwin and Irene Varhaug, a married couple, whose address is 941 Iowa Hieghts Road, Sedro Wolley, WA 98284-9584 (Landlord) and GTE Wireless of the Pacific Incorporated, whose address is 2445 140<sup>th</sup> Avenue NE, Suite 202, Bellevue, Washington 98005 (Tenant).

**WITNESSETH:**

WHEREAS, as Landlord and Tenant have entered into that certain Option and Lease Agreement for Telecommunications Site dated June \_\_\_\_\_, 1999 (the "Lease"), with respect to that certain tract of land located in Skagit County, Washington, and legally described in Exhibit "A", attached hereto; and

WHEREAS, Landlord and Tenant desire to file this Memorandum of record in the Office of the Skagit County Auditor, in order to provide record notice to all third parties of Tenant's rights under the Lease;

NOW, THEREFORE, for and in consideration of the Leased Premises (as defined herein), the covenants and promises of the parties set forth herein and in the Lease, and for other good and valuable consideration, the receipt, adequacy and sufficiency of which is expressly acknowledged by the parties hereto, Landlord and Tenant agree and acknowledge for themselves, their respective successors and assigns, as follows:

Upon subject to and in consideration of the terms and conditions set forth in the lease, Landlord leased to Tenant, and Tenant agrees to lease from Landlord, all of that certain tract of land located in Skagit County, Washington, and more particularly described in Exhibit "B" attached hereto and incorporated herein by reference (the "Leased Premises");

The Landlord claims title under an instrument previously recorded in the Office of the Skagit County Auditor, recording numbers 9105210031

To have and to hold the Leased Premises unto Tenant, its successors and assigns, for a term of five (5) years, commencing on December 22, 1999 and ending on December 21, <sup>2004</sup>1999 (the "Initial Term"), subject to Tenants option to extend the term for two (2) Renewal Terms of five (5) years each upon the terms and conditions set forth in the Lease;

The Landlord further hereby bargains, grants and conveys to Tenant an Access Easement and a Utility Easement upon the terms set forth in the Lease, in, over and across that property described in Exhibits "C" and "D", respectively, and incorporated herein by reference;

The rent and other obligations of Landlord and Tenant are set forth in the Lease, to which reference is made for further information. If a conflict exists between the terms of the Lease and those contained in this Memorandum, those contained in the Lease shall govern and be controlling;

This memorandum contains only selected provisions of the Lease, and reference is made to the full text of the Lease for the full terms and conditions. This Memorandum, shall not, in any way, amend or supersede the terms and conditions of the Lease;

This Memorandum, and the Lease are governed by the laws of the State of Washington.

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

JUN 07 2000

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy



200006070070  
Kathy Hill, Skagit County Auditor  
6/7/2000 Page 2 of 8 3:35:54PM

IN WITNESS WHEREOF, the Landlord and Tenant have caused their names to be signed as of the date and year first above written.

"LANDLORD"

Edwin and Irene Varhaug

By: *Ed Varhaug*

Print Name: Edwin Varhaug

Title: Landlord

Tax Identification/SSN Number: [REDACTED]

By: *Irene Varhaug*

Print Name: Irene Varhaug

Title: Landlord

"TENANT"

GTE WIRELESS OF THE PACIFIC INCORPORATED

By: *Michael Millegan*

Print Name: Michael Millegan

Title: Area President -NW



200006070070

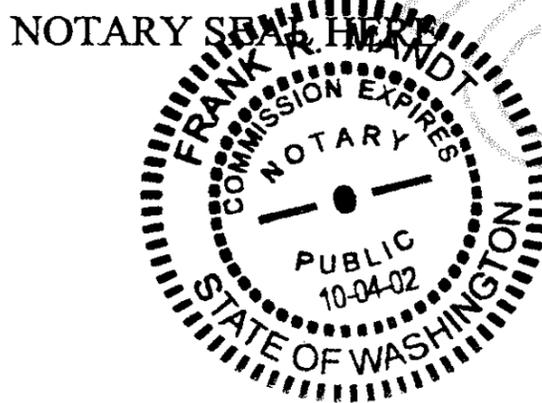
Kathy Hill, Skagit County Auditor

6/7/2000 Page 3 of 8 3:35:54PM

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )

Personally appeared before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, Edwin and Irene Varhaug, with whom I am personally acquainted (or proved to me on the basis of satisfactory knowledge), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal of office this 18<sup>th</sup> day of June, 1999.



Frank R. Mandt

Notary Public in and for the State of Washington  
Residing at Kingston  
My Commission Expires: October 4, 2002  
Printed Notary's Name: Frank R. Mandt

STATE OF WASHINGTON )  
COUNTY OF KING )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Michael Millegan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Area President - NW of GTE Wireless of the Pacific Incorporated, a corporation, and that in such capacities they executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation.

Witness my hand and seal of office this 7<sup>th</sup> day of Oct ~~June~~, 1999.



Julie G. Proctor

Notary Public in and for the State of Washington  
Residing at King Co  
My Commission Expires: 11-19-02  
Print Notary's Name Julie G. Proctor

6/10/99



200006070070

Kathy Hill, Skagit County Auditor

6/7/2000 Page 4 of 8 3:35:54PM

WA0376 Anacortes  
Final

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**Tract No. 3A, Short Plat 71-76,  
Revised Alpine Meadows,  
Auditor's File No. 8105210031**



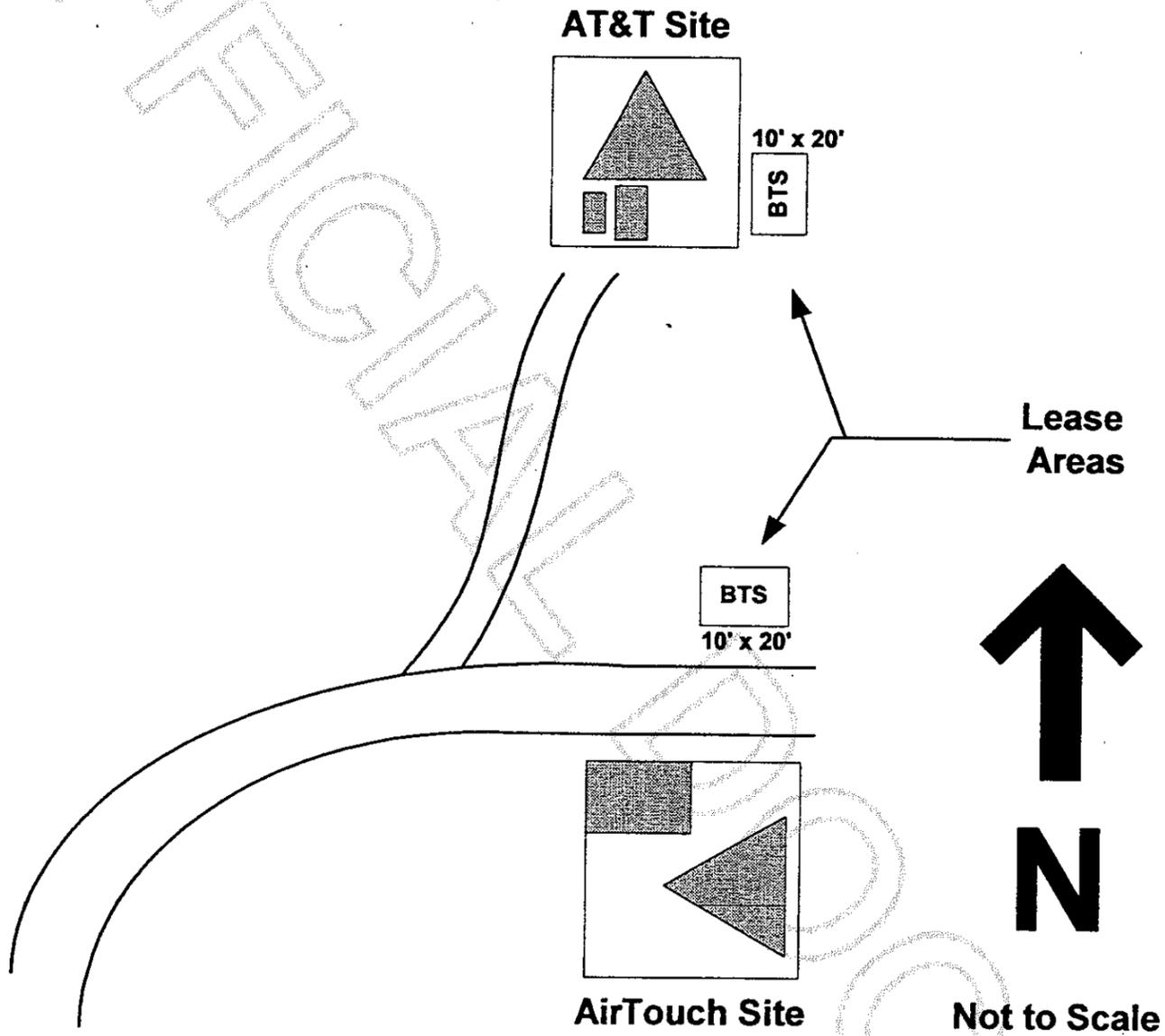
200006070070

Kathy Hill, Skagit County Auditor

6/7/2000 Page 5 of 8 3:35:54PM

**EXHIBIT "B"**

**DESCRIPTION OF LEASED PREMISES**



200006070070  
Kathy Hill, Skagit County Auditor  
6/7/2000 Page 6 of 8 3:35:54PM

**EXHIBIT "C"**

**DESCRIPTION OF ACCESS EASEMENT**

**TO BE ATTACHED**

UNOFFICIAL DOCUMENT



200006070070  
Kathy Hill, Skagit County Auditor  
6/7/2000 Page 7 of 8 3:35:54PM

**EXHIBIT "D"**

**DESCRIPTION OF UTILITY EASEMENT**

**TO BE ATTACHED**

UNOFFICIAL DOCUMENT



200006070070

Kathy Hill, Skagit County Auditor

6/7/2000 Page 8 of 8 3:35:54PM