



200211040015

Skagit County Auditor

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WHEN RECORDED RETURN TO:

WALGREEN CO.
200 Wilmot Road, MS #2252
Deerfield, Illinois 60015
Attn: Barbara Byrne

Document Title: First Amendment to Lease

Grantor: Walgreen Co.

Grantee: Powell-Anacortes LLC

TA 103398
LAND TITLE COMPANY OF SKAGIT COUNTY

Legal Description:

Abbreviated Legal Description: Portions Gov. Lot 2, Section 19, Township 35
North, Range 2 East, W.M.

Full Legal Description: See Exhibit B attached

Assessor's Tax Parcel Nos.: 350219-0-039-0001

Reference No. of Related Documents: Memorandum of Lease, Recording No.
200202120051

FIRST AMENDMENT TO LEASE

This First Amendment to Lease is made and entered into as of the 17th day of October, 2002, by and between POWELL-ANACORTES LLC, a Washington limited liability company ("Landlord"), and WALGREEN CO., an Illinois corporation ("Tenant").

RECITALS:

WHEREAS, Landlord and Tenant entered into that certain Lease dated February 7, 2002 relating to certain property legally described therein (the "Lease"), a Memorandum of which is recorded under Skagit County Recording No. 200202120051 (the "Memorandum"); and

WHEREAS, Landlord and Tenant have agreed to amend the Lease and the Memorandum to correct an error in the legal description of the Leased Premises.

AGREEMENT:

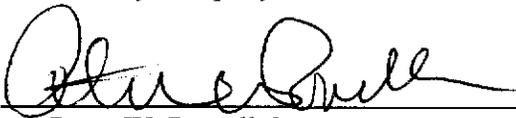
NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, Landlord and Tenant hereby agree that the Lease and the Memorandum are and shall hereby be amended to replace Exhibit "B" to the Lease and the

Memorandum with Exhibit "B" attached hereto and incorporated herein by this reference. Except as specifically amended hereby, the terms and conditions of the Lease and the Memorandum shall remain in full force and effect in accordance with its original terms.

IN WITNESS whereof, Landlord and Tenant have caused this First Amendment to Lease to be executed as of the day and year first above written.

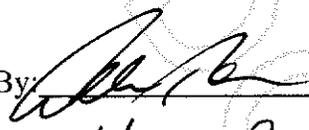
LANDLORD:

POWELL-ANACORTES LLC, a Washington
limited liability company

By: 
Peter W. Powell, Manager

TENANT:

WALGREEN CO., an Illinois corporation

By: 
Its: Vice President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 04 2002

Amount Paid \$
Skagit Co. Treasurer
By:  Deputy

Commercial & 17th
Anacortes, Washington
Store #7131

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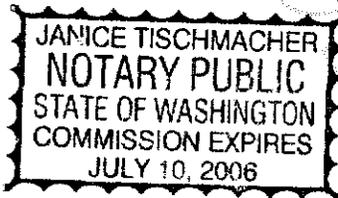
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STATE OF WASHINGTON)
) SS
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Peter W. Powell is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that Peter W. Powell was authorized to execute the instrument and acknowledged it as the Manager of POWELL-ANACORTES LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10.28.02

[SEAL OR STAMP]



Janice Tischmacher
Janice Tischmacher [PRINT NAME]
NOTARY PUBLIC, in and for the State of
Washington, residing at:
Burkland, WA
My Appointment Expires 7.10.02

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Anacortes, Washington
Store #7131



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Skagit County Auditor

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I certify that I know or have satisfactory evidence that Allan M. Resnick is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Vice President of WALGREEN CO., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/19/02

[SEAL OR STAMP]



[PRINT NAME]

NOTARY PUBLIC, in and for the State of Illinois, residing at:

My Appointment Expires _____



EXHIBIT "B"

LEGAL DESCRIPTION

Parcel "A":

Those portions of Government Lot 2, Section 19, Township 35 North, Range 2 East, W.M., described as follows:

(b) That portion of Government Lot 2, Section 19, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at the intersection of the East line of Commercial Avenue and the South line of 17th Street projected Easterly from the plat of "City of Anacortes", according to the plat recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington; thence South, 60.00 feet; thence East to the right-of-way of the Great Northern Railway Company; thence Northerly along the West line of said railway right-of-way to the South line of 17th Street, projected Easterly; thence West along the South line of said 17th Street projected to the point of beginning.

(c) That portion of Government Lot 2, Section 19, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at a point on the East line of Commercial Avenue in the City of Anacortes, which point is 60.00 feet South of the South line of 17th Street produced; thence South on the East line of Commercial Avenue, 60.00 feet; thence at right angles East to the Westerly boundary of the Great Northern Railway right-of-way; thence Northerly along the Westerly boundary of said Great Northern Railway right-of-way to a point where the same intersects a line extending at right angles to Commercial Avenue from the point of beginning; thence West along said line to the point of beginning.

(d) That portion of Government Lot 2, Section 19, Township 35 North, Range 2 East, W.M., described as follows:

Beginning on the East side of Commercial Avenue at a point 120.00 feet South of the South line of 17th Street projected Easterly from the plat of "City of Anacortes", according to the plat recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington; thence South along the East side of said Commercial Avenue, 96.00 feet; thence East, 90.00 feet; thence North, 96.00 feet; thence West, 90.00 feet to the point of beginning.

TOGETHER WITH the following described:

ALSO commencing on the North line of 18th Street, if produced Easterly from 18th Street as shown on the plat of "City of Anacortes", according to the plat recorded in Volume 2 of Plats,

Commercial & 17th
Anacortes, Washington
Store #7131



Page 4, records of Skagit County, Washington, 90.00 feet East of the East line of Commercial Avenue; thence North, 96.00 feet; thence East to the West line of the Great Northern Railway right-of-way; thence Southerly along said right-of-way to a point directly East of the point of beginning; thence West to the point of beginning.

Parcel "B":

That portion of Government Lot 2, Section 19, Township 35 North; Range 2 East, W.M., described as follows:

Beginning at the point of Intersection of the South line of 17th Street extended East from the plat of the "City of Anacortes", according to the plat recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington, with the West line of that certain tract conveyed to Seattle & Northern Railway Company, by Deed dated December 17, 1889, and recorded January 10, 1890, in Volume 9 of Deeds, page 314, which point is also described as a point bearing from the Northwest corner of said Government Lot 2, East along the North line of said Government Lot 2, 370.00 feet; South 250.00 feet; thence South 24 degrees 03' East to the South line of 17th Street extended East; thence from said point of beginning, run South 24 degrees 03' East to a point that is 216.00 feet South, measured perpendicularly from the South line of 17th Street extended East; thence East parallel with the said South line of 17th Street extended to the West line of Avenue "Q" extended South from the plat of the "City of Anacortes"; thence North along the West line of Avenue "Q" extended, 216.00 feet to the South line of 17th Street extended; thence Westerly along the South line of said extension of 17th Street to the point of beginning.

EXCEPT from all the above Parcels "A" and "B", that portion described as follows:

Beginning at the intersection of the North line of 18th Street, if produced Easterly from 18th Street as shown on the plat of "City of Anacortes", according to the plat recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington, and the East line of Commercial Avenue; thence North along the East line of Commercial Avenue, 63.00 feet; thence East parallel with the North line of 18th Street produced, a distance of 70.00 feet; thence South parallel with the East line of Commercial Avenue, 63.00 feet to the North line of 18th Street produced; thence West along the North line of 18th Street produced, a distance of 70.00 feet to the point of beginning.

AND EXCEPT from all the above Parcels "A" and "B", that portion conveyed to the City of Anacortes by instrument recorded May 12, 1999, under Skagit County Auditor's File No. 9905120020.

(The above described property delineated of record by Survey filed in Volume 15 of Surveys, at Pages 45 and 46, and recorded December 1, 1993, under Auditor's File No. 9312010077, all records of Skagit County, Washington).

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Anacortes, Washington
Store #7131

Commercial & 17th First Amendment

