

After Recording Return to:  
Viacom Outdoor  
195 Silver Lane  
Eugene, OR 97404



200407270021

Skagit County Auditor

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## STANDARD LEASE AGREEMENT

Viacom Outdoor  
(Cover Page)

Grantor: Maury & Jean Harlow

Grantee: Viacom Outdoor

### Legal Description:

That portion of the West half of the Southeast Quarter of the Northwest Quarter of Section 3, Township 34 North, Range 2 East, W.M., lying Southerly of the Old State Highway and Northerly of the New State Highway known as Primary State Highway No. 1, Jct. SSM to Snohomish Slough as concerned by the State of Washington by decree entered June 22, 1961, in the Superior Court for Skagit County, Cause No. 26055, EXCEPT road along the West line of said subdivision, and EXCEPT a tract in the Southwest corner of the above described tract, described as follows:

Beginning at the intersection of the North line of said New State Highway No. 1, with the East line of the road running along the West line of said Southeast Quarter of the Northwest Quarter; thence North along the road 100 feet; thence Northeasterly parallel with New State Highway No. 1, a distance of 100 feet; thence South 100 feet to said Highway; thence Southwesterly along said Highway to the point of beginning;

#### SUBJECT TO:

Easement in favor of Trans Mountain Oil Pipe Line Corporation for a 50 foot wide right of way for oil pipelines, recorded August 4, 1954, under No. 504777, records of Skagit County, Washington;

Easement in favor of Puget Sound Power and Light Company for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument recorded October 10, 1961, under No. 613151, records of Skagit County, Washington;

Easement for right of way for oil and gas pipeline(s) in favor of Olympic Pipe Line Company, a Delaware corporation, as granted by instrument recorded May 14, 1964, under No. 650537, records of Skagit County, Washington;

Easement for a 10 foot right of way for "limestone slurry" pipeline in favor of Bechtel Corporation, a Delaware corporation, as granted by instrument recorded March 1, 1965, under No. 679372, records of Skagit County, Washington;

Easement for a 10 foot right of way for "limestone slurry" pipeline in favor of Bechtel Corporation, a Delaware corporation, as granted by instrument recorded March 1, 1966, under No. 679373, records of Skagit County, Washington;

Easement in favor of Puget Sound Power and Light Company for one anchor with grey wires, as granted by instrument recorded June 20, 1972, under No. 769879, records of Skagit County, Washington;

Relinquishment of all existing future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highway or highways constructed on lands condemned by proceedings under Skagit County Superior Court Cause No. 55-26055, by the State of Washington.

Assessor's Parcel #: 34020320080003

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Viacom Outdoor  
195 Silver Lane  
Eugene, OR 97404

**MEMORANDUM OF LEASE**  
(Lease # 901,184)

THIS MEMORANDUM OF LEASE, dated as of the 25th day of June, 2004 by and between Maury & Jean Harlow (the "Lessor"), and Viacom Outdoor, Inc., a Delaware corporation (the "Lessee"), recite and provide:

**RECITALS**

By lease agreement dated June 25, 2004 (the "Lease Agreement"), the provisions of which are hereby incorporated in this memorandum, the Lessor has leased to Lessee the demised real estate located in the City of Anacortes, County of Skagit, State of Washington (the "Property"), and more particularly described in Section 6 hereof, for that certain outdoor advertising structure described in the Lease Agreement. The Lessor and the Lessee have executed this Memorandum of Lease in accordance with the governing statutory provisions in order to give notice of the Lease Agreement to others.

**MEMORANDUM OF LEASE**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

The Lessor and the Lessee do hereby state the following:

1. The name of the Lessor is Maury & Jean Harlow (individuals)
2. The name of the Lessee is Viacom Outdoor, Inc., a Delaware corporation.
3. Lessor has leased to Lessee the Property described below pursuant to the terms, provisions and conditions contained in the Lease Agreement.
4. (a) The address of Lessor is:

*13385 N. Green St.  
Anacortes, WA 98221*

- (b) The address of the Lessee is:

2502 North Black Canyon Highway  
Phoenix, AZ 85009

Mailing address for tax statements:

2502 North Black Canyon Highway  
Phoenix, AZ 85009

5. The effective date of the Lease Agreement is July 1, 2004

JUL 26 2004

Amount Paid \$  
Skagit Co. Treasurer  
By *[Signature]* Deputy



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6. The Property comprising the leased premises is described as the outdoor advertising structure located on the following described real property and the portions of said real property necessary to operate, maintain and access such outdoor structure. Said real property is legally described as follows:

See attached 'Exhibit A'.

7. This Memorandum of Lease is binding upon, and inures to the benefit of the heirs, executors, successors and assigns of Lessee and Lessor.

IN WITNESS WHEREOF, the Lessor has caused this Agreement to be duly executed by its duly authorized (officer/partner/owner) and notarized (and sealed with its corporate seal by its duly authorized officer), and the lessee has caused this Agreement to be duly executed by its duly authorized officer and notarized and sealed with its corporate seal by its duly authorized officer.

Lessor:

Maury & Jean Harlow  
Maury & Jean Harlow (individuals)

By: Owners  
(Title)  
Date: 6-28-04

Lessee:

Viacom Outdoor, Inc., a Delaware Corporation

By: Bruce M. Brennan  
Director of Real Estate, Western Region

Date: 7.6.04

STATE OF Washington COUNTY OF Spokane  
I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this \_\_\_\_\_ day in person and acknowledge that \_\_\_\_\_ signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this \_\_\_\_\_ of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Notary Public

STATE OF Arizona COUNTY OF Maricopa  
I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Bruce Brenneman personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this \_\_\_\_\_ day in person and acknowledge that he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 6th of July, 2004.

Barbara Renfro  
Notary Public



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Skagit County Auditor



Notary Public State of Arizona  
Maricopa County  
Barbara Renfro  
Expires November 10, 2005

Exhibit A

That portion of the West half of the Southeast Quarter of the Northwest Quarter of Section 3, Township 34 North, Range 2 East, W.M., lying Southerly of the Old State Highway and Northerly of the New State Highway known as Primary State Highway No. 1, Jct. SSM to Snohomish Slough as concerned by the State of Washington by decree entered June 22, 1961, in the Superior Court for Skagit County, Cause No. 26055, EXCEPT road along the West line of said subdivision, and EXCEPT a tract in the Southwest corner of the above described tract, described as follows:

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