



200410140062

Skagit County Auditor

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RETURN TO:

LAW OFFICE

of

BRADFORD E. FURLONG, P.S.
825 CLEVELAND AVENUE
MOUNT VERNON, WASHINGTON 98273
(360) 336-6508

LAND TITLE OF SKAGIT COUNTY

Document Title: **TERMINATION OF LEASE AGREEMENT**

Reference number of documents assigned or released: 9507310079

LESSOR: Port of Skagit County, a Washington municipal corporation

LESSEE: TTM Technologies, Inc, a Washington corporation
f/k/a Pacific Circuits, Inc.

Legal Description:

Lot 27, Amended Skagit Regional Airport, BSP #1, Auditor's File No.
200303040030.

Assessor's Parcel/Tax I.D. Number: 8012-000-027-0000/P119146

Termination of Lease Agreement

I. RECITALS

WHEREAS, the Port of Skagit County, a Washington municipal corporation ("Port"), is the Lessor with respect to a Lease Agreement dated July 19, 1995 ("Lease"), concerning Lot 37 and a portion of Lot 36, at the Skagit Regional Airport Binding Site Plan, recorded under Auditor's file number 860825002 (said property now identified as Lot 27 in Amended Skagit Regional Airport Binding Site Plan - Phase I, recorded under Auditor's file number 200303040030 and hereinafter referred to as Lot 27), as legally described in Exhibit "A" hereto ("Real Property"), leased by TTM Technologies, F/K/A Pacific Circuits, Inc., Lessee ("TTM"); and

WHEREAS, the Port is buying building improvements located on the Real Property from TTM and has agreed at closing of such sale to terminate the TTM Lease;

II. AGREEMENT

NOW THEREFORE in consideration of the mutual promises contained herein and other good and valuable consideration, the adequacy of which the parties acknowledge, the Port and TTM agree that:

A. Termination. The Lease is hereby terminated as of the 14th day of October, 2004 ("Termination Date"), and TTM shall have no further obligations under the Lease thereafter, except for those terms which survive as set forth below.

B. Survival of Terms. The following provisions of the Lease set forth in the table below, to the extent that any rights or liabilities have accrued there under no later than the Termination Date, shall survive the termination of the Lease:

Paragraph 9, "Hold Harmless Provisions, Liability and Indemnity," except that (1) liability for hazardous waste shall be controlled by the provisions in the purchase and sale agreement between the parties for the sale of the improvements; and (2) TTM shall not be required to maintain insurance post closing.

Paragraph 12, "Disposition of Improvements at End of Lease," except for Lessee's obligation to restore the premises.

Paragraph 16, "Utilities."



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Paragraph 18, "Liens."

Paragraph 23, "Costs and Attorneys' Fees."

Paragraph 34, "Notices."

C. Tenant's Interim Obligations. All of the provisions of the Lease shall remain in effect through the Termination Date, including, but not limited to, Tenant's obligations to pay rent and maintain the premises in accordance with the provisions of the Lease.

D. Vacation of the Premises. Tenant shall immediately vacate the Real Property by or before the Termination Date.

E. Effectiveness. This agreement shall be effective after execution by both parties and upon recordation hereof. This agreement may be executed in counterparts.

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 14 2004

Amount Paid
By Skagit Co. Treasurer
Deputy



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LEASE TERMINATION AGREEMENT
Lessor: Port of Skagit County
Lessee: TTM Technologies, Inc.

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LESSOR:

PORT OF SKAGIT COUNTY

Attestation:

By:

Kevin E. Ware

Kevin E. Ware
Commission President

By:

Glenn B. Allen, Jr.

Glenn B. Allen, Jr.
Commission Secretary

Date:

October 13, 2004

Date:

October 13, 2004

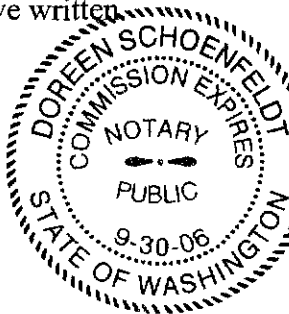
STATE OF WASHINGTON)

ss

COUNTY OF SKAGIT)

On this 13th day of October, 2004, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Kevin E. Ware and Glenn B. Allen, Jr., to me known to be the President and Secretary of the Commission, respectively, of the Port of Skagit County, the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that he is duly authorized to execute the same

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Doreen Schoenfeldt
Printed Name Doreen Schoenfeldt
NOTARY PUBLIC in and for the State of Washington
Residing at: Bellevue, WA
My commission expires: 09/30/2006

LESSEE:

LEASE TERMINATION AGREEMENT

Lessor: Port of Skagit County
Lessee: TTM Technologies, Inc.



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TTM TECHNOLOGIES, INC.

By: Dan Felsenthal
Dan Felsenthal, Vice President

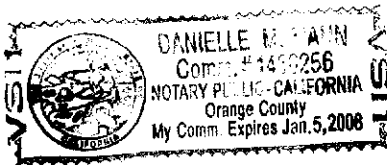
Date: October 12, 2004

STATE OF CALIFORNIA)
ss.

COUNTY OF Orange)

On this 12 day of October, 2004, before me, the undersigned Notary Public in and for the state of California, duly commissioned and sworn, personally appeared Dan Felsenthal, to me known to be the Vice President, Finance & Corporate Controller of TTM Technologies, Inc., the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is duly authorized to execute the same

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Danielle M Mann
Printed Name
NOTARY PUBLIC in and for the State of California
Residing at: 15921 B Downey Ave
My commission expires: January 5, 2008

LEASE TERMINATION AGREEMENT
Lessor: Port of Skagit County
Lessee: TTM Technologies, Inc.

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