Return Address:

Lynn O. Hurst Montgomery Purdue Blankinship & Austin, PLLC 5500 Columbia Center 701 Fifth Avenue Seattle, WA 98104-7096



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MEMORANDUM OF LEASE OF REAL PROPERTY

Reference Number(s) of related document(s): N/A.

Grantor: Skagit County Public Hospital District #304 (d/b/a United General Hospital)

Grantee: J & J Skagit L.L.C.

Legal Description (abbreviated): PTN NE, SEC 27, T35N, R4EWM

Full legal(s) on Exhibit A.

Assessor's Tax Parcel ID Number: 350427-1-002-0102; 350427-1-003-0100;

350427-1-020-0008

MEMORANDUM OF LEASE OF REAL PROPERTY

1. PURPOSE OF MEMORANDUM OF LEASE. This Memorandum of Lease is recorded in order to give actual and constructive notice to all other persons of the existence of a lease ("hereafter "Lease") of the real property located in the County of Skagit, State of Washington, between the lessor and lessee identified below and of the rights and interests of such lessor and lessee.

2. PARTIES.

2.1 LESSOR. The lessor under the Lease is SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT #304 (d/b/a United General Hospital), a Washington municipal corporation, whose present address is:

Chief Executive Officer Skagit County Public Hospital District #304 United General Hospital 2000 Hospital Drive Sedro-Woolley, Washington 98282-4327

2.2 LESSEE. The lessee under the Lease is J & J SKAGIT L.L.C., a Washington limited liability company, whose present addresses are:

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MONTGOMERY PURDUE BLANKINSHIP & AUSTIN PLLC

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Chicago Title Company has placed this document for recording as a customer courtesy and accepts no liability for its accuracy or validity

ACCOMMODATION RECORDING

c/o Mr. John Walker or John Teutsch Teutsch Partners LLC Suite 330, Market Place II 2001 Western Avenue Seattle, WA 98121

- 3. REAL PROPERTY AFFECTED BY THE LEASE. The real property affected by the Lease is legally described on Exhibit A to this Memorandum which Exhibit is incorporated herein by this reference. In addition the Lease provides lessee with certain parking easement rights affecting the real property legally described on Exhibit B to this Memorandum.
- 4. TERM OF LEASE. The initial term of the Lease continues until approximately the year of 2105, together with an option to extend or renew the term of the Lease in favor of Lessee for an additional term of twenty five (25) more years.
- 5. SUCCESSORS. The covenants and conditions of the Lease are binding on and inure to the benefit of the heirs, successors, executors, administrators, assigns, and personal representatives of the lessor and lessee.
- 6. ALL TERMS NOT CONTAINED IN THIS MEMORANDUM. All of the terms of the Lease are not contained in this Memorandum and any person who is potentially interested in the affected real property should make further inquiry of the parties hereto.

Public Hospital District No. 304, Skagit County, Washington

MONTGOMERY PURDUE BLANKINSHIP & AUSTIN PLLC

	. i e e e
By: SKAGIT COUNTY WASI	HINGTON
Name: REAL ESTATE EXCIS	SE TAX
Its:	ne
SEP 27 20	(D)
J&J Skagit LLC, a Washington limited liability company	
Amount Pakt \$ Skagit Co. Treasu	(A)
Skagn Co. Treasur	OP: DV
By: (1) (Web Viel)	
Name: //c SOAN WATER- Its: A MANAGING MUMBER-	3
its. A transposit of magazina	a Sila
STATE OF WASHINGTON)	62
) ss	
COUNTY OF Skaat)	
Jan Bard	
I certify that I know or have satisfactory evidence that <u>Wice Resolution</u> person who appeared before me, and said person acknowledged that <u>Resolution</u> signed this instru	is tl
stated that he was authorized to execute the instrument and acknowledged	it as the
MEMORANDIM OF LEASE OF REAL PROPERTY	PAGE -

200609270118 Skagit County Auditor

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WASHINGTON, to be the free and voluntary act purposes mentioned in the instrument.	OSPITAL DISTRICT NO. 304, SKAGIT COUNTY, and deed of said municipal corporation, for the uses and
WITNESS my hand and official seal here	to affixed this 15t day of June 2006.
OU WAR	· .
C S NOTABY TE	(Signature of Notate) Cindu Lou Worren
OF WASHINGTON	(Print or stamp name of Notary) NOTARY PUBLIC in and for the State of Washington, Residing at My Appointment Expires: CLONE 14, 2009
OT ATT OF WASHINGTON	(************************************
county of King	
person who appeared before me, and said person stated that he was authorized to execu	ory evidence that John Walker is the acknowledged that he signed this instrument, on oath ate the instrument and acknowledged it as the LLC, to be the free and voluntary act and deed of said as mentioned in the instrument.
	to affixed this 5 day of June, 2006.
HIA A. AMILIA	Cynthia a. miller
OTA	(Signature of Notary) Cynthia A. Miller
	(Print or stamp name of Notary) NOTARY PUBLIC in and for the State of Washington, Residing at My Appointment Expires: 02/19/20/0
WASHING	

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Exhibit A

Building Parcel

Building Legal Description

That portion of the west half of the southeast quarter of the northeast quarter of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

Commencing at the southeast corner of Parcel F as shown on survey for United General Hospital Dist. #304, recorded under Auditor's File Number 200504290057; thence S 61°42'33" along the south line of Parcel F and Parcel B of said survey, a distance of 347.16 feet to the most southerly corner of Parcel B; thence N. 56° 49'37" W along the south line of said Parcel B, a distance of 41.43 feet; thence N 00°00'00" E, a distance of 323.41 feet to the point of beginning of this description; thence N 90°00'00" E, a distance of 343.05 feet to the east line of said Parcel F; thence N 00°50'50" E along the east line of said Parcel F, a distance of 153.80 feet to the northeast corner of said Parcel F; thence S 88°21'23" E along the south line of Parcel G of said survey, a distance of 96.70 feet to the southeast corner of said Parcel G; thence N 00°50'50" E along the east line of said Parcel G, a distance of 50.00 feet to the south line of the north 50 feet of said Parcel G; thence N 88°21'23" W along the south line of said north 50 feet, a distance of 442.91 feet, thence S 00°00'00" W, a distance of 213.71 feet to the point of beginning of this description. Situate in the City of Sedro Woolley, Skagit County, Washington. Containing 1.76 acres.

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Exhibit B

Parking Easement Parcel Legal Description

That portion of the west half of the southeast quarter of the northeast quarter of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the southeast corner of the east line of Parcel F as shown on survey for United General Hospital Dist. #304, recorded under Auditor's File Number 200504290057; thence S 61°42'33" W along the south line of Parcel F and Parcel B of said survey, a distance of 347.16 feet to the most southerly corner of Parcel B, thence N 56°49'37" W along the south line of Parcel B, a distance of 41.43 feet; thence N 00°00'00" E, a distance of 323.41 feet; thence N 90°00'00" E, a distance of 343.05 feet to the east line of said Parcel F, thence S 00°50'50" W along the east line of said Parcel F, a distance of 181.47 feet to the point of beginning of this description.

Situate in the City of Sedro-Woolley, Skagit County, Washington.

Containing 2.12 acres.

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