

After Recording Return to:
Kevin Rogerson
PO Box 809
910 Cleveland Avenue
Mount Vernon, WA 98273



200702160128
Skagit County Auditor

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Document Title: Amendment to Lease Agreement
Grantor: City of Mount Vernon, a municipal corporation
Grantee: The Skagit Valley Family YMCA, a Washington non-profit corporation
Legal: a ptn of SW ¼ of SE ¼, 16-34-4 E W.M.
Parcel#: 340416-4-011-0007

#200001210005

AMENDMENT TO LEASE AGREEMENT

THIS AMENDMENT, entered into this 12 day of July, 2006, by and between the CITY OF MOUNT VERNON, Washington, a municipal corporation (hereinafter referred to as "LANDLORD") and the YMCA, a Washington non-profit corporation, (hereinafter referred to as the "TENANT").

WITNESSETH:

WHEREAS the City entered into a Lease Agreement set forth in Exhibit "A" and incorporated herein by this reference with the S.K.Y. DOMES ENTERPRISES, INC., a Washington corporation dated January 1, 2000 for a 30 year term commencing on January 1, 2000 for consideration that S.K.Y. DOMES construct and operate on the CITY's real property a recreational facility commonly referred to as the Sports Center and allow the City use of the Sports Center for 65 hours each quarter of the Term or 260 hours each year; and

WHEREAS on January 16, 2003 S.K.Y. DOMES ENTERPRISES, INC., entered into a Lease Assignment Agreement with the YMCA set forth in Exhibit "B" and incorporated herein by this reference assigning, transferring and conveying its interest in the Lease Agreement to the YMCA; and

WHEREAS on November 13, 2003 the Mount Vernon City Council unanimously approved of the change in operating and management of the Sports Center from S.K.Y. DOMES ENTERPRISES, INC. to the YMCA and has formally approved the assignment of the lease agreement through Resolution 721 consistent with paragraph 18 of the Lease Agreement; and

WHEREAS , the City Council finds that the costs incurred in operating the Sports Center would be a significant and material financial burden upon the CITY; and

WHEREAS, the City Council finds that the costs incurred to insure against loss and the liability risks incurred in owning and operating the Sports Center is a significant and material burden upon the CITY; and

WHEREAS, the City Council finds that the City will receive true and fair value in the extension of the Lease Agreement assumed by the YMCA in exchange for the YMCA bearing the operating expenses for the Sports Facility, insuring and maintaining in full force and effect insurance naming the City as additional insured for the Sports Facility and its operations and allowing the City the use of the Sports Facility for 260 hours annually; and

WHEREAS the parties hereto wish to amend the Agreement by extending the expiration date to July 12, 2036.

NOW, THEREFORE, the parties hereby amend said Agreement, as follows:

1. Section 1.4 of the Agreement is hereby amended to read as follows:

<u>Term:</u>	36 years
Commencement Date.	January 1, 2000
Expiration Date.	July 12, 2036

2. All other terms and conditions of the original Agreement remain the same.

**IN WITNESS WHEREOF the parties hereto have executed this document as of the day and year first written above.

LANDLORD

By Bud Norris
Bud Norris
Mayor

Countersigned:

Alicia Smith
Finance Director

Approved as to form:

S
City Attorney

TENANT

By Bob Shrumm
Bob Shrumm, Executive Director

By Heidi White
Pres. of the Board of the YMCA

Tax ID #: 91-0565022



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