



200704020203
Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name McDonald's USA, LLC
Address One McDonald's Plaza
City/State Oak Brook, Ill 60523
Attn: Amy Evans US legal #091


Document Title(s): (or transactions contained therein)

1. Supplement to Lease
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

200609130113

Additional numbers on page _____ of document

 **First American Title Insurance Company**
FIRST AMERICAN TITLE CO.
85739
ACCOMMODATION RECORDING ONLY
(this space for title company use only)

Grantor(s): (Last name first, then first name and initials)

1. Stratford Hall, Inc
- 2.
- 3.
- 4.
5. Additional names on page 2 of document

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 02 2007

Grantee(s): (Last name first, then first name and initials)

1. McDonald's USA, LLC
- 2.
- 3.
- 4.
5. Additional names on page 2 of document

Amount Paid \$ _____
Skagit Co. Treasurer
By _____ Deputy

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Lot 13 "City of Burlington Binding Site Plan No. Burl-01-04, entitled Newman Development of Burlington LLC, Retail/Commercial Center"

Complete legal description is on page 4+5 of document

Assessor's Property Tax Parcel / Account Number(s):

8048-000-013-0000 (P121448)

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Burlington, WA
Burlington Crossings Retail Center
L/C: 046-1025

Prepared by: Consuelo Boyd
After Recorded, return to: Amy Evans
McDonald's USA, LLC
One McDonald's Plaza
Oak Brook, IL 60523

SUPPLEMENT TO LEASE

This agreement is dated March 2, 2007 and supplements the Ground Lease dated April 18, 2006, as may have been amended from time to time, between **Stratford Hall, Inc, a New York corporation** as successor in interest to Newman Development Group of Burlington, LLC, a Washington limited liability company ("Landlord"), and **McDONALD'S USA, LLC, a Delaware limited liability company** ("Tenant") whose address is One McDonald's Plaza, Oak Brook, Illinois 60523, for the premises described on Exhibit A.


Pursuant to the terms and conditions contained in the Lease, this agreement is executed to affirm the following facts:

1. The commencement date of the term of the Lease is April 24, 2006.
2. The commencement date of the rent is January 23, 2007.
3. The commencement date of Tenant's obligation to pay real estate taxes is January 23, 2007.
4. The date upon which the original term of the Lease will expire is January 22, 2027.

The Lease, as supplemented by this Agreement, is ratified and confirmed by Landlord and Tenant.

LANDLORD:
Stratford Hall, Inc.
a New York corporation

TENANT:
McDONALD'S USA, LLC,
a Delaware limited liability company

By: 
Its: VP

By:  
Its: Counsel

(Attach an Acknowledgment Certificate and Exhibit A)



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ACKNOWLEDGMENT - McDONALD'S

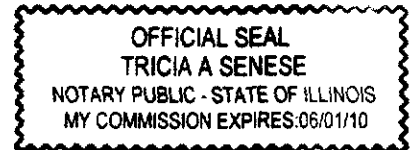
STATE OF ILLINOIS)
) SS:
COUNTY OF DU PAGE)

I, Tricia Senese, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Consuelo Boyd, Counsel of McDonald's USA, LLC, a Delaware limited liability company, whose place of business is at One McDonald's Plaza, Oak Brook, Illinois 60523, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Counsel appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such Counsel and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 2nd day of March, 2006.

Tricia A. Senese
Tricia A. Senese, Notary Public

My commission expires: 06/01/2010



ACKNOWLEDGMENT - CORPORATE

STATE OF California)
) SS:
COUNTY OF Los Angeles)

I, Linda D Sheldon, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Frank Lee, President and Secretary of corporation, who reside at Los Angeles, CA

who are personally known to me to be the persons whose names are subscribed to the foregoing instrument as such President and Secretary, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such President and Secretary respectively and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 20th day of March, 2007.

Linda D. Sheldon
Notary Public

My commission expires 9/17/2010.

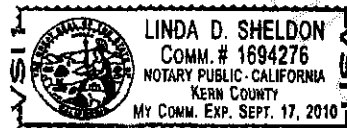


Exhibit "A"
Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

PARCEL 1:

That portion of Lot 13, "CITY OF BURLINGTON UPDATED BINDING SITE PLAN NO. BURL-01-04, ENTITLED NEWMAN DEVELOPMENT OF BURLINGTON, LLC, RETAIL/COMMERCIAL CENTER", approved June 12, 2006 and recorded June 27, 2006 under Skagit County Auditor's File No. 200606270207, and being a portion of Government Lot 8 and the Southeast ¼ of the Northeast ¼ of Section 7, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Southeast corner of said Lot 13; thence North 00°51'19" West along the East line of said Lot 13 a distance of 81.20 feet to the true point of beginning; thence Westerly along a non-tangent curve to the right, having a radius of 65.00 feet, a central angle of 51°24'57", the center of which bears North 52°14'30" West, an arc distance of 58.33 feet to a point of tangency; thence South 89°10'27" West 83.24 feet to the beginning of a tangent curve to the right; thence along said tangent curve to the right, having a radius of 80.00 feet, a central angle of 27°54'57", the center of which bears North 00°49'33" West, an arc distance of 38.98 feet to a point of tangency; thence North 62°54'36" West 39.47 feet; thence North 65°04'12" West 43.86 feet to the beginning of a tangent curve to the right; thence along said tangent curve to the right, having a radius of 42.18 feet, a central angle of 19°51'14" the center of which bears North 24°53'48" East, an arc distance of 14.62 feet to the West line of said Lot 13; thence along the West and North lines of said Lot 13 the following courses and distances:

North 00°49'33" West 117.67 feet to the beginning of a tangent curve to the right; thence along said tangent curve to the right, having a radius of 38.00 feet, a central angle of 91°44'48", the center of which bears North 89°10'20" East, an arc distance of 60.85 feet to a point of tangency; thence South 89°04'45" East 31.33 feet; thence South 71°49'34" East 112.88 feet to the beginning of a tangent curve to the left; thence along said tangent curve to the left, having a radius of 247.00 feet, a central angle of 15°14'03", the center of which bears North 18°10'26" East, an arc distance of 65.67 feet to a point of tangency; thence South 87°03'37" East 5.77 feet; thence leaving said North line, South 00°49'33" East 19.75 feet; thence North 89°10'27" East 10.48 feet to the East line of said Lot 13; thence South 00°51'19" East along said East line 115.77 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities established by Auditor's File No. 200402110099 extending Southerly from Marketplace Drive to Whitmarsh Road.

PARCEL 2:

Non-exclusive easements for ingress, egress, parking and utilities over, across, upon and below Lots 1 through 15, inclusive, "CITY OF BURLINGTON UPDATED BINDING SITE PLAN NO. BURL-01-04, ENTITLED NEWMAN DEVELOPMENT OF BURLINGTON, LLC, RETAIL/COMMERCIAL CENTER", approved June 12, 2006 and recorded June 27, 2006 under Skagit County Auditor's File No. 200606270207, and being a portion of Government Lot 8 and the Southeast ¼ of the Northeast ¼ of Section 7, Township 34 North, Range 4 East, W.M. said easements being established by restriction agreement and grant of easements recorded under Auditor's File No. 200404080093, and amended by documents recorded as Auditor's File Nos. 200603150120, 200603150121 and 200607060008, records of Skagit County, Washington;



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EXCEPT that portion of Lot 13, "CITY OF BURLINGTON UPDATED BINDING SITE PLAN NO. BURL-01-04, ENTITLED NEWMAN DEVELOPMENT OF BURLINGTON, LLC, RETAIL/COMMERCIAL CENTER", approved June 12, 2006 and recorded June 27, 2006 under Skagit County Auditor's File No. 200606270207, and being a portion of Government Lot 8 and the Southeast ¼ of the Northeast ¼ of Section 7, Township 34 North, Range 4 East W.M., described as follows:

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