

AFTER RECORDING RETURN TO:

Department of General Administration
Real Estate Services
PO Box 41015
Olympia, WA 98504-1015



200806260035
Skagit County Auditor

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 26 2008

Lease No. SRL 08-0021
SR 073-03-08

Amount Paid \$0
Skagit Co. Treasurer
By *mm* Deputy

(Mount Vernon) DJG/ij
Page 1 of 4
Date: May 8, 2008

LEASE AMENDMENT NO. 1

This Lease Amendment No. 1 modifies that certain Lease Number SRL 08-0021 dated February 20, 2008, recorded under Skagit County number 200803310114, and is made and entered into between MV L.L.C., a Washington limited liability company whose address is Post Office Box 53308, Bellevue, Washington 98015, hereinafter called the Lessor, and the State of Washington, Department of Social and Health Services, acting through the Department of General Administration, hereinafter called the Lessee.

Legal description of leased premises:

Tax Parcel Number: 340417-3-001-0208

Common Street Address: 900 E. College Way, Mount Vernon, Washington

Approximately 53,633 square feet of BOMA Gross office space, being the entire two (2) story building, located at 900 E. College Way, Mount Vernon, Washington, together with one hundred ninety (190) on-site code parking spaces, situate on a parcel of land legally described as:

Tract "A" of Short Plat MV-8-77, approved April 28, 1977, recorded April 28, 1977, recorded April 28, 1977 under Auditor's File No. 855522 in Volume 2 of Short Plats, page 53, being a portion of the Southwest ¼ of Section 17, Township 34 North, Range 4 East, W.M., EXCEPTING therefrom:

All that portion of the above described Parcel A lying Northeasterly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 30+70.54 on the SR 538 survey line of SR 538, Jct. SR5 to LaVenture Road, and 40 feet Southerly therefrom: thence along the arc of a curve to the right having a radius of 35 feet to a point opposite HES 31+05.53 on said survey line and 74.65 feet Southerly therefrom: thence Southerly to a point opposite HES 31+06.28 on said survey line and 150 feet Southerly therefrom: thence Easterly parallel with said survey line 100 feet to a point and the end of this line description, Mount Vernon, Skagit County, Washington.

The purpose of this Lease Amendment is as follows:

- 1) To revise the legal description as referenced hereinabove to add approximately 5,200 BOMA gross square feet.
- 2) To delete paragraph 4, RENTAL RATE, of the original Lease dated February 20, 2008 in its entirety and replace with the following:



RENTAL RATE

4. The Lessee shall pay rent to the Lessor for the premises at the following rate:

March 1, 2008 to November 30, 2008:

Seventy-Three Thousand Six Hundred Fifty-eight Dollars and Fifty-two Cents

\$73,658.52 per month

December 1, 2008 to February 28, 2013:

Eighty-one Thousand Five Hundred Sixty-six Dollars and Eight-five Cents

\$81,566.85 per month

March 1, 2013 to February 28, 2018:

Eighty-seven Thousand One Hundred Fifty-three Dollars and Sixty-three Cents

\$87,153.63 per month

Payment shall be made at the end of each month upon submission of properly executed vouchers.

3) To add paragraph 28, REMODEL, as follows:

REMODEL

28. The Lessor shall, at Lessor's sole cost and expense, on or before December 1, 2008, complete in a good and workmanlike manner alterations as noted on the attached plan #073-03-08 (Exhibit "A"), approved by the Design Manager on April 8, 2008, also with attached specifications approved by the Design Manager on April 8, 2008, initialed by both parties hereto and incorporated herein by reference.

Lessor shall be reimbursed \$19,342.80, which includes Washington State sales tax upon satisfactory completion of the above mentioned alterations, as verified by the Design Manager. Lessee shall make such payment in cash or state warrant, upon receipt of Authority to Pay from the Design Manager.

All other terms, conditions, covenants, and amendments to this Lease, unless specifically altered, modified, or changed herein, remain in full force and effect.

The effective date of this amendment is September 1, 2008.



200806260035
Skagit County Auditor



IN WITNESS WHEREOF, the parties subscribe their names.

MV L.L.C.

By: [Signature]
Title: Managing Member
Date: 5/27/08

STATE OF WASHINGTON

Department of Social and Health Services

Acting through the Department
of General Administration

[Signature]
L. W. Perry, Property and Acquisition Manager
Real Estate Services

Date: 6.6.08

RECOMMENDED FOR APPROVAL:

[Signature]
Don Gomes, Property and Acquisition Specialist
Real Estate Services

Date: 5/29/08

APPROVED AS TO FORM:

By: [Signature]
Assistant Attorney General

Date: 6/2/08

STATE OF WASHINGTON
County of King) ss.

On this 27 day of MAY, 2008 before me personally appeared TIM NELSON and said person(s) acknowledged that HE signed this instrument, and on oath stated that HE was authorized to execute the instrument and acknowledged it as the MANAGING MEMBER of MV LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]
MARTHA BRYANT
NOTARY PUBLIC-STATE OF WASHINGTON
MY COMMISSION EXPIRES 7-7-11

[Signature]
Notary Public in and for the State of Washington,
Residing at King County
My commission expires 07-07-11



200806260035
Skagit County Auditor

STATE OF WASHINGTON)
) ss.
County of Thurston)

I, the undersigned, a Notary Public, do hereby certify that on this 6th day of June, 20 08, personally appeared before me L. W. Perry, Property and Acquisition Manager, Real Estate Services, Department of General Administration, State of Washington, to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as the free and voluntary act and deed of the Department, for the purposes and uses therein mentioned, and on oath stated that he was duly authorized to execute said document.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



[Signature]
Notary Public in and for the State of Washington,
Residing at Thurston County
My commission expires 3-21-09



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Skagit County Auditor

