



201010280138

Skagit County Auditor

10/28/2010 Page

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5 4:09PM

After Recording, Return To:

**PORT OF SKAGIT COUNTY
P.O. BOX 348
BURLINGTON, WA 98233**

GUARDIAN NORTHWEST TITLE CO.

Document Title(s): ASSIGNMENT OF LEASE WITH CONSENT THERETO ^{A100545-4}

Reference No. of Related Document(s): AF 200807160133

Grantor(s): PORT OF SKAGIT COUNTY

Additional Name(s) on page N/A of Document.

Grantee(s): ALYESKA OCEAN, INC.

Additional Name(s) on page 2 of Document.

Abbreviated Legal Description: LOT 5 OF BSP PL06-0913

Additional Legal(s) on page N/A of Document.

Assessor's Parcel/Tax ID Number: P123284

ASSIGNMENT OF LEASE WITH CONSENT THERETO

A. FOR VALUE RECEIVED, ALYESKA OCEAN, INC., a Washington Corporation, as "Assignor," hereby grants, bargains, sells, assigns, transfers and delivers unto CORPORATE AIR CENTER, LLC, a Washington limited liability company, as "Assignee," Assignor's interest and position in and to the lease dated the 1st of July, 2008, recorded under Skagit County Auditor's file number 200807160133, by and between the PORT OF SKAGIT COUNTY, a Washington municipal corporation, as "Lessor," and Assignor, as amended. The current assignment is requested because of the sale of the Assignor's improvements on the leasehold premises to Assignee.

B. The PORT OF SKAGIT COUNTY hereby consents to the Assignment of the Lease subject to and contingent upon compliance with the following agreements and conditions.

1. Assignee hereby unconditionally assumes all of Assignor's obligations contained in the Lease and accepts, agrees and covenants to comply with, and guarantees performance and fulfillment of, all the terms and conditions contained in the Lease.
2. Assignor hereby agrees to comply with all its financial obligations as Lessee incurred to the PORT OF SKAGIT COUNTY through the date of assignment or as thereafter may be determined to have been incurred prior to the date of assignment.
3. A determination by the PORT OF SKAGIT COUNTY, at its sole discretion, that Assignee is financially responsible to meet its financial obligations pursuant to the Lease.
4. The Assignee hereby agrees that all notices and payments hereunder may be delivered or mailed as set forth herein. If delivered by messenger, courier (including overnight air courier) or facsimile transmittal, the same shall be deemed delivered when received at the street addresses or facsimile numbers listed below. All notices and payments mailed, whether sent by regular post or by certified or registered mail, shall be deemed to have been given on the second business day following the date of mailing, if properly mailed to the mailing addresses provided below, and shall be conclusive evidence of the date of mailing. The parties may designate new or additional addresses for mail or delivery by providing notice to the other party as provided in this section.



To Lessor: Street Address:
Port of Skagit County
15400 Airport Drive
Burlington, WA 98233

Phone No.: (360) 757-0011

Mailing Address:
Port of Skagit County
P.O. Box 348
Burlington, WA 98233

Fax No.: (360) 757-0014

To Assignee: Street Address:
Corporate Air Center, LLC
15452 Airport Drive
Burlington, WA 98233

Phone No.: (360) 757-1557


Mailing Address:
Corporate Air Center, LLC
15452 Airport Drive
Burlington, WA 98233

Fax No.: (360) 757-1557

C. The signature of the representative of ALYESKA OCEAN, INC. hereinafter made constitutes evidence of ALYESKA OCEAN, INC's guarantee of the matters set forth in paragraph B(2) above. The signature of the representative of CORPORATE AIR CENTER, LLC hereinafter made constitutes evidence of CORPORATE AIR CENTER, LLC's agreement to comply with the matters referenced in the paragraphs above and Assignee's guarantee of the performance and fulfillment of the obligations referenced in the paragraphs above. Both signatories acknowledge that each is fully authorized to execute this assignment/agreement on behalf of their respective corporation/company.

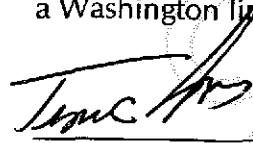
ASSIGNOR:

ALYESKA OCEAN, INC.,
a Washington corporation

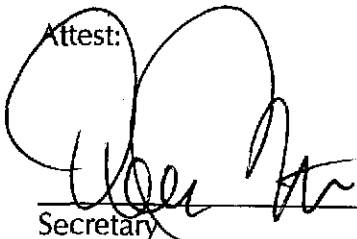

Jeff Hendricks, President Date 10-14-10

ASSIGNEE/LESSEE:

CORPORATE AIR CENTER, LLC,
a Washington limited liability company


Tim Lewis, Member Date 10-16-10

Attest:


Secretary

**ASSIGNMENT OF LEASE
WITH CONSENT THERETO**

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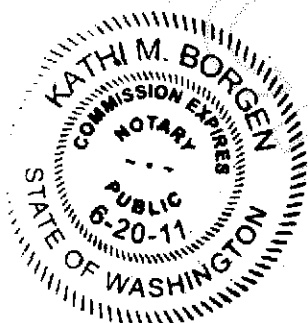
STATE OF WASHINGTON)

: ss.

COUNTY OF SKAGIT)

On this 14 day of October, 2010, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Jeff Hendricks and Doug Fryer to me known to be respectively the President and Secretary of Alyeska Ocean, Inc., a Washington corporation, the corporation that executed the within and 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 was duly authorized to execute said instrument.

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



Kathi M Borgen
(Signature)

Kathi M Borgen
(Print Name)

Notary Public in and for the State of WA.

residing at Anacortes

My Commission expires: 6-20-11

STATE OF WASHINGTON)

: ss.

COUNTY OF SKAGIT)

On this 16 day of October, 2010, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Tim Lewis to me known to be a member of Corporate Air Center, LLC, a Washington limited liability company, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he was duly authorized to execute said instrument.

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



Jones E. Atterberry
(Signature)

Jones E. ATTERBERRY
(Print Name)

Notary Public in and for the State of Washington

residing at Burlington

My Commission expires: 12-01-10

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CONSENT TO ASSIGNMENT

The PORT OF SKAGIT COUNTY hereby consents to the assignment of the above referenced lease, and specifically, on the conditions hereinbefore set forth.

DATED this 18th day of October 2010.

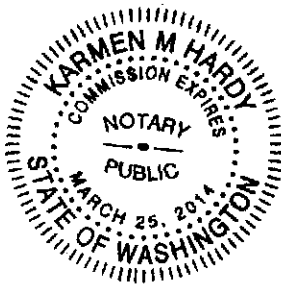
PORT OF SKAGIT COUNTY

By: 
Patsy H. Botsford-Martin
Executive Director

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 18th day of October, 2010, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Patsy H. Botsford-Martin, Executive Director of the Port Commission of the Port of Skagit County, a municipal corporation, 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 she was duly authorized to execute the same and that the seal affixed is the corporate seal of said corporation.

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



Karmen M. Hardy
(Signature)
Karmen M. Hardy
(Print Name)
Notary Public in and for the State of Washington,
residing at Anacortes
My Commission expires: 3/25/14

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