



201110060058

Skagit County Auditor

10/6/2011 Page 1 of 15 11:46AM

RETURN TO:

JOHN W. HICKS
SCHACHT & HICKS
PO BOX 1165
MOUNT VERNON WA 98273

\$ 76.00

DOCUMENT TITLE: LEASE
GRANTOR: BROWN, JOHN R.
BROWN, SHIRLEY
GRANTEE: SCHLAT, ANDREW
SCHLAT, REBECCA

ABBREVIATED LEGAL DESCRIPTION: ptn of Gov lot 8, Sec 18, Township
34 N, Range 4 E, W.M.

ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT "A" OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER: P26127

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 06 2011

Amount Paid \$ *10*
Skagit Co. Treasurer
By *Mb* Deputy

UNOFFICIAL DOCUMENT

LEASE

This Lease Agreement, entered into July 31, 2011, between JOHN R. BROWN and SHIRLEY BROWN, husband and wife, hereinafter "Lessor," and IAN LARSEN, a single man, and ANDREW SCHLAT and REBECCA SCHLAT, husband and wife, hereinafter "Lessee",

W I T N E S S E T H:

1. **LEASED PREMISES**. The Lessor does hereby lease to Lessee and the Lessee does hereby lease from Lessor the premises situate in the city of Mount Vernon, county of Skagit, state of Washington, described as follows:

An approximate 1/4 portion of the premises known as Jolly Walker Building with a physical address of 1129A Riverside Drive, Mount Vernon, WA 98273, as legally described on EXHIBIT "A" attached hereto and by reference made a part hereof. P26127

hereinafter called "premises."

2. **USE-PURPOSE**. The premises are to be used solely for the purpose of a restaurant/soup kitchen and for no other purpose, without the written consent of Lessor, which consent shall not be unreasonably withheld.

3. **PARKING**. The parties agree that parking shall be shared in accordance with EXHIBIT "B" entitled "Parking" attached. The parties have signed the exhibit evidencing their understanding and agreement to the parking configuration on the attached exhibit.

4. **TERM**. The term of this lease shall be for a period of three years, commencing August 1, 2011 and ending July 31, 2014.

5. **POSSESSION**. Lessor grants to Lessee possession of the premises effective the 1st day of August, 2011, for the balance of the term, for so long as Lessee shall comply with the covenants herein contained.

6. **RENTAL**. Lessee covenants and agrees to pay the Lessor as rental for the premises the sum of \$1,300.00 per month in lawful money of the United States, in advance, on the 1st day of each calendar month, with the first said payment due and payable on the 1st day of August, 2011, and with each subsequent payment due and payable on the same day of each and every month of the lease term.



201110060058
Skagit County Auditor

A late charge of five percent (5%) of the rent due shall be payable in addition to the rent if any such monthly rental payment is more than seven (7) days late.

7. **ADDITIONAL RENTAL.** Lessee shall pay to the Lessor in addition to the above amounts, twenty-five percent (25%) of the sums levied against the premises for taxes and annualized assessments by any governmental agency, and twenty-five percent (25%) of the costs of insuring the premises, including flood insurance, as may be incurred by Lessor, and all sums incurred by Lessor for premises maintenance. Lessor shall insure the premises upon a replacement cost policy which conforms to the co-insurance rules. Lessee shall pay fifty percent (50%) of all sums incurred by Lessor for sewer, water, landscape and grounds maintenance and garbage for the entire building, of which tenant occupies a part.

8. **ANNUAL RENTAL ADJUSTMENT.** The monthly rental shall be adjusted on August 1 of each year. The adjustment shall be in an amount equal to the net percentage increase in the U.S. Bureau of Labor and Statistics Consumer Price Index Summary or its equivalent if it is not published (copy attached for reference purposes, marked EXHIBIT "C", above the index amount on the previous anniversary/lease commencement date or three percent (3%), whichever is greater. This net percentage increase shall be multiplied against the then due monthly rental amount. The result of said multiplication shall then be added to the rent to determine the rent then to be due for the next twelve months.

9. **OPTION TO RENEW.** If the Lessee shall not be in default at the time of exercise of this option, the Lessee shall have the right to extend the term of this lease for one additional three (3) year period upon the same terms and conditions as set forth in this lease, excepting rental, upon giving written notice to the Lessor of the exercise of such right by the Lessee at least ninety (90) days prior to the expiration of the original term. The rent for the extended term shall be renegotiated, but in the event the rent cannot be agreed upon by the parties within thirty (30) days after the notice of the exercise of the option in writing given by the Lessee to the Lessor, then the rent shall be determined in the following manner: each of the parties shall appoint an arbitrator, and the two arbitrators shall appoint a third, and the three arbitrators shall determine the rent to be paid by the Lessee to the Lessor for the extended term utilizing the standard of fair market rental for the same or substantially similar rental property within a ten mile radius, and such determination of a majority of the arbitrators shall be binding upon the parties. Provided, however, in the event the two arbitrators appointed by the parties are unable, within fifteen (15) days of their appointment, to agree as to a third arbitrator, then the third arbitrator shall, upon the petition of either the Lessor or the Lessee, be appointed by the



201110060058

Skagit County Auditor

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Superior Court of the county in which the rental premises are located. Provided, further, that in no event, unless otherwise agreed by the parties, shall the rental be less than the rental payable during the initial term. The cost of arbitration shall be paid one-half by each party. The rules of the American Arbitration Association shall apply but the services of such association need not be employed.

10. **OTHER UTILITIES.** Lessee shall contract, on his own, and shall promptly pay to the applicable utility company all charges for gas, electricity, telephone and any other utility used or consumed upon the leased premises by Lessee not otherwise referenced herein.

11. **ASSIGNMENT AND SUBLETTING.** Lessee shall not assign this lease, or any part hereof, and shall not let or sublet the whole or any portion of the premises, without the prior written consent of Lessor or Lessor's agent. This lease shall not be assignable by operation of law. Any assignment of this lease shall not extinguish or diminish Lessee's liability. If consent is once given by Lessor to the assignment of this lease or any interest herein, Lessor shall not be barred from afterward refusing to consent to any further assignment. It is agreed that this lease and all rights of the Lessee hereunder shall, at the option of the Lessor, terminate upon the Lessee being by any court adjudicated bankrupt or insolvent, or upon the Lessee making any assignment for the benefit of creditors or in the event of any assignment by operation of law.

12. **TENANT'S PROPERTY.** All personal property and/or fixtures placed upon the premises by Lessee shall be at the Lessee's risk. Neither Lessor nor Lessor's agent shall be liable for any damage either to person or property sustained by Lessee or others caused by any defects now in the premises or hereafter occurring in the premises, nor due to the buildings or any part or appurtenance thereof becoming out of repair, or caused by the bursting or leaking of water, gas, sewer or steam pipes, or from any act or neglect of any employee or any other person, or due to the happening of any accident from whatsoever cause in and about the buildings and/or premises.

13. **PERSONAL PROPERTY TAXES.** During the term hereof, Lessee shall pay prior to delinquency all taxes assessed against and levied upon fixtures, furnishings, equipment, and all other personal property of Lessee contained in the premises and, when possible, Lessee shall cause the fixtures, furnishings, equipment, and other personal property to be assessed and billed separately from Lessor's real property. In the event any of Lessee's fixtures, furnishings, equipment, other personal property, or any leasehold improvements installed after commencement of this lease



shall be assessed and taxed with Lessor's real property, Lessee shall pay to Lessor its share of such taxes within ten (10) days after payment thereof by Lessor.

14. **REPAIRS AND MAINTENANCE.** Lessor agrees to maintain the exterior and structural portion of the building upon the leased premises in good condition and repair, reasonable wear and tear excepted, including but not limited to walls, floors, foundation, roof, heating and air conditioning equipment, electrical, plumbing and sewer systems to the interior wall. Provided, however, Lessor shall not be obligated to repair any of the above when such repair is necessitated by the negligence or deliberate act of the Lessee, his agents, customers and/or employees. The Lessee agrees that he will provide at his own cost and expense all necessary repairs to the entire remainder of the building and particularly to the interior of the premises, and keep the same in a good, neat, clean and sanitary condition, reasonable wear and tear excepted, and except for any damages that may occur as a result of the negligence or the deliberate act of Lessor or Lessor's agents. The Lessee agrees that any and all painting and/or redecoration of the premises, interior and exterior, shall be at his own cost and expense and without contribution by the Lessor. Lessee shall further keep and maintain the grounds surrounding the leased premises in a neat, clean and sanitary condition and keep the asphalt or concrete areas in good repair and in a clean condition. Lessee shall further repair and/or replace any and all glass which may become broken or damaged. Lessee shall return the building and surrounding grounds in their original condition as they existed upon the commencement date of Lessee's tenancy, reasonable wear and tear excepted.

The premises have been inspected and are accepted by the Lessee in their present condition and Lessee agrees that at the expiration of this lease, Lessee will quit and surrender the premises without notice and in a neat and clean condition. The Lessee has listed all deficiencies which exist at the time of the commencement of Lessee's tenancy and delivered the list to Lessor and each has signed and retained a duplicate original of the list.

Each of the parties agree to promptly make all repairs required hereunder and to promptly pay for all repairs and maintenance that may become necessary during the term of this lease; which repairs, maintenance and replacement shall be equal in quality to the original work.

Lessee shall keep the leased premises free from any liens arising out of any work performed, materials furnished or obligations incurred by Lessee in any repairs or maintenance done to the premises.



15. **ALTERATIONS.** Lessee shall not make any alterations, additions or improvements on the premises without Lessor's prior written consent; which consent will not be unreasonably withheld and all alterations, additions and improvements which shall be made, shall be at Lessee's sole cost and expense. All improvements made by Lessee shall remain a part of the premises upon termination of the lease and the improvements shall become Lessor's absolute property, without cost or obligation on the part of Lessor to reimburse Lessee in any regard. Lessee shall keep the leased premises free from any liens arising out of any work performed, materials furnished or obligations incurred by Lessee for the purpose of making any changes and/or alterations in and to the premises. Lessor previously made improvements for Lessee's benefit, which improvements shall remain even though Lessee repaid Lessor for sums expended for the installation of those improvements.

16. **GOVERNMENTAL FEES.** All fees, taxes and other governmental charges payable by Lessee to the city, county or state during the life of this lease, resulting from Lessee's operations, shall be paid by Lessee.

17. **COVENANT TO HOLD HARMLESS.** All personal property in the premises shall be at Lessee's sole risk. Lessee agrees to indemnify and hold Lessor harmless from any and all claims by or on behalf of any person, firm or corporation arising from the conduct or management of the business conducted in or about the premises, including hazardous substances, by Lessee or from work or things done by Lessee in or about the premises, and will further indemnify and save Lessor harmless against and from any and all claims arising during the term of this lease of any breach or default on the part of Lessee in the performance of any covenant or agreement on the part of Lessee to be performed hereunder or arising from any act or negligence of Lessee or any of its agents, contractors, servants, employees or licensees in or about the premises, and from and against all costs, attorney's fees, expenses and liabilities incurred in or about any such claim, action or proceeding brought thereon, and in case of any action or proceeding to be brought against Lessor by reason of any such claim, Lessee, upon notice by Lessor, covenants to resist or defend such action or proceeding by attorneys reasonably satisfactory to Lessor. Lessee shall at its own expense maintain proper and adequate liability insurance, including hazardous materials, in the amount of \$1,000,000.00 with a reputable insurance company or companies rated A VI or better by "Best's Insurance Guide", most recent edition. Lessor shall be named in said insurance policies as one of the named insureds on a primary non-contributory basis and Lessor shall be furnished with a copy of the policy or policies of insurance and all renewals, which policy shall provide a thirty (30) day cancellation notice provision.



18. **PREMISES DESTRUCTION.** If the premises or the building are rendered untenable by fire or other casualty, Lessor may elect (a) to terminate this lease as of the date of the fire or other casualty by notice to Lessee within 30 days after that date, or (b) to repair, restore or rehabilitate the building or the premises at Lessor's expense within 180 days after the Lessor is able to take possession of the damaged premises and to undertake the repairs, restoration and rehabilitation, in which later event the term of this lease shall not terminate but the fixed rent shall be abated on a per diem basis while the premises are untenable. If Lessor elects to repair, restore or rehabilitate the building or premises and does not substantially complete the work within the first 120 day period, due allowance being made for any prevention of Lessor's so doing by reason of practical impossibility caused by strikes, lockouts, fires or unavoidable casualty beyond Lessor's control, or weather, either party can terminate this lease as of the date of the fire or other casualty by notice to the other party of not later than 130 days after Lessor is able to take possession of the injured premises and undertake the repairs, restoration and rehabilitation. In the event of termination of this lease pursuant to this section, rental payments shall be apportioned on a per diem basis and be paid to the date of the fire or other casualty. If the premises are partially destroyed and are partially tenable, Lessor shall as soon as practicably possible, and within 120 days after Lessor is able to take possession of the damaged premises, repair the partial destruction. During the period of repair, the rent shall be abated in proportion that the unusable area bears to the total leased area.

19. **USE OF INSURANCE PROCEEDS.** All insurance proceeds payable to either party by reason of any insured loss for damage or destruction to the improvements shall be available to the Lessor for its use in reconstruction or repair, as the case may be, should the premises be repaired.

Should Lessor elect not to repair the damaged or destroyed premises, then the insurance proceeds payable to either party shall be payable pursuant to the term of the insurance policies.

20. **CONDEMNATION.** The term "condemnation," as used in this lease, shall mean the exercise of the power of eminent domain by any person, entity, body, agency, authority or private person in lieu of eminent domain. The date of condemnation shall mean the day on which an actual physical taking of possession pursuant to the exercise of the power of eminent domain or private person in lieu thereof occurs, or the date of settlement or compromise of the claims of the parties thereto, whichever first occurs, and the property shall be deemed "condemned" on the date.



201110060058
Skagit County Auditor

In the event the entire leased premises are taken, or so much thereof is taken that in Lessee's opinion said leased premises are no longer suitable for continuation of the business then being conducted thereon, then, in either event, this lease shall terminate on the date of condemnation.

In the event only a part of the leased premises is so taken and the remaining part thereof, in Lessee's opinion, remains reasonably suitable for Lessee's continued occupancy and conduct of its business thereon, this lease shall, as to the part so taken, terminate on the date of condemnation and the minimum monthly rental shall thereupon be reduced in the same proportion that the number of square feet of the leased premises so taken bears to the original number of square feet of the leased premises.

Lessor and Lessee shall each be entitled to receive and retain such separate awards and portions of lump sum awards, including severage damages, if any, as may be allocated to their respective interests in any condemnation proceedings. Termination of this lease shall not affect the rights of the respective parties to such awards. Each party agrees to execute and deliver to the other all instruments that may be required to effectuate the provisions of this paragraph.

21. **WAIVER OF SUBROGATION.** Lessor hereby releases Lessee of and from every and all right, claim and demand that Lessor may hereafter have against Lessee or Lessee's successor or assigns arising out of or in connection with any loss or losses occasioned by fire or such other causes as are included under the normal extended coverage clauses of the insurance policy contracts provided for herein, and does hereby waive all rights of subrogation in favor of insurance carriers against Lessee arising out of any losses occasioned by fire and such other causes for damage as are included under the normal extended coverage clauses of the insurance policy contracts provided for herein and sustained by Lessor in or about the premises.

Lessee hereby releases Lessor of and from every and all right, claim and demand that Lessee may hereafter have against Lessor or Lessor's successor or assigns arising out of or in connection with any loss or losses occasioned by fire or such other causes as are included under the normal extended coverage clauses of the insurance policy contracts provided for herein, and does hereby waive all rights of subrogation in favor of insurance carriers against Lessor arising out of any losses occasioned by fire and such other causes for damage as are included under the normal extended coverage clauses of the insurance policy contracts provided for herein and sustained by Lessee to trade, income, fixtures, furniture, equipment and/or merchandise in the premises.



The waivers provided for in this paragraph shall not be effective until appropriate waivers of subrogation are obtained from each insurer. The above waivers, additionally, shall be ineffective to the extent the waiver shall invalidate any insurance policy, either in whole or in part.

22. **SIGNS.** All signs, symbols and other advertising media of a permanent nature placed in, on or about the premises or upon any exterior portion of the building shall be subject to the approval of the municipal permitting authorities. Lessee shall not install any exterior lighting or plumbing fixtures, shades, or awnings, nor apply any paint or other exterior decoration without the previous written consent of Lessor. Any signs placed on the premises shall be so placed with the understanding and agreement that Lessee will remove same at the termination of the tenancy and repair any damage or injury to the premises caused thereby and, if not so removed by Lessee, then Lessor may have the same so removed at Lessee's expense, unless otherwise agreed upon between the parties.

Lessor reserves the right to temporarily remove any exterior signs for the purpose of repairing the exterior of the building.

23. **QUIET POSSESSION.** Lessor hereby covenants and agrees that at all time during the term hereof, that Lessee is not in default, Lessee shall have full, peaceful and quiet possession of the premises.

24. **RIGHT TO ENTER.** The right is reserved to Lessor, its agent and workmen, at all reasonable times, to enter upon any part of the premises for the purpose of inspecting the same and making any repairs which Lessor may deem necessary for the protection or preservation of the building or its equipment or appurtenances. Lessor may, during the last 30 days of the lease term, post "For Rent" signs.

25. **DEFAULT AND RE-ENTRY.** If the Lessee shall be in arrears in the payment of the rent, or if the Lessee shall fail or neglect to do, keep, perform, or observe any of the covenants and agreements contained herein on Lessee's part to be done, kept, performed, and observed, and if such default(s) shall continue for thirty (30) days or more after written notice of such failure or neglect shall be given to Lessee, or if said Lessee shall be declared bankrupt or insolvent according to law, or if any assignment of Lessee's property shall be made for the benefit of creditors, or if on the expiration of this lease Lessee fails to surrender possession of the premises, then and in either of said cases or events, the Lessor, at Lessor's option, immediately or at any time thereafter, without demand or notice, may enter into and upon the premises and every part thereof and repossess the same and expel Lessee and those claiming by, through, and under Lessee and



remove Lessee's effects at Lessee's expense, forcibly if necessary, and store the same, all without being deemed guilty of trespass and without prejudice to any remedy which otherwise might be used. Lessee shall make good to the Lessor any deficiency arising from a re-entry and reletting of the premises for the balance of the lease term at a lesser rental than herein agreed to.

26. **NON-WAIVER OF BREACH.** The failure of lessor to insist upon strict performance of any of the covenants and agreements of this lease, or to exercise any option herein conferred in any one or more instances, shall not be construed to be a waiver or relinquishment of any such, or any other covenants or agreements, but the same shall be and remain in full force and effect. Lessor shall retain the right to forfeit this lease after acceptance of subsequent rents even if prior rents remain unpaid.

27. **COSTS AND ATTORNEYS' FEES.** If by reason of any default on the part of either party it becomes necessary for either party to employ an attorney, or in case either party shall bring suit to recover any rent due hereunder, or for any breach of any provision of this lease, or to recover possession of the leased premises, or if either party shall bring any action arising from this lease for any form of relief, declaratory or otherwise, arising out of this lease, the prevailing party shall have and recover against the other party, in addition to the costs allowed by law, such sum as the Court may adjudge to be a reasonable attorneys' fee. In the event Lessee defaults in the payment of rental, Lessee agrees to pay for the cost of any collection agency, or attorney, employed by Lessor for the purpose of collecting said rent.

28. **HOLDOVER.** If Lessee shall, with or without the written consent of lessor, hold over after the expiration of the term of this lease, such tenancy shall be for a period of time on a month-to-month tenancy, which tenancy may be terminated as provided by the laws of the state of Washington. During such tenancy, Lessee agrees to pay to Lessor the same rate of rental as set forth herein, unless a different rate is agreed upon, and to be bound by all of the terms, covenants and conditions as herein specified, so far as applicable.

30. **NOTICES.** Notices and demands shall be forwarded by certified mail, postage prepaid, to:

LESSOR: JOHN R. BROWN and SHIRLEY BROWN
PO Box 1232
Mount Vernon WA 98273

LESSEE: IAN LARSEN
PO Box 1647
Mount Vernon WA 98273



ANDREW SCHLAT and REBECCA SCHLAT
3315 ARBOR STREET
MOUNT VERNON WA 98273

subject to the right of either party to designate by notice in writing any new address to which notices, demands, and installments of rental may be sent.

31. **RELATIONSHIP OF PARTIES.** This lease, or any part hereof, is not to be construed as a joint enterprise, a partnership, or any other relationship except that of Lessor and Lessee.

32. **HEIRS AND SUCCESSORS.** Subject to the provisions hereof, pertaining to assignment and subletting, the covenants and agreements of this lease shall be binding upon the heirs, legal representatives, successors, and assigns of any or all of the parties hereto.

33. **ASSESSMENTS.** Lessor agrees to pay any L.I.D. assessments currently assessed and any future assessments levied against the subject property promptly and when due.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.



JOHN R. BROWN



SHIRLEY BROWN
Lessor



IAN LARSEN



ANDREW SCHLAT



REBECCA SCHLAT
Lessee



STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JOHN R. BROWN and SHIRLEY BROWN, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: July 31, 2011.



Printed name: KAY L. NEGLEY
Notary Public in and for the state of
Washington, residing at Mount Vernon
My appointment expires: 3/15/2012



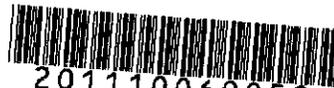
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That portion of Government Lot 8, Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South right of way line of Willow Lane as established in the city of Mount Vernon, 30 feet West of the East line of the said Government Lot 8; thence West along South right of way road line 130 feet; thence South parallel to the East line of said Government Lot 8, a distance of 145 feet to an established fence line; thence East along said fence line 130 feet to the West line of Riverside Drive; thence North along said West line 145 feet to the point of beginning.

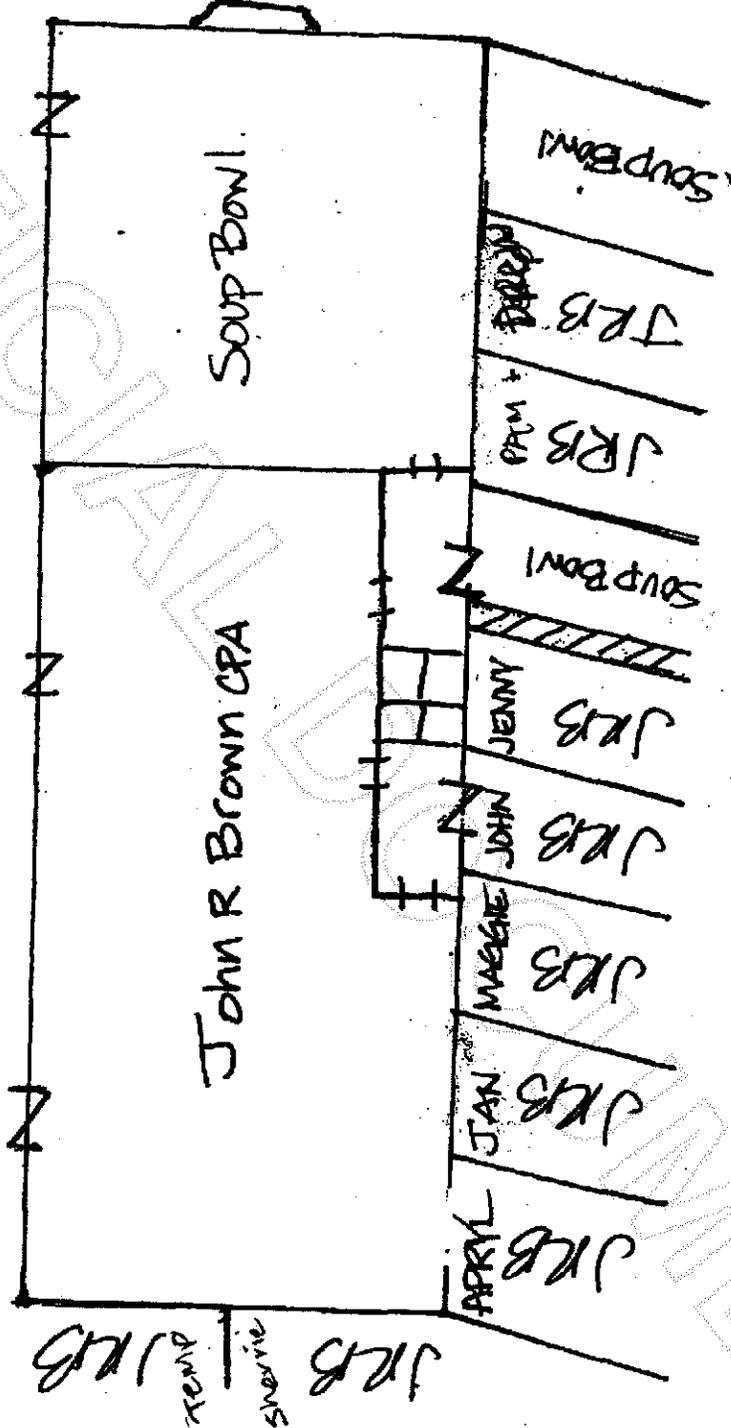
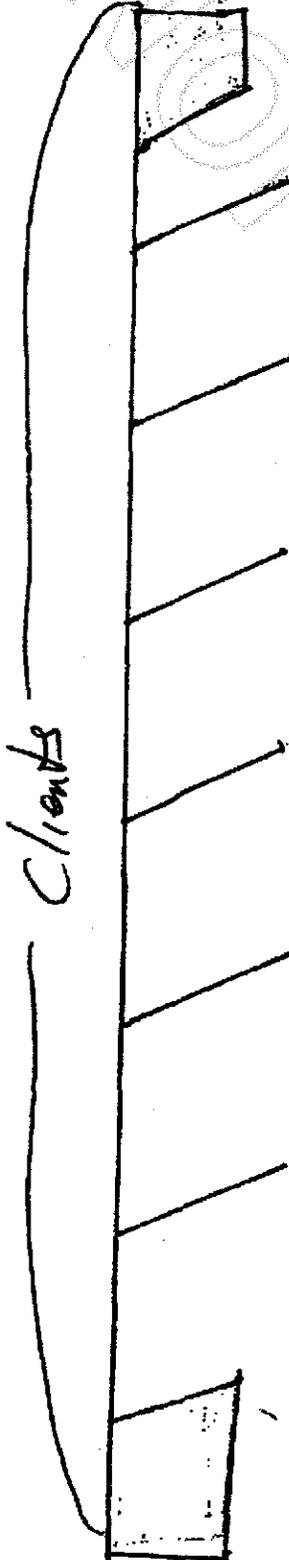
P26127

EXHIBIT "A"



201110060058
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Clients



Not to Scale.

EXHIBIT "B" - PARKIN



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Consumer Price Index Summary

UNITED STATES DEPARTMENT OF LABOR
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Search: All BLS.gov

for:

125 YEARS
BUREAU OF LABOR STATISTICS

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Economic News Release

CPI FONT SIZE: PRINT

Consumer Price Index Summary

Transmission of material in this release is embargoed until 8:30 a.m. (BST) Wednesday, December 16, 2009 USDL-09-1532

Technical information: (202)691-7000 Reed.Steve@bls.gov www.bls.gov/cpi
Media Contact: (202)691-5902 PressOffice@bls.gov

Consumer Price Index - November 2009

On a seasonally adjusted basis, the Consumer Price Index for All Urban Consumers (CPI-U) rose 0.4 percent in November, the U.S. Bureau of Labor Statistics reported today. Over the last 12 months the index increased 1.8 percent before seasonal adjustment, the first positive 12-month change since February 2009.

The seasonally adjusted increase in the all-items index was due to a 4.1 percent increase in the energy index. The index for gasoline rose sharply and the indexes for electricity, fuel oil, and natural gas also increased, creating the fourth consecutive rise in the energy index and the largest increase since August. In contrast, the index for all items less food and energy was unchanged in November, after ten consecutive monthly increases. Declines in shelter indexes offset increases in the indexes for new and used motor vehicles, medical care, airline fares, and tobacco.

The food index rose slightly in November. As in October, the food away from home index rose modestly while the index for food at home was unchanged. Within the latter, three grocery store food groups posted increases while three declined.

Table A. Percent changes in CPI for All Urban Consumers (CPI-U): U.S. city average

	Seasonally adjusted changes from preceding month							Un-adjusted ended Nov. 2009
	May 2009	June 2009	July 2009	Aug. 2009	Sep. 2009	Oct. 2009	Nov. 2009	
All items.....	.1	.7	.0	.4	.2	.3	.4	1.8
Food.....	-.2	.0	-.3	.1	-.1	.1	.1	-.7
Food at home.....	-.5	.0	-.5	.0	-.3	.0	.0	-2.9
Food away from home (1).....	.1	.1	.1	.1	.1	.1	.2	2.1
Energy.....	.2	7.4	-.4	4.6	.6	1.5	4.1	7.4
Energy commodities.....	2.3	16.2	-.4	8.5	1.1	1.9	6.3	19.6
Gasoline (all types).....	3.1	17.3	-.8	9.1	1.0	1.6	6.4	23.6
Fuel oil.....	-3.3	4.8	-1.5	6.2	1.5	6.3	9.0	-6.9
Energy services.....	-1.7	-1.2	-.3	.0	.1	.9	1.4	-5.1
Electricity.....	-.4	-1.9	-.6	-.1	.6	.6	1.4	.2
Utility (piped) gas service.....	-5.7	1.3	.9	.4	-1.7	1.9	1.5	-18.6
All items less food and energy.....	.1	.2	.1	.1	.2	.2	.0	1.7
Commodities less food and energy commodities.....	.2	.3	.2	-.3	.3	.4	.2	2.6
New vehicles.....	.5	.7	.5	-1.3	.4	1.6	.6	4.9
Used cars and trucks.....	1.0	.9	.0	1.9	1.6	3.4	2.0	5.8
Apparel.....	-.2	.7	.6	-.1	.1	-.4	-.3	1.0
Medical care commodities.....	-.4	.1	-1.1	.5	.6	.2	.0	3.8
Services less energy services.....	.1	.1	.0	.2	.1	.1	.0	1.4
Shelter.....	.1	.1	-.2	.1	.0	.0	-.2	.3
Transportation services.....	-.1	-.1	.5	.6	.7	.4	.6	3.6
Medical care services.....	.3	.2	.3	.2	.4	.2	.4	3.5

1 Not seasonally adjusted.



EXHIBIT "C"

201110060058
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