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6 12:10PM

RETURN TO:

Furlong Butler Attorneys 825 Cleveland Ave. Mount Vernon, WA 98273

P115610 and P115634

Document Title:
TERMINATION OF LAND LEASE AGREEMENT
Reference Number: 201206270114
Grantor(s): additional grantor names on page
L. PORT OF SKAGIT COUNTY
2.
Grantee(s): additional grantee names on page
1. HEXCEL CORPORATION
2.
Abbreviated legal description: [full legal on page(s)
Lot 51, Amended Skagit Regional Airport Binding Site Plan, Phase I, recorded under AF #200303040030
Assessor Parcel / Tax ID Number: additional tax parcel number(s) on page

TERMINATION OF LAND LEASE AGREEMENT

This TERMINATION OF LAND LEASE AGREEMENT, dated the 25 day of June, 2012, is between the Port of Skagit County, the "Lessor" and Hexcel Corporation, a Delaware corporation, the "Lessee."

11. RECITALS

WHEREAS, effective on 5th day of September, 1989, the Port of Skagit County ("Lessor") and Oran N. Jones and Patricia C. Jones d/b/a Westar Diversified Investments, as "Lessee," entered under land lease Agreement which was assigned on December 11, 1989 to Hexcel Corporation, a Delaware corporation ("Lessee"); and which was amended by the Amendment to Lease dated March 9, 2004 and the Amendment to Lease dated October 19, 2004, located on property legally described in Exhibit A (collectively, the "Lease") and which Lease was described in that Memorandum of Lease dated March 19, 2002 and recorded under Skagit County Auditor's file number 200203280077; and

WHEREAS, Lessee intends to construct further improvements that require additional land and revised lease terms; and

WHEREAS, Lessor and Lessee have agreed to a new, comprehensive lease agreement that will go into effect as of June, 1, 2012 as described in the Memorandum of Lease recorded under Skagit County Auditor's file number 201206270114 (the "New Lease"); and

WHEREAS, the parties wish to formally terminate the existing lease, it is

II. AGREEMENT

NOW THEREFORE, in consideration of the mutuality of benefits to be derived herefrom, the parties agree:

The Lease is terminated as of midnight May 31, 2012; provided, that any accrued but unknown obligations between the parties under the terms of the Lease shall survive to the extent set forth in the New Lease.

[Balance of page intentionally blank, signatures on following page]

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LESSOR:	LESSEE:	
PORT OF SKAGIT COUNTY	HEXCEL CORPORATION	
ALLAS -		
Patricia H. Botsford-Martin	Rodney P. Jenks, Jr.	
Executive Director	Assistant Secretary	
6P5/P2		
Date	Date	
	SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX	
STATE OF WASHINGTON)	JUN 27 2012	
COUNTY OF SKAGIT) SS.	Amount Paid \$ Skagk Co. Treasurer By Deputy	
On this 25th day of June	, 2012, before me personally appeared Patricia H.	
	itive Director 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.

MEN M AMBLIC NOTARY SOLUTION OF WASHINGTON

Karnen M. Hard (Signature)

(Print Name)

Notary Public in and for the State of Washington, residing at Anacorkes

My appointment expires: 3/25/

LESSOR: PORT OF SKAGIT COUNTY
LESSEE: HEXCEL CORPORATION
TERMINATION OF LAND LEASE AGREEMENT

201206270115 Skagit County Auditor

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LESSOR:	LESSEE:
PORT OF SKAGIT COUNTY	HEXCEL CORPORATION
	Milly Buly D
Patricia H. Botsford-Martin	Rodney P. Jenks, Jr.
Executive Director	Assistant Secretary 22 Jone 201>
Date	Date
STATE OF WASHINGTON) SS.	
COUNTY OF SKAGIT	
municipal corporation, the corporation that essaid instrument to be the free and voluntary a	, 2012, before me personally appeared Patricia H. utive Director of the PORT OF SKAGIT COUNTY, a executed the foregoing instrument, and acknowledged act and deed of said corporation, for the uses and ted that she was duly authorized to execute the same of said corporation.
IN WITNESS WHEREOF I have hereunto set first above written.	my hand and affixed my official seal the day and year
	(Signature)
	(Print Name)
	Notary Public in and for the State of Washington, residing at
	My appointment expires:

LESSOR: PORT OF SKAGIT COUNTY
LESSEE: HEXCEL CORPORATION
TERMINATION OF LAND LEASE AGREEMENT



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STATE OF CONNECTICUT)	. [
COUNTY OF FRITLIAM) \$\$)	Stamford

On this ZZnlday of June, 2012, before me, the undersigned, a Notary Public in and for the state of Connecticut, duly commissioned and sworn, personally appeared Rodney P. Jenks, Jr., to me known to be the Assistant Secretary of the corporation that executed the foregoing instrument, and acknowledged the 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 is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the state of

Connecticut.

residing at

My commission expires:

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EXHIBIT "A"

Lot 51, of the Amended Skagit Regional Airport Binding Site Plan, Phase I, as recorded March 4, 2003, under Skagit County Auditor's File No. 200303040030, records of Skagit County, Washington, exclusive of any portion of Tract "I" adjacent thereto (462,986 square feet (10.63 acres).

Option Area:

Lot 50 of the Amended Skagit Regional Airport Binding Site Plan, Phase I, as recorded March 4, 2003, under Skagit County Auditor's File No. 200303040030, records of Skagit County, Washington, exclusive of any portion of Tract "I" adjacent thereto (43,477 square feet (,998 acres).

SUBJECT TO: Restrictions, easements and reservations of record, if any, as of September 5, 1989; and

RESERVING a non-exclusive easement over and across the premises to provide ingress and egress to any and all such buildings and areas and other adjacent properties owned by Lessor. Lessor shall exercise said easement so as not to unreasonable interfere with Lessee's use of the property.

Situate in the County of Skagit, State of Washington.

LESSOR: PORT OF SKAGIT COUNTY
LESSEE: HEXCEL CORPORATION
TERMINATION OF LAND LEASE AGREEMENT

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