



201402190021

Skagit County Auditor

\$75.00

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4 11:40AM

ASSIGNMENT OF LEASE

ACCOMMODATION RECORDING

LAND TITLE OF SKAGIT COUNTY

THIS ASSIGNMENT, by and between Tod Hendricks and Rodney Hendricks, (hereinafter collectively, "Assignee") (4541 Anaco Beach Rd. Anacortes, WA 98221 360 293 5561) and Alyeska Marine, LLC (hereinafter, "Assignor"), as follows:

WHEREAS, on December 31, 2004, Professional Leasing Group, LLC, a Delaware corporation, entered into that certain COMMERCIAL LEASE AGREEMENT ("the Lease") with Twin Bridge Marine Park, LLC, a copy of which is attached hereto and marked "Exhibit A," and;

not

WHEREAS, on January 1, 2006, Professional Leasing Group, LLC assigned all of its right, title and interest in and to said lease to Favour Leasing, LLC, a copy of which Assignment is attached hereto and marked "Exhibit B," and;

not

WHEREAS, on February 20, 2011, Favour Leasing, LLC, a Utah LLC, assigned all of its right, title and interest in and to said lease to Alyeska Marine, LLC, a copy of which Assignment is attached hereto and marked "Exhibit C," and;

not

WHEREAS, in return for valuable consideration, the receipt of which is hereby acknowledged, Assignor has agreed to assign to Assignee, all its rights, title and interest in and to said Lease to Assignee.

NOW, THEREFORE, it is agreed as follows:

1. In consideration of the premises, Assignor hereby assigns to Assignee all of its right, title and interest in and to the said Lease, together with all rights and privileges pertaining thereto.

2. Assignee accepts the above assignment and subjects itself to all the promises and covenants therein contained. Assignee agrees to assume all of the obligations of "Tenant" under said lease and will hold harmless assignor from any claims or obligations arising out of the lease or leased premises after this date.

3. Assignor warrants that the lease has been extended according to its terms for the first Extension Term until March 31, 2015.

P#124830/340211-0-014-0405/P20279

Slip 4, 11-34-2

Basic
4. Assignor further warrants that Assignor is in compliance with all terms of the Lease, has paid all Rent due under its terms until March 31, 2015 and will indemnify and hold harmless Assignee in the event of any breach of Assignor's warranties herein.

Dated: December 18, 2013

Assignor

Alyeska Marine, LLC

By: Jeff Hendricks, Member, Mgr

Jeff Hendricks

Assignees

By: Tod Hendricks and Rodney Hendricks, individuals

Tod Hendricks

Rodney Hendricks

Twin Bridge Marine Park, LLC hereby consents to the above assignment and confirms and accepts Tod Hendricks and Rodney Hendricks as Tenant under said Lease in the place and stead of Alyeska Marine, LLC, who is released from any further liability on said lease. Twin Brides Marine Park, LLC acknowledges that moorage fees are fully paid up in advance through March 31, 2015.

all Basic Rent has been. See attached Addendum.

Dated: December 18, 2013

Twin Bridge Marine Park, LLC

By: _____
William J. Youngsman, Member



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Addendum

This is an addendum to the Assignment of Lease dated December 18, 2013 between Alyeska Marine, LLC (Assignor) and Tod Hendricks and Rodney Hendricks, individuals (Assignees).

1. Basic Rent of \$85,200 was pre-paid for the Primary Lease Term and the First Extension Term. The First Extension Term extended the lease until March 31, 2015 and all Basic Rent has been paid for that period. This lease is an "absolute net" lease, meaning that in addition to any Basic Rent, Lessee is also responsible for their share of any operating costs and other additional rent items, as outlined in the lease. There will be some retroactive additional rent due for these additional rent items, once those statements are updated and sent to boat house owners, which is typically done in the spring, once the tax statements for that year have been finalized by Skagit County.
2. An administrative fee of \$500 is due upon execution of this assignment, as outlined in Paragraph 7.1 of the lease agreement.



Assignor:

Alyeska Marine, LLC
By: Jeff Hendricks, Member, Manager


Jeff Hendricks

2014521
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 19 2014

Amount Paid \$ 
By Skagit Co. Treasurer Deputy


Assignees:

By: Tod Hendricks and Rodney Hendricks, individuals


Tod Hendricks


Rodney Hendricks

Landlord:

Twin Bridges Marine, Park, LLC
By: William J. Youngsman, Member, Manager


William J. Youngsman



Legal Description:

SLIP 4, DR 12 DR 19 BAT INT OF S LIS & M RPLY WI LI MEAN HI TIDE PADILLA BAY
TH SELY ALGS LI SD RLY TO INT WI CO RD TH WLY ALG N LI CO RD TO LI MEAN HI
TIDE TH NWLY TPB PTN IN SE 2 11 & 12.

Tax Parcel Number(s):

PI24830/340211-0-014-0405

Located on P20279



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