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Skagit County Auditor

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3/3/2015 Page

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FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:

Davis Wright Tremaine LLP

Attn: C. Eng

777 108th Avenue NE, Suite 2300

Bellevue, WA 98004-5149

Space above this line is for Recorder's use.

Memorandum of Option and Land Lease Agreement

Grantor: Lyman Business Park, LLC, a Washington limited liability company

Grantee: Seattle SMSA Limited Partnership d/b/a Verizon Wireless

Legal Description: Lot 1 of Lyman Short Plat No. 1-86, Volume 7 of Short Plats, Page 163, NE 1/4, S17, T35N, R6E, W.M., County of Skagit, State of Washington
Official legal description as Exhibit A

Assessor's Tax Parcel ID#: P41544 / 350617-1-002-0000

Reference # (if applicable):

MEMORANDUM OF OPTION AND LAND LEASE AGREEMENT

THIS MEMORANDUM OF OPTION AND LAND LEASE AGREEMENT evidences that an Option and Land Lease Agreement ("Agreement") was entered into as of February 12, 2015, by and between Lyman Business Park, LLC, a Washington limited liability company ("Lessor"), and Seattle SMSA Limited Partnership d/b/a Verizon Wireless ("Lessee"), for certain real property located at 31687 Highway 20, Sedro Woolley, County of Skagit, State of Washington, within the property of Lessor which is described in Exhibit "A" attached hereto ("Legal Description"), together with a right of access and to install and maintain utilities, for an initial term of five (5) years commencing as provided for in the Agreement, which term is subject to Lessee's rights to extend the term of the Agreement as provided in the Agreement.

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Memorandum of Option and Land Lease Agreement as of the day and year last below written.

LESSOR: Lyman Business Park, LLC, a Washington limited liability company

By: Darlene H.

Name: Darlene Hanson

Title: Manager/Owner

Date: 1-15-15

LESSEE: Seattle SMSA Limited Partnership d/b/a Verizon Wireless
By Cellco Partnership, Its General Partner

By: Brian Mecum

Brian Mecum

Area Vice President Network

Date: 2/12/15

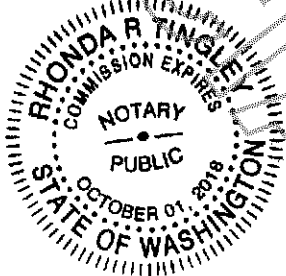
Exhibit A – Legal Description

LESSOR ACKNOWLEDGEMENT

STATE OF Washington }
COUNTY OF Skagit } ss.

On this 15th day of January, 2015, before me, a Notary Public in and for the State of Washington, personally appeared Darlen Hinson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that He/She was authorized to execute the instrument, and acknowledged it as the Manager member of Lyman Business Park, LLC, a Washington limited liability company, to be the free and voluntary act and deed of said party for the uses and purposes mentioned in the instrument.

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



Rhonda R Tingley
NOTARY PUBLIC in and for the State of WA
residing at Burlington
My appointment expires 10-1-18
Print Name Rhonda R Tingley

NOTARY ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF ORANGE)

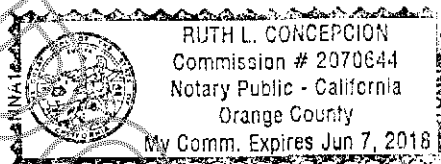
On 2/13/2015 before me, Ruth L. Concepcion, Notary Public, personally appeared Brian Mecum who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public



Place Notary Seal Above

EXHIBIT "A"
LEGAL DESCRIPTION

For APN/Parcel ID(s): P41544 / 350617-1-002-0000

Lot 1 of LYMAN SHORT PLAT NO. 1-86, recorded in Volume 7 of Short Plats, page 163, lying in the Northwest Quarter of the Northeast Quarter of Section 17, Township 35 North, Range 6 East of the Willamette Meridian.

Situated in Skagit County, Washington