



201603030038

Skagit County Auditor

\$79.00

3/3/2016 Page

1 of

7 11:45AM

Return Address:

McDonald's Corporation
One McDonald's Plaza
Oak Brook, IL 60523
Attention: Director, U.S. Legal, L/C: 046-1025

ACCOMMODATION RECORDING

CHICAGO TITLE
620026637-M **AMENDED SUPPLEMENT TO LEASE**

Reference numbers of related documents:

200704020203

On page one (1) of document

Grantor(s):

1. Stratford Hall, Inc. , a Delaware corporation
- 2.
- 3.

Chicago Title has placed this document for recording as a customer courtesy and accepts no liability for its accuracy or validity

Grantee(s):

1. McDonald's USA, LLC., a Delaware limited liability company
- 2.
- 3.

Legal Description:

Lot 13, City of Burlington Binding Site Plan No. Burl-01-04, entitled Newman Development of Burlington, LLC, Sec. 7, Township 34 North, Range 4 East W.M.

Additional legal description is on pages five (5) and six (6) of document

Assessor's Property Tax Parcel Account Number(s):

8048-000-013-0000 (P121448)

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

MAR 03 2016

Amount Paid \$
Skagit Co. Treasurer
By *Mdm* Deputy

AMENDED SUPPLEMENT TO LEASE

This Amended Supplement to Lease ("Amended Supplement") dated January 7, 2016, between STRATFORD HALL, INC., a Delaware corporation, successor in interest to Newman Development Group of Burlington, LLC, a Washington limited liability company ("Landlord"), whose address is c/o Colliers International, 601 Union Street, Suite 5300, Seattle, WA 98101, and McDONALD'S USA, LLC, a Delaware limited liability company ("Tenant"), whose address is One McDonald's Plaza, Oak Brook, Illinois 60523. The following statements are a material part of this Amended Supplement.

PRELIMINARY STATEMENTS

- A. By a Ground Lease dated April 18, 2006, as amended by First Amendment to Ground Lease dated February 15, 2007 (collectively, the "Lease"), Landlord leased to Tenant the Leased Space described on Exhibit A attached.
- B. Landlord and Tenant entered into a Memorandum of Lease ("Memorandum") dated August 2, 2006. This Memorandum was recorded on September 13, 2006 as Document No. 200609130113 in the Official Records of Skagit County, State of Washington.
- C. Landlord and Tenant entered into a Supplement to Lease ("Supplement") dated March 2, 2007. This Supplement was recorded on April 2, 2007 as Document No. 200704020203 in the Official Records of Skagit County, State of Washington. In the Supplement, the date upon which the original term of the Lease was to expire is incorrectly stated to be January 22, 2027.
- D. Landlord and Tenant desire to amend the Supplement as follows:

TERMS OF THE AGREEMENT

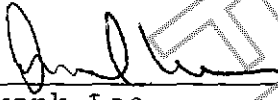
Pursuant to the terms and conditions contained in the Lease, Landlord and Tenant affirm the following facts:

- A. The date upon which the original term of the Lease will expire is February 12, 2027.
- B. All other terms and conditions of the Supplement to Lease remain unchanged.

The Supplement, as supplemented by this document, is ratified and confirmed by Landlord and Tenant.

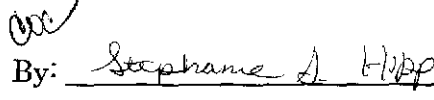
LANDLORD:

STRATFORD HALL, INC.
a Delaware corporation

By: 
Frank Lee
Its: Vice-President

TENANT:

McDONALD'S USA, LLC,
a Delaware limited liability company

By: 
Its: Senior Counsel

(Acknowledgements and Exhibit A follows)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

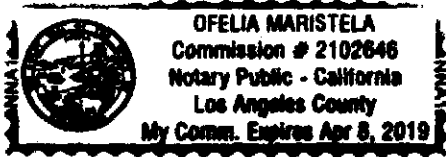
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On February 5, 2016 before me, Ofelia Maristela, A Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Frank Lee
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 Ofelia Maristela
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT - McDONALD'S

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 ILLINOIS

COUNTY OF DuPAGE

On February 9, 2016 before me, Catherine B. O'Connor personally appeared Stephanie S. Hipp, Senior Counsel of McDonald's USA, LLC, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of Illinois that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Catherine B. O'Connor
SIGNATURE OF NOTARY PUBLIC



EXHIBIT A

Legal Description of the Leased Space and Easements

Parcel 1

UNOFFICIAL DOCUMENT

THAT PORTION OF LOT 13, "CITY OF BURLINGTON BINDING SITE PLAN NO. BURL-01-04, ENTITLED NEWMAN DEVELOPMENT OF BURLINGTON, LLC, RETAIL/COMMERCIAL CENTER", APPROVED MARCH 8, 2004 AND RECORDED MARCH 15, 2004 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200403150156, AND BEING A PORTION OF GOVERNMENT LOT 8 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13;
THENCE NORTH 00°51'19" WEST ALONG THE EAST LINE OF SAID LOT 13 A DISTANCE OF 81.20 FEET TO THE TRUE POINT OF BEGINNING;
THENCE WESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 51°24'57", THE CENTER OF WHICH BEARS NORTH 52°14'30" WEST, AN ARC DISTANCE OF 58.33 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 89°10'27" WEST 83.24 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 27°54'57", THE CENTER OF WHICH BEARS NORTH 00°49'33" WEST, AN ARC DISTANCE OF 38.98 FEET TO A POINT OF TANGENCY;
THENCE NORTH 62°54'36" WEST 39.47 FEET;
THENCE NORTH 65°04'12" WEST 43.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 42.18 FEET, A CENTRAL ANGLE OF 19°51'14", THE CENTER OF WHICH BEARS NORTH 24°55'48" EAST, AN ARC DISTANCE OF 14.62 FEET TO THE WEST LINE OF SAID LOT 13;
THENCE ALONG THE WEST AND NORTH LINES OF SAID LOT 13 THE FOLLOWING COURSES AND DISTANCES:
NORTH 00°49'33" WEST 117.67 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 91°44'48", THE CENTER OF WHICH BEARS NORTH 89°10'20" EAST, AN ARC DISTANCE OF 60.85 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 89°04'45" EAST 31.33 FEET;
THENCE SOUTH 71°49'34" EAST 112.88 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
THENCE ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 247.00 FEET, A CENTRAL ANGLE OF 15°14'03", THE CENTER OF WHICH BEARS NORTH 18°10'26" EAST, AN ARC DISTANCE OF 65.67 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 87°03'37" EAST 5.77 FEET;
THENCE LEAVING SAID NORTH LINE, SOUTH 00°49'33" EAST 19.75 FEET;
THENCE NORTH 89°10'27" EAST 10.48 FEET TO THE EAST LINE OF SAID LOT 13;
THENCE SOUTH 00°51'19" EAST ALONG SAID EAST LINE 115.77 FEET TO THE TRUE POINT OF BEGINNING.

Parcel 2

EASEMENTS FOR INGRESS, EGRESS, PARKING AND UTILITIES OVER, ACROSS, UPON AND BELOW LOTS 1 THROUGH 15, INCLUSIVE, "CITY OF BURLINGTON BINDING SITE PLAN NO. BURL-01-04, ENTITLED NEWMAN DEVELOPMENT OF BURLINGTON, LLC, RETAIL/COMMERCIAL CENTER", APPROVED MARCH 8, 2004 AND RECORDED MARCH 15, 2004 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200403150156, AND BEING A PORTION OF GOVERNMENT LOT 8 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SAID EASEMENTS BEING ESTABLISHED BY RESTRICTION AGREEMENT AND GRANT OF EASEMENTS RECORDED UNDER AUDITOR'S FILE NO. 200404080093, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF LOT 13, "CITY OF BURLINGTON BINDING SITE PLAN NO. BURL-01-04, ENTITLED NEWMAN DEVELOPMENT OF BURLINGTON, LLC, RETAIL/COMMERCIAL CENTER", APPROVED MARCH 8, 2004 AND RECORDED MARCH 15, 2004 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200403150156, AND BEING A PORTION OF GOVERNMENT LOT 8 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13;
THENCE NORTH $00^{\circ}51'19''$ WEST ALONG THE EAST LINE OF SAID LOT 13 A DISTANCE OF 81.20 FEET TO THE TRUE POINT OF BEGINNING;
THENCE WESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF $51^{\circ}24'57''$, THE CENTER OF WHICH BEARS NORTH $52^{\circ}14'30''$ WEST, AN ARC DISTANCE OF 58.33 FEET TO A POINT OF TANGENCY;
THENCE SOUTH $89^{\circ}10'27''$ WEST 83.24 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF $27^{\circ}54'57''$, THE CENTER OF WHICH BEARS NORTH $00^{\circ}49'33''$ WEST, AN ARC DISTANCE OF 38.98 FEET TO A POINT OF TANGENCY;
THENCE NORTH $62^{\circ}54'36''$ WEST 39.47 FEET;
THENCE NORTH $65^{\circ}04'12''$ WEST 43.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 42.18 FEET, A CENTRAL ANGLE OF $19^{\circ}51'14''$, THE CENTER OF WHICH BEARS NORTH $24^{\circ}55'48''$ EAST, AN ARC DISTANCE OF 14.62 FEET TO THE WEST LINE OF SAID LOT 13;
THENCE ALONG THE WEST AND NORTH LINES OF SAID LOT 13 THE FOLLOWING COURSES AND DISTANCES:
NORTH $00^{\circ}49'33''$ WEST 117.67 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF $91^{\circ}44'48''$, THE CENTER OF WHICH BEARS NORTH $89^{\circ}10'20''$ EAST, AN ARC DISTANCE OF 60.85 FEET TO A POINT OF TANGENCY;
THENCE SOUTH $89^{\circ}04'45''$ EAST 31.33 FEET;
THENCE SOUTH $71^{\circ}49'34''$ EAST 112.88 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
THENCE ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 247.00 FEET, A CENTRAL ANGLE OF $15^{\circ}14'03''$, THE CENTER OF WHICH BEARS NORTH $18^{\circ}10'26''$ EAST, AN ARC DISTANCE OF 65.67 FEET TO A POINT OF TANGENCY;
THENCE SOUTH $87^{\circ}03'37''$ EAST 5.77 FEET;
THENCE LEAVING SAID NORTH LINE, SOUTH $00^{\circ}49'33''$ EAST 19.75 FEET;
THENCE NORTH $89^{\circ}10'27''$ EAST 10.48 FEET TO THE EAST LINE OF SAID LOT 13;
THENCE SOUTH $00^{\circ}51'19''$ EAST ALONG SAID EAST LINE 115.77 FEET TO THE TRUE POINT OF BEGINNING.