



Skagit County Auditor
4/25/2017 Page

1 of 5 \$77.00
3:35PM

After Recording Return to:

FURLONG BUTLER
ATTORNEYS
825 CLEVELAND AVENUE
MOUNT VERNON, WASHINGTON 98273

Landlord: BENSON KOOIKER PROPERTIES, LLC

Tenant: PUBLIC HOSPITAL DISTRICT NUMBER ONE OF SKAGIT COUNTY,
WASHINGTON, d/b/a Skagit Regional Health

Legal Description (abbreviated): LA VENTURE PROFESSIONAL CENTER A
CONDOMINIUM APT C and APT D EXCEPT ROAD
RIGHT OF WAY RECORDED IN AF#9709240045

Assessor's Parcel/Tax I.D. Numbers: P81928, P81929

MEMORANDUM OF LEASE

This Memorandum of Lease dated the 24th day of April, 2017, is by and between BENSON KOOIKER PROPERTIES, LLC, a Washington limited liability company ("Landlord"), 15100 Hawk Lane, Burlington, WA 98233, and PUBLIC HOSPITAL DISTRICT NUMBER ONE OF SKAGIT COUNTY, WASHINGTON, d/b/a Skagit Regional Health, a Washington municipal corporation, ("Tenant"), 1400 East Kincaid Street, Mount Vernon, WA 98273.

1. **Property Leased.** The Landlord has leased to Tenant, and Tenant has leased from Landlord, that property described in Exhibit A hereto pursuant to a Medical Office Lease dated April 24, 2017 ("Lease").
2. **Term of Lease.** The Lease is in effect now; the term of the Lease shall be for a period of ten (10) years from the Commencement Date as set forth on Page 1 ("Termination Date") and will terminate at on or about April 30, 2027.
3. The sole purpose of this memorandum is to provide notice of the Lease. This memorandum does not change any of the terms or conditions set forth in the Lease.

UNOFFICIAL DOCUMENT

MEMORANDUM OF LEASE
LANDLORD: BENSON KOOIKER PROPERTIES, LLC
TENANT: SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1

TENANT:

SKAGIT COUNTY PUBLIC
HOSPITAL DISTRICT NO. 1

By: *Tom Litaker*
Tom Litaker
Its: Chief Financial Officer

Date: 4/24/2017

LANDLORD:

BENSON KOOIKER PROPERTIES, LLC

By: *Jennifer Benson*
Jennifer Benson
Its: Manager

Date: 4-24-17

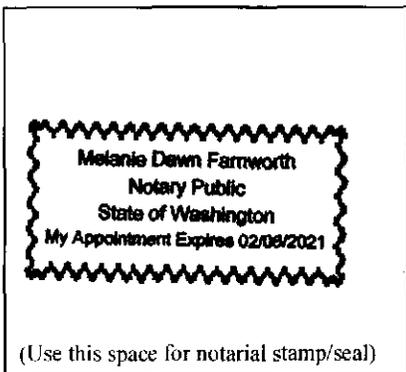
STATE OF WASHINGTON }

} ss

County of Skagit }

I certify that I know or have satisfactory evidence that JENNIFER BENSON is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the MANAGER of BENSON KOOIKER PROPERTIES, LLC, a Washington limited liability company, to be the free and voluntary act of such limited liability company for the uses and purposes mentioned in the instrument.

Dated this 24 day of April, 2017.



Melanie Dawn Farnworth
Name: Melanie Dawn Farnworth
NOTARY PUBLIC, State of Washington
My appointment expires 02/06/2021

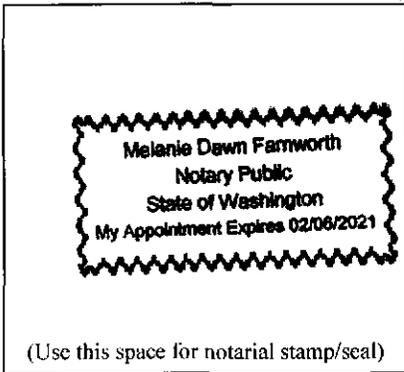
MEMORANDUM OF LEASE
LANDLORD: BENSON KOOIKER PROPERTIES, LLC
TENANT: SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1

STATE OF WASHINGTON }
 }
 } ss
 }
County of Skagit }

On this 24 day of April 2017 before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared Tom Litaker to me known to be the Chief Financial Officer of Skagit County Public hospital District No. 1 the municipal corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal 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 say and year first above written.

Dated this 24 day of April 2017.



Melanie Dawn Farnworth
Name: Melanie Dawn Farnworth
NOTARY PUBLIC, State of Washington
My appointment expires 02/06/2021

MEMORANDUM OF LEASE
LANDLORD: BENSON KOOIKER PROPERTIES, LLC
TENANT: SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1

Exhibit A
Legal Description

Units "C" and "D", "LA VENTURE PROFESSIONAL CENTER, A CONDOMINIUM", according to the Condominium Plan and Survey Map delineating said apartments, recorded in Volume 12 of Plats, pages 87 and 88.

TOGETHER WITH an undivided 50% interest in the common areas and facilities appertaining to said apartment, and including therein limited common areas, facilities and parking spaces so appertaining, according to the Condominium Declarations recorded November 9, 1979, under Skagit County Auditor's File No. 7911080031, and as amended by instrument recorded November 7, 1985 under Skagit County Auditor's File No. 8511070002.

EXCEPT that portion thereof, as conveyed to the City of Mount Vernon, by instrument recorded September 24, 1997, under Skagit County Auditor's File No. 9709240045.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.