



20231160044

11/16/2023 03:09 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor

AFTER RECORDING RETURN TO:

Department of Enterprise Services  
Real Estate Services  
P. O. Box 41468  
Olympia, Washington 98504-1468

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 16 2023

Amount Paid \$  
By Skagit Co. Treasurer Deputy

NOT AN ORIGINAL  
-SCANNED COPY

Lease No. SRL 22-0091  
Project No. 21-06-204

(Mount Vernon) MMS/amc  
Page 1 of 4  
Date: February 13, 2023

LEASE AMENDMENT NO. 1

THIS Lease Amendment No. 1 modifies that certain Lease Number SRL 22-0091 dated August 29, 2022, not yet recorded, and is entered into among the MV, LLC, a Washington limited liability company, whose address is Post Office Box 369, Fall City, Washington, 98024, for its heirs, executors, administrators, successors, and assigns, hereinafter called the Lessor and the STATE OF WASHINGTON, Department of Children, Youth, and Families, acting through the Department of Enterprise Services, hereinafter called the Lessee.

Legal description of leased premises: \* 20231160043

Tax Parcel Number: 340417-3-001-0208

Common Street Address: 900 E. College Way, Mount Vernon, Washington 98273

Approximately 18,222 square feet of BOMA rentable office space, being the 2nd floor located at 900 E. College Way, Mount Vernon, Washington, together with shared parking, all legally described as:

Tract "A" of Short Plat MV-8-77, approved April 28, 1977, recorded April 28, 1977, recorded, recorded April 28, 1977 under Auditor's File No. 855522 in Volume 2 of Short Plats, page 53, being a portion of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., EXCEPTING therefrom:

All that portion of the above described Parcel A lying Northeasterly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 30+70.54 on the SR 538 survey line of SR 538, Jct. SR5 to LeVenture Road, and 40 feet Southerly therefrom; thence along the arc of a curve to the right having a radius of 35 feet to a point opposite HES 31+05.53 on said survey line and 150 feet Southerly there from; thence Easterly parallel with said survey line 100 feet to a point and the end of this line description, Mount Vernon, Skagit County, Washington.

TERMS OF AMENDMENT:

By Agreement of the above parties, this Lease Amendment does the following:

Please Initial  
MMS

Lease No. SRL 22-00091

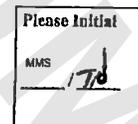
Date: February 13, 2023

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1. Delete sections 6, 6.1, and 6.2 of the original Lease dated August 29, 2022, and replaces with the following:
  6. During the term of this Lease, Lessor shall pay all real estate taxes, all property assessments, insurance, exterior window washing, landscape and irrigation water, and maintenance and repair as described below, together with exterior and interior bulbs and tubes, water, sewer, garbage service, natural gas, and electricity.
  - 6.1 Lessee shall pay for only janitorial service to include restroom supplies and interior window washing.
  - 6.2 Lessee shall reimburse Lessor for its prorata share of the following costs: water, sewer, garbage service, interior bulbs and tubes, natural gas, and electricity. Lessor shall submit a monthly voucher (with a copy of all bills and proof of payment for which reimbursement is requested) to be paid by Lessee for its prorata portion based on Lessee's leased space.

Lessee occupies 18,222 square feet or 34.7% percent of the total building and shall pay 34.7% percent of such charges.
6. All other terms, conditions, covenants, and amendments to this Lease, unless altered, modified, overridden, or changed herein, remain in full force and effect.
7. The effective date of this Amendment is March 1, 2023.

Rest of page left intentionally blank



Lease No. SRL 22-00091

Date: February 13, 2023

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IN WITNESS WHEREOF, the parties subscribe their names.

MV, LLC

By: *Tim Nelson*

Printed Name: TIM NELSON

Title: MANAGING MEMBER

Date: 2/16/2023

STATE OF WASHINGTON

Department of Children, Youth, and Families

Acting through the Department of Enterprise Services

*Richard J. Bunnell*  
Richard J. Bunnell, Assistant Director  
Real Estate Services

Date: 2-21-2023

RECOMMENDED FOR APPROVAL:

*Michelle Shepler*  
Michelle Shepler, Property and Acquisition Specialist  
Real Estate Services

Date: 2/14/2023

APPROVED AS TO FORM:

By: *Ben K. Thompson*  
Assistant Attorney General

Date: 17 Feb 23

Please Initial  
MMS *TN*

Lease No. SRL 22-00091

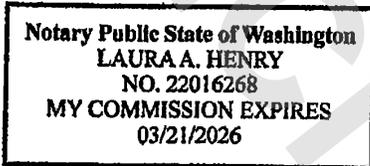
Date : February 13, 2023

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STATE OF Washington )  
 ) ss.  
County of \_\_\_\_\_ )

On this 16 day of February 2023 before me personally appeared Tim Nelson and said person(s) acknowledged that He signed this instrument, and on oath stated that He was authorized to execute the instrument and acknowledged it as the Managing Member of MV, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

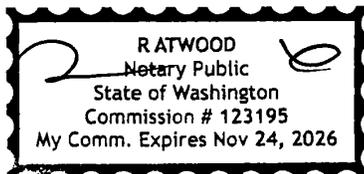


Laura A Henry  
Notary Public in and for the State of Washington,  
Residing at Carnation Washington  
My commission expires 3/31/2026

STATE OF WASHINGTON )  
 ) ss.  
County of Thurston )

I, the undersigned, a Notary Public, do hereby certify that on this 21<sup>st</sup> day of February 2023, personally appeared before me RICHARD J. BUSHNELL, Assistant Director, Real Estate Services, Department of Enterprise Services, State of Washington, to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as the free and voluntary act and deed of the Department, for the purposes and uses therein mentioned, and on oath stated that he was duly authorized to execute said document.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



R. Atwood  
Notary Public in and for the State of Washington,  
Residing at Thurston WA  
My commission expires 11-24-26

Please Initial  
MMS 172