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02/05/2025 11:51 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

AFTER RECORDING RETURN TO:

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

COPY

Lease No. SRL 23-0136
Project No: 24-11-356

NOT AN ORIGINAL
-SCANNED COPY

(Mount Vernon) BET/ams
Page 1 of 4
Date: November 7, 2024

AF 202502050044

LEASE AMENDMENT NO. 1

THIS Lease Amendment No. 1 modifies that certain Lease Number SRL 23-0136 dated November 16, 2023, not yet recorded, and is entered into among the Mount Vernon Center Associates, LLP, a Washington limited liability company whose address is 18915 142nd Avenue Northeast, Suite 155, Woodinville, Washington 98072, for its heirs, executors, administrators, successors, and assigns, hereinafter called the Current Lessor and the STATE OF WASHINGTON, Department of Labor and Industries, acting through the Department of Enterprise Services, hereinafter called the Lessee.

Legal description of leased premises:

Tax Parcel Number: 3746-000-011-0000

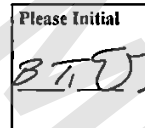
Common Street Address: 525 East College Way -- Suite H, Mount Vernon, Skagit County, Washington 98273

Approximately 14,256 square feet of BOMA usable air conditioned office space in a building commonly known as 525 East College Way, Suite H, Mount Vernon, Washington, together with ten (10) exclusive designated parking spaces on the Easterly side of the building and shared use of code non-exclusive common parking spaces, legally described as:

All those portions of the "PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in volume 3 of Plats, page 102, records of Skagit County, Washington, described as follows:

Tracts 5 and 6, EXCEPT the West 256.41 feet thereof; Tract 7, EXCEPT the West 179 feet thereof; all of Tract 8; Tract 9, EXCEPT the West 268 feet of the North 29.5 feet thereof and EXCEPT the West 245 feet of the South 100 feet thereof; Tract 10, EXCEPT the West 245 feet thereof; and all of TRACT 11.

TOGETHER WITH the Westerly 10 feet of that portion of the abandoned Puget Sound and Cascade Railway Company right-of-way in the Southwest ¼ of the Northwest ¼ of Section 17, Township 34 North Range 4 East, W.M., lying between the Easterly extension of the North line of Tract 5 and the South line of Tract 11 of said "PLAT OF MOUNT VERNON ACREAGE" EXCEPT the South 10 feet thereof, as conveyed to the State of Washington for State Secondary



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Highway 1-G by instrument dated March 20, 1951, and recorded May 4, 1951, under Auditor's File Number 460430.

TERMS OF AMENDMENT:

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

- 1) Deletes paragraph 30 of the original Lease dated November 16, 2023 in its entirety and replaces with the following:

NOTICES

30. Wherever in this Lease written notices are to be given or made, except for alternative means of notice provided for the Duty to Cure and Self Help sections, the notices shall sent by certified mail to the address listed below unless a different address shall be designated in writing and delivered to the other party.

LESSOR: Mount Vernon Center Associates, LLP
18915 142nd Avenue Northeast, Suite 155
Woodinville, Washington 98072

LESSEE: Department of Enterprise Services
Real Estate Services
Post Office Box 41468
Olympia, Washington 98504-1468

- 2) Revises the Lessor's address as referenced hereinabove.
- 3) All other terms, conditions, covenants, and amendments to this Lease, unless altered, modified, overridden, or changed herein, remain in full force and effect.
- 4) The effective date of this Amendment is November 7, 2024.

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Please Initial
BTU

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November 7, 2024

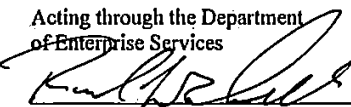
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IN WITNESS WHEREOF, the parties subscribe their names.

Mount Vernon Center Associates, LLP

By: Printed Name: Ezra GenauerTitle: ManagerDate: 11/12/24

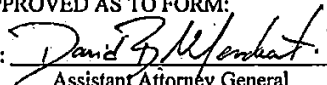
STATE OF WASHINGTON

Department of Labor and IndustriesActing through the Department
of Enterprise Services
Richard J. Bushnell, Assistant Director
Real Estate ServicesDate: 11/13/24

RECOMMENDED FOR APPROVAL:

Blake ThieleBlake Thiele, Property and Acquisition Specialist
Real Estate ServicesDate: 11.12.24

APPROVED AS TO FORM:

By: 
Assistant Attorney GeneralDate: 11/12/2024

Please Initial

B.T.U.

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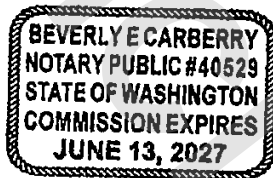
November 7, 2024

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STATE OF WA)
 County of Inskout) ss.

On this 12th day of November 2024 before me personally appeared Eva Gendreau 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 lease amendment of Mount Vernon Center Assoc 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.

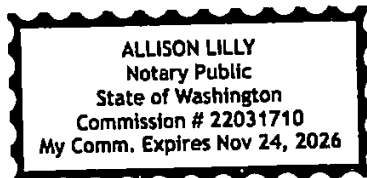


Beverly E Carberry
 Notary Public in and for the State of Washington,
 Residing at Woodinville
 My commission expires 6-13-27

STATE OF WASHINGTON)
) ss.
 County of Thurston)

I, the undersigned, a Notary Public, do hereby certify that on this 13th day of November, 2024, 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.



Allison Lilly
 Notary Public in and for the State of Washington,
 Residing at Thurston County
 My commission expires 11/24/26

