



201402280089

Skagit County Auditor

\$366.00

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7

1:25PM

AFTER RECORDING MAIL TO:

Michele Perry
1825 Eye st NW Suite #302
Washington, DC 20006

Document Title(s): (or transactions contained therein)
Memorandum Of Termination of Lease

Reference Number (s): MEMO LSE # 777910
#8512020036 #8512020037 #9207270102
NCS 558037-DC72 #9302220103

Grantor(s): (Last name first, then first name and initials)

100-310 East College Way Holdings, LLC


Grantee: (Last name first, then first name and initials)

Thrify Payless Inc, a California Corporation

Abbreviated Legal Description as follows:

Lots 1,2,4,5,6,and 7 of Mount Vernon binding site plan NO MV-1-93 entitled Skagit Valley Square

In book 10 of Short Plats Pages 240-246, under auditors file No 9309300143, county of Skagit
Assessor's Property Tax Parcel/Account Number(s):
P26285

FIRST AMERICAN

 First American Title
 Insurance Company

MODIFICATION RECORDING

1ST AM NCS-558037-DC72
 7178 MA744
 (this space for title company use only)

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

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RECORDPA

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MEMORANDUM OF TERMINATION OF LEASE

This MEMORANDUM OF TERMINATION OF LEASE is entered into as of ~~November 23, 2013~~ ^{January 23, 2014}, by and between 100-310 East College Way Holdings, LLC, a Maryland limited liability company ("Landlord") and Thrifty Payless, Inc., a California corporation ("Tenant").

1. Landlord and Tenant are parties to the Lease Agreement dated as of August 25, 1972, as amended by the Amendment to Lease Agreement dated May 4, 1973, the Second Amendment to Lease Agreement dated October 31, 1985, the Third Amendment to Lease Agreement dated November 13, 1992, Amendment No. 4, Consolidation Agreement dated February 15, 1993, the Fifth Amendment to Lease Agreement dated December 28, 1993 and the Sixth Amendment to Lease (the "Sixth Amendment") dated September 9, 2013 (collectively, the "Lease") for certain premises located in the shopping center commonly known as Skagit Valley Mall (the "Shopping Center") in Mount Vernon, Washington and legally described in EXHIBIT A attached hereto, as more fully described in the Lease.

2. The Lease is evidenced by or otherwise referenced in the Memorandum of Lease dated August 25, 1972 and recorded under Skagit County, Washington recording No. 777910, the Memorandum of Pay'N Save Lease dated October 31, 1985 and recorded under Skagit County, Washington recording No. 8512020036, the Memorandum of Ernst Lease dated October 31, 1985 and recorded under Skagit County, Washington recording No. 8512020037, the Assignment of Lease and Guaranty of Tenant's Obligations recorded under Skagit County, Washington recording No. 9207270102, and the Memorandum of Lease dated February 16, 1993 and recorded under Skagit County, Washington recording No. 9302220103 (collectively, the "Memoranda").

3. Pursuant to the Sixth Amendment, Landlord and Tenant have agreed that the Lease shall expire on May 1, 2014.

4. Tenant and Landlord hereby agree that as of May 1, 2014, the Lease shall terminate and the Memoranda shall be terminated and released and shall have no further force or effect, the intent of Tenant and Landlord being that neither the Memoranda nor the Lease shall thereafter encumber or affect the Shopping Center.

5. Upon Tenant's delivery to Landlord of this Memorandum signed by Tenant, Landlord shall execute the Memorandum and cause it to be recorded in the real property records of Skagit County, Washington.



6. This Memorandum may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute a single instrument.

MEMORANDUM OF TERMINATION OF LEASE
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EXECUTED as of the day and year first above written.

Landlord:

100-310 East College Way Holdings, LLC, a Maryland limited liability company

By: U.S. Bank National Association, as Trustee, successor-in-interest to Bank of America, N.A., as Trustee, successor to Wells Fargo Bank, N.A., as Trustee for the registered holders of Wachovia Bank Commercial Mortgage Trust, Commercial Mortgage Pass-through Certificates, Series 2006-C25 (the "Trust")

By: CWCapital Asset Management LLC, a Delaware limited liability company, solely in its capacity as Special Servicer to the Trust

By: TRV
Its: Thomas R. Kaufman
Vice President

Tenant:

Thrifty Payless, Inc., a California corporation

By: Lisa M. Blonick
Name: Lisa M. Blonick
Title: Authorized Representative



STATE OF MARYLAND)
)
COUNTY OF MONTGOMERY)

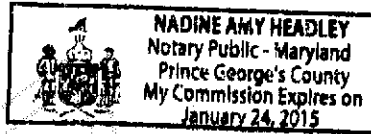
Before me, the undersigned, a Notary Public, on this day personally appeared Thomas Kaufman, as Vice President of CWCapital Asset Management LLC, a Delaware limited liability company, solely in its capacity as Special Servicer to U.S. Bank National Association, as Trustee, successor-in-interest to Bank of America, N.A., as Trustee, successor to Wells Fargo Bank, N.A., as Trustee for the Registered Holders of Wachovia Bank Commercial Mortgage Trust, Commercial Mortgage Pass-through Certificates, Series 2006-C25, the sole member of 100-310 East College Way Holdings, LLC, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that same was executed for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said entity.

~~GIVEN~~ under my hand and Notarial Seal this 21 day of ~~November~~, ^{February, 2014} ~~2013~~.

Notary Public

Nadine Amy Headley
Printed Name

My commission expires: 01.24.2015



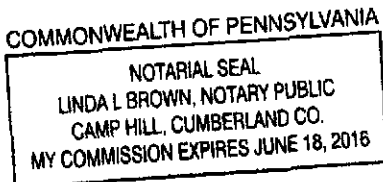
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STATE OF Pennsylvania)
) ss.
COUNTY OF Cumberland)

On this 8th day of ~~November~~ January, 2014, before me, the undersigned, a Notary Public in and for the State of Pennsylvania duly commissioned and sworn, personally appeared Lisa M. Winnick, to me known to be the person who signed as Authorized Representative of Thrifty Payless, Inc., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that she was duly elected, qualified and acting as said representative officer of the corporation, that she was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

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

Linda L. Brown
(Signature of Notary)



(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State
of _____, residing at _____.
My appointment expires: _____.



EXHIBIT A

Legal Description

LOTS 1, 2, 4, 5, 6 AND 7 OF MOUNT VERNON BINDING SITE PLAN NO. MV-1-93 ENTITLED SKAGIT VALLEY SQUARE, APPROVED SEPTEMBER 29, 1993, RECORDED SEPTEMBER 30, 1993 IN BOOK 10 OF SHORT PLATS, PAGES 240-246, INCLUSIVE, UNDER AUDITOR'S FILE NO. 9309300143 AND BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



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