

RETURN ADDRESS:

PEOPLES BANK
Loan Services Department
PO BOX 32210
BELLINGHAM, WA 98228

LANDLORD'S ESTOPPEL CERTIFICATE

Lease AFN: 200001210005
Reference # (if applicable): 60035841-356

Additional on page ____

Grantor(s):

1. THE SKAGIT VALLEY FAMILY YMCA

Grantee(s)

1. PEOPLES BANK

Legal Description: Ptn SW SE, 16-35-4

Additional on page 2

Assessor's Tax Parcel ID#: 340416-4-011-0100/P116780



*TMC
THIS LANDLORD'S ESTOPPEL CERTIFICATE dated July 15, 2026, is made and executed among SKAGIT VALLEY FAMILY YMCA, a Washington non-profit corporation, whose address is 1901 HOAG RD, MOUNT VERNON, WA 98273 ("Grantor"); PEOPLES BANK, MOUNT VERNON OFFICE, 1801 RIVERSIDE DRIVE, MOUNT VERNON, WA 98273 ("Lender"); and CITY OF MOUNT VERNON, 910 CLEVELAND AVENUE, MOUNT VERNON, WA 98273 ("Landlord").

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Grantor and Lender have entered into, or are about to enter into, a financial transaction whereby Lender has acquired or will acquire a security interest or other lien on Grantor's leasehold interest in the Property described below.

To induce Lender to extend one or more loans or other financial accommodations to Grantor against such security interest in the Property and for other valuable consideration, with knowledge that Lender is relying thereon, Landlord and Grantor hereby agree with Lender as follows:

THE LEASE. Landlord has leased the Property to Grantor pursuant to a lease (the "Lease") dated January 19, 2000, which was recorded as follows: RECORDED JANUARY 21, 2000 UNDER AUDITOR'S RECORDING NUMBER 200001210005 IN RECORDS OF SKAGIT COUNTY, WASHINGTON BY AND BETWEEN THE CITY OF MOUNT VERNON AND S.K.Y. DOME ENTERPRISES, INC.; THEN A LEASE AND ASSUMPTION AGREEMENT DATED JANUARY 16, 2003 AND RECORDED JANUARY 17, 2003 UNDER AUDITOR'S RECORDING NUMBER 200301170113 BETWEEN S.K.Y. DOME ENTERPRISES, INC. AND THE SKAGIT VALLEY FAMILY YMCA; FOLLOWED BY A LEASE AMENDMENT DATED JULY 12, 2006 AND RECORDED ON FEBRUARY 12, 2007 UNDER AUDITOR'S FILE NUMBER 200702160128 BETWEEN THE CITY OF MOUNT VERNON AND THE SKAGIT VALLEY FAMILY YMCA. AN UNRECORDED THIRD AMENDMENT TO LEASE DATED MARCH 3, 2015 BETWEEN THE CITY OF MOUNT VERNON AND THE SKAGIT VALLEY FAMILY YMCA EXTENDED THE EXPIRATION OF THE LEASE TO JULY 12, 2049. The following information is a summary of the basic terms and conditions of the Lease: 49 YEAR LEASE.

REAL PROPERTY DESCRIPTION. The Lease covers the following described real property, together with all improvements thereon (the "Real Property") located in Skagit County, State of Washington: **A leasehold**

Parcel A **estate in the following described property:**

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast **corner** of said subdivision as shown on Survey recorded in Book 7 of Surveys, page 33, under Auditor's File No. 8702230031, records of Skagit County, Washington;
thence North 00°18'10" East 723.02 feet along the East line of said subdivision;
thence North 89°41'50" West 72.13 feet to the true point of beginning;
thence North 37°51'12" West 280.00 feet;
thence South 52°08'48" West 275.00 feet;
thence South 37°51'12" East 280.00 feet;
thence North 52°08'48" East 275.00 feet to the true point of beginning.

Parcel B

A non-exclusive easement for ingress and egress, described as follows:

A strip of land 20 feet in width, lying 10 feet on each side of the following described line:

Beginning at the South 1/4 **corner** of said Section 16; *** corner**
thence South 89°07'33" East 1,162.82 feet along the South line of said section;
thence North 00°52'27" East for a distance of 30 feet to the true point of beginning of this easement description;
thence North 00°52'27" East 10.00 feet to a point of curvature;
thence Northwest 509.34 feet along a curve concave to the Southwest having a radius of 770.00 feet and a central angle of 37°53'59" to a point of tangency;
thence North 37°01'32" West 307.48 feet; thence North 52°08'48" East 85.38 feet to the terminus of this easement description.

Situate in the County of Skagit, State of Washington.

The Real Property or its address is commonly known as 3101 East Fir Street, Mount Vernon, WA 98273. The Real Property tax identification number is 340416-4-011-0100/P116780.

ESTOPPEL. Landlord and Grantor hereby jointly and severally represent and warrant to Lender that:

Lease in Effect. The Lease (i) has been duly executed and accepted by Landlord and Grantor, (ii) is in full force and effect, and (iii) has not been modified or changed, either in writing or orally, except as reflected in the copy of the Lease provided to Lender.

No Default. As of the date of this Certificate, (i) all conditions and obligations to be performed by either Landlord or Grantor under the Lease, to the date hereof, have been satisfied; (ii) there exists no breach, default, or event or condition which, the giving of notice or the passage of time, or both, would constitute such a breach or default under the Lease; and (iii) there are no existing claims, defenses or offsets against obligations of either Landlord or Grantor under the Lease, including any against rents due or to become due under the terms of the Lease.

Entire Agreement. The Lease constitutes the entire agreement between Landlord and Grantor with respect to the Lease of the Property.

No Prepaid Rent. No deposits or prepayments of rent have been made in connection with the Lease, except as may be described above in the summary description of the Lease.

AGREEMENTS. Landlord and Grantor hereby jointly and severally agree with Lender that, during all such times as Lender is the beneficiary of the security interest in the Property described above:

Modification, Termination and Cancellation. Landlord and Grantor will not consent to any modification, termination or cancellation of the Lease unless Lender first consents thereto in writing.

Notice of Default. Landlord will notify Lender in writing concurrently with any notice given to Grantor of any breach or default on the part of Grantor under the Lease, and Landlord agrees that Lender shall have the right (but not the obligation) to cure any breach or default specified in such notice within the time periods set forth below and Landlord will not declare a default of the Lease, if Lender cures such default within thirty (30) days from and after expiration of the time period provided in the Lease for the cure thereof by Grantor; provided, however, that if such default cannot with diligence be cured by Lender within such thirty (30) day period, the commencement of action by Lender within such thirty (30) day period to remedy the same shall be deemed sufficient so long as Lender pursues such cure with diligence.

MISCELLANEOUS PROVISIONS. This Certificate shall extend to and bind the respective heirs, personal representatives, successors and assigns of the parties to this Certificate. This Certificate shall be governed by and construed in accordance with the laws of the State of Washington. If Landlord is other than an individual, any agent or other person executing this Certificate on behalf of Landlord represents and warrants to Lender that he or she has full power and authority to execute this Certificate on Landlord's behalf. Lender shall not be deemed to have waived any rights under this Certificate unless such waiver is in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Certificate shall not constitute a waiver of or prejudice Lender's right otherwise to demand strict compliance with that

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provision or any other provision.

GRANTOR AND LANDLORD EACH ACKNOWLEDGE HAVING READ ALL THE PROVISIONS OF THIS LANDLORD'S ESTOPPEL CERTIFICATE, AND EACH AGREES TO ITS TERMS. THIS CERTIFICATE IS DATED JULY 15, 2026.

GRANTOR:

THE SKAGIT VALLEY FAMILY YMCA

By:

DEAN C SNIDER, CEO of THE SKAGIT VALLEY FAMILY YMCA 7/16/26
Date

LANDLORD:

CITY OF MOUNT VERNON

By:

P. D... 7/22/2026
Signature for CITY OF MOUNT VERNON Date

LENDER:

PEOPLES BANK

x

[Signature]
Authorized Officer

7/15/26
Date

CORPORATE ACKNOWLEDGMENT

STATE OF Washington

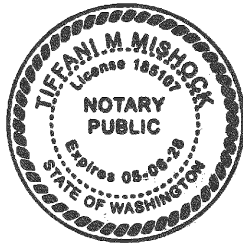
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) SS

COUNTY OF Skagit

)

This record was acknowledged before me on July 16, 2026 by DEAN C SNIDER, CEO of THE SKAGIT VALLEY FAMILY YMCA.



Tiffani M. Mishock
(Signature of notary public)

Notary Public
(Title of office)

My commission expires:

05/06/2028
(date)

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(Continued)

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GOVERNMENT ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)

This record was acknowledged before me on July 22, 2026 by Peter
Donovan for city of Mount Vernon



Keri A. B.
(Signature of notary public)

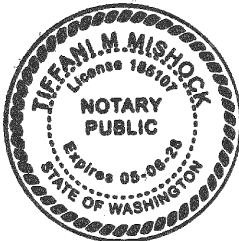
Notary Public
(Title of office)

My commission expires:
5/11/27
(date)

LENDER ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)

This record was acknowledged before me on July 16, 2026 by Phillip
Yi as Commercial Loan Officer of PEOPLES BANK.



Tiffani M. Mishock
(Signature of notary public)

Notary Public
(Title of office)

My commission expires:
05/06/2028
(date)