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AFTER RECORDING, RETURN TO:

MILLER, NASH GRAHAM & DUNN LLP
Pier 70 - 2801 Alaskan Way - Suite 300
Seattle, Washington 98121
Attn: Maren K. Gaylor

Document Title(s) (of transactions contained therein):**EASEMENT TERMINATION AGREEMENT****Reference Number(s) of Documents assigned or released:**

200012150218 and 200012150219

Grantors:

SMITH, AMY L., an individual,
HARTMANN, JEAN L., as trustee of the Jean L. Hartmann Revocable Trust, and
OLYMPIC TOWNE CENTER, LLC, a Washington limited liability company

Grantee:

SMITH, AMY L., an individual,
HARTMANN, JEAN L., as trustee of the Jean L. Hartmann Revocable Trust, and
OLYMPIC TOWNE CENTER, LLC, a Washington limited liability company

Legal description:

Smith/Hartmann Property: A portion of Lot 2, Block 3, Hollytown, Vol. 12, Page 21; Pierce County, Washington

OTC Property: A portion of Lots 2-4, Block 3, Hollytown, Vol. 12, Page 21, Pierce County, Washington

Full legal descriptions are on Exhibit A and Exhibit B of document.

Assessor's Property Tax Parcel/Account Number

Smith/Hartmann Property: 4555000122
OTC Property: 4555000130

For reference only, not for re-sale.

EASEMENT TERMINATION AGREEMENT

THIS EASEMENT TERMINATION AGREEMENT (this "Agreement") is executed as of the 12th day of February, 2018, by and between AMY L. SMITH, an individual, and JEAN L. HARTMANN, as trustee of the Jean L. Hartmann Revocable Trust (collectively, "Smith/Hartmann"), and OLYMPIC TOWNE CENTER, LLC, a Washington limited liability company ("OTC").

RECITALS

- A. OTC is the owner of the real property described on Exhibit A attached hereto (the "OTC Property").
- B. Smith/Hartmann is the owner of the real property described on Exhibit B attached hereto (the "Smith/Hartmann Property").
- C. The Smith/Hartmann Property is benefited and the OTC Property is burdened by that certain Easement Agreement, dated November 20, 2000, and recorded under Pierce County recording number 200012150218 ("Easement 1").
- D. The OTC Property is benefited and the Smith/Hartmann Property is burdened by that certain Easement Agreement, dated November 20, 2000, and recorded under Pierce County recording number 200012150219 ("Easement 2", and together with Easement 1, collectively, the "Existing Easements").
- E. The parties hereto desire to terminate the Existing Easements.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

AGREEMENT

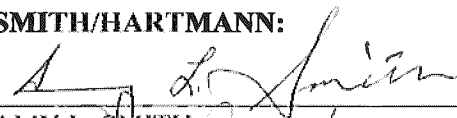
- 1. Termination of Existing Easements. The Existing Easements are hereby terminated, and following the recording of this Agreement in the office of the Pierce County Recorder, Pierce County, Washington, the parties agree that the Existing Easements shall (i) be of no force and effect and (ii) no longer affect title to the OTC Property or the Smith/Hartmann Property.
- 2. Governing Law. This Agreement shall be governed by the laws of the State of Washington.

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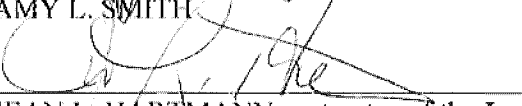
For reference only, not for re-sale.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly signed as of the day and year first above written.

SMITH/HARTMANN:



AMY L. SMITH



JEAN L. HARTMANN, as trustee of the Jean L.
Hartmann Revocable Trust

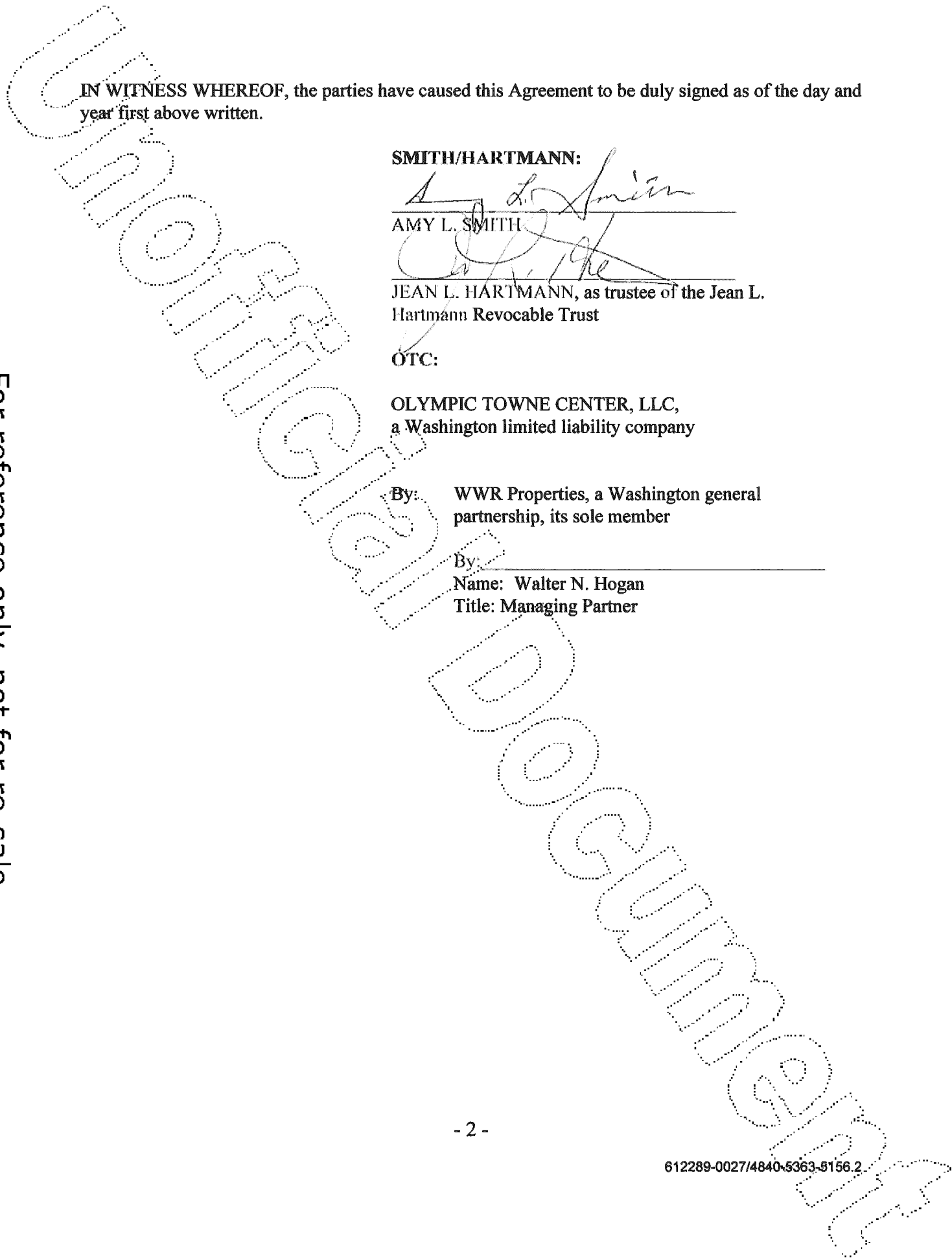
OTC:

OLYMPIC TOWNE CENTER, LLC,
a Washington limited liability company

By: WWR Properties, a Washington general
partnership, its sole member

By: _____
Name: Walter N. Hogan
Title: Managing Partner

For reference only, not for re-sale.



IN WITNESS WHEREOF, the parties have caused this Agreement to be duly signed as of the day and year first above written.

SMITH/HARTMANN:

AMY L. SMITH

JEAN L. HARTMANN, as trustee of the Jean L.
Hartmann Revocable Trust

OTC:

OLYMPIC TOWNE CENTER, LLC,
a Washington limited liability company

By: WWR Properties, a Washington general
partnership, its sole member

By: _____
Name: Walter N. Hogan
Title: Managing Partner

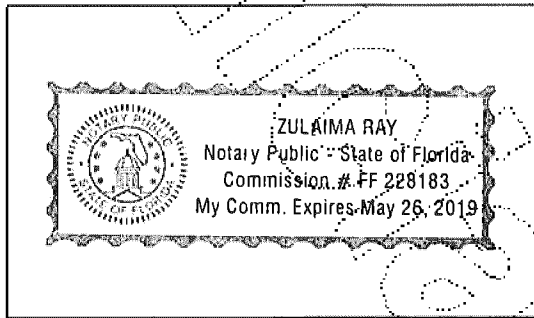
For reference only, not for re-sale.

Unofficial Draft Document

STATE OF Florida)
COUNTY OF Broward) ss.

I certify that I know or have satisfactory evidence that on this 18 day of November, 2017, AMY L. SMITH is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it to be the free and voluntary act and deed of such party for the uses and purposes therein mentioned.

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



Zulaima Ray
(Signature)

Zulaima Ray
(Please print name legibly)

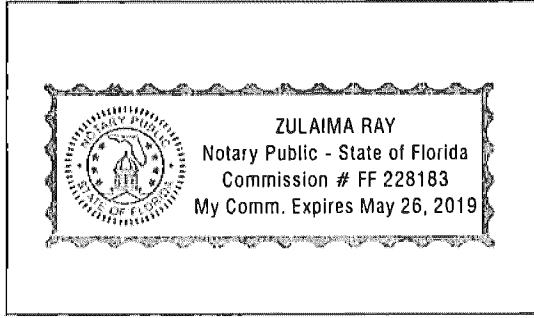
NOTARY PUBLIC in and for the State of Florida, residing at Fort Lauderdale
My commission expires May 26, 2019

For reference only, not for re-sale.

STATE OF Florida)
COUNTY OF Broward) ss.

I certify that I know or have satisfactory evidence that on this 18 day of November, 2017, JEAN L. HARTMANN, to me known or shown through satisfactory evidence to be the trustee of the Jean L. Hartmann Revocable Trust, and acknowledged to me that she executed the same on behalf of said trust freely and voluntarily for the uses and purposes therein mentioned.

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



Zulaima Ray
(Signature)

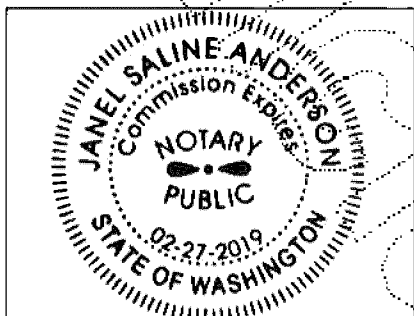
Zulaima Ray
(Please print name legibly)

NOTARY PUBLIC in and for the State of Florida, residing at Fort Lauderdale
My commission expires May 26, 2019

STATE OF WASHINGTON)
) ss.
COUNTY OF PIERCE)

On this 22nd day of ~~November, 2017~~ January, 2018, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Walter N. Hogan, to me known or shown through satisfactory evidence to be the Managing Partner of WWR Properties, a Washington general partnership, which general partnership is the sole Member of OLYMPIC TOWNE CENTER, LLC, a Washington limited liability company, and acknowledged to me that he executed the same on behalf of said limited liability company freely and voluntarily for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year in this certificate first above written.



Janel Saline Anderson
(Signature)

Janel Saline Anderson
(Please print name legibly)

Notary Public in and for the State of Washington
My commission expires 2-27-19

For reference only, not for re-sale.

**EXHIBIT A
TO
EASEMENT TERMINATION AGREEMENT**

Legal Description of the OTC Property

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 2 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF OLYMPIC PLAZA BINDING SITE PLAN, ACCORDING TO THE SURVEY THEREOF, RECORDED UNDER RECORDING NUMBER 8612020355, RECORDS OF PIERCE COUNTY, WASHINGTON;

THENCE NORTH 88°46'52" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 190.02 FEET;

THENCE SOUTH 02°06'23" WEST, ALONG THE EAST LINE OF LOT 1 OF SAID BINDING SITE PLAN, A DISTANCE OF 250.03 FEET TO THE NORTHERLY MARGIN OF OLYMPIC VIEW DRIVE;

THENCE NORTH 88°46'52" WEST, ALONG SAID MARGIN, A DISTANCE OF 173.09 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 676.20 FEET AND A CENTRAL ANGLE OF 4°05'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 86°40'36" WEST, 48.31 FEET;

THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 48.32 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 02°06'05" EAST, ALONG THE WEST LINE OF SAID LOT 1 AND LOT 3 OF SAID BINDING SITE PLAN, A DISTANCE OF 413.47 FEET TO THE NORTH LINE OF THE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 ORTH, RANGE 2 EAST, W.M.;

THENCE NORTH 88°24'20" WEST, ALONG SAID LINE, A DISTANCE OF 179.32 FEET TO THE EASTERLY MARGIN OF 32ND AVENUE;

THENCE NORTH 02°07'55" EAST, ALONG SAID MARGIN, A DISTANCE OF 982.28 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 3, HOLLYTOWN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 12 OF PLATS, PAGE 21, RECORDS OF PIERCE COUNTY, WASHINGTON; THENCE NORTH 73°30'38" EAST, ALONG A LINE IF PROJECTED EASTERLY WOULD INTERSECT WITH THE NORTHEAST CORNER OF SAID LOT 2, A DISTANCE OF 216.56 FEET TO A POINT 285.00 FEET WESTERLY OF SAID NORTHEAST CORNER OF LOT 2;

THENCE SOUTH 16°29'22" EAST, AT A RIGHT ANGLE FROM LAST COURSE, A DISTANCE OF 100.00 FEET;

A - 1

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For reference only, not for re-sale.

THENCE NORTH 73°30'38" EAST, A DISTANCE OF 307.52 FEET TO THE WESTERLY MARGIN OF POINT FOSDICK DRIVE TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 572.96 FEET AND A CENTRAL ANGLE OF 28°56'29" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 12°22'02" EAST 286.35 FEET;

THENCE SOUTHERLY ALONG SAID CURVE AND MARGIN, A DISTANCE OF 289.42 FEET;

THENCE SOUTH 02°06'13" WEST TANGENT TO SAID CURVE, A DISTANCE OF 115.29 FEET;

THENCE SOUTH 77°12'03" WEST, A DISTANCE OF 10.35 FEET;

THENCE SOUTH 02°06'13" WEST, A DISTANCE OF 647.44 FEET;

THENCE SOUTH 01°44'07" WEST, A DISTANCE OF 6.46 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH 02°06'05" WEST, ALONG SAID MARGIN A DISTANCE OF 162.75 FEET TO THE POINT OF BEGINNING.

SITUATED IN PIERCE COUNTY, WASHINGTON

For reference only, not for re-sale.

**EXHIBIT B
TO
EASEMENT TERMINATION AGREEMENT**

Legal Description of the Smith/Hartmann Property

THAT PORTION OF LOT 2, IN BLOCK 3, OF HOLLYTOWN ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 21, RECORDS PIERCE COUNTY WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2;

THENCE SOUTHWESTERLY ALONG A LINE RUNNING FROM SAID NORTHEAST CORNER OF LOT 2 TO THE SOUTHWESTERLY CORNER OF SAID LOT, A DISTANCE OF 118 FEET;

THENCE SOUTHEASTERLY ALONG AN EXISTING FENCE, 100 FEET MORE OR LESS TO INTERSECT A LINE RUNNING PARALLEL WITH AND 100 FEET SOUTHEASTERLY OF SAID LINE AT A POINT 124 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF STATE HIGHWAY NO 14;

THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE 124 FEET TO THE SOUTHWESTERLY LINE OF STATE HIGHWAY NO 14;

THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

SITUATED IN PIERCE COUNTY, WASHINGTON

For reference only, not for re-sale.