

NW 27, 5N2W

E 1960277 B 3470 P 1031  
RICHARD T. MAUGHAN, DAVIS CNTY RECORDER  
2004 FEB 5 4:11 PM FEE 14.00 DEP LHL  
REC'D FOR FIRST AMERICAN TITLE CO OF UTA

RETURN RECORDED DOCUMENT TO:

Boise Spectrum LLC  
c/o Hawkins Companies LLC  
8645 W. Franklin Rd.  
Boise, ID 83709  
Attn: Legal Department

RATIFICATION AGREEMENT

0274  
14-001-0055, 14-001-0070  
14-001-0060, 14-001-0069  
14-001-0019

WHEREAS, by Lease dated the 2<sup>nd</sup> of February, 2004 (the "Lease"), between BOISE SPECTRUM LLC, an Idaho limited liability company, as Landlord, and WALGREEN CO., an Illinois corporation, as Tenant, recorded by Memorandum of Lease of even date on February 5, 2004, Landlord leased to Tenant certain premises located at the northeast corner of West 1800 North Street and North 2000 West Street, in Clinton, Utah, legally described on Exhibit "A" attached hereto and made a part hereof, together with all improvements, appurtenances, easements, and privileges belonging thereto; and

WHEREAS, the undersigned at the time of execution of said Lease was not the owner of fee simple of the property above described; and

WHEREAS, fee simple to the entire premises described on Exhibit "A" hereto was conveyed to the undersigned as of February 5, 2004;

WHEREAS, Tenant has requested, pursuant to said Lease, that the undersigned now ratify and adopt said Lease;

NOW, THEREFORE, in consideration of the premises, Tenant entering into said Lease, One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby ratifies and adopts said Lease and expressly assumes and agrees to perform and abide by all the terms, conditions, provisions and agreements in said Lease contained by the Landlord thereunder.


This Indenture shall be binding upon the undersigned, its successors and assigns and shall inure to the benefit of WALGREEN CO., its successors and assigns.

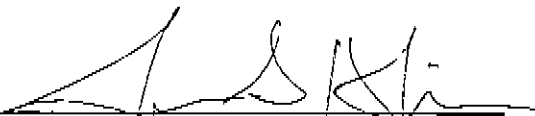
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IN WITNESS WHEREOF, the undersigned have executed this Indenture this 2<sup>nd</sup> day of February, 2004.

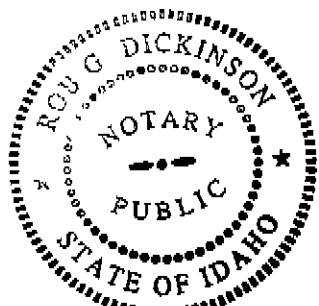
**BOISE SPECTRUM LLC,**  
an Idaho limited liability company

By:   
Jeffery L. Hess as attorney-in-fact  
for Gary R. Hawkins, Manager

By:   
Jason G. Hawkins, as attorney-in-fact  
for Gary R. Hawkins, Manager

STATE OF IDAHO            )  
  : ss.  
County of Ada             )

On this 2<sup>nd</sup> day of February, 2004, before me, a Notary Public, in and for said State, personally appeared Jeffery L. Hess and Jason G. Hawkins, known or identified to me to be the persons whose names are subscribed to the within Instrument as the attorneys-in-fact of Gary R. Hawkins as the Manager of BOISE SPECTRUM LLC, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that they executed the same as said Manager, in said Limited Liability Company's name.



  
Notary Public

My commission expires: 1/24/06

Exhibit "A"

A part of the Northwest Quarter of Section 27, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Clinton, Davis County, Utah:

Beginning at a point on the North Line of State Road 37 (1800 North Street) being 212.00 feet North  $89^{\circ}59'17''$  East along the Quarter Section Line and 42.02 feet North  $0^{\circ}07'29''$  East from the West Quarter Corner of said Section 27; and running thence South  $89^{\circ}59'17''$  West 144.00 feet along said North Line; thence North  $44^{\circ}56'37''$  West 21.19 feet to a point on the East Line of State Road 108 (2000 West Street) as widened to 53.00 foot half-width; thence North  $0^{\circ}07'29''$  East 234.00 feet along said East Line; thence North  $89^{\circ}59'17''$  East 57.00 feet; thence South  $0^{\circ}07'29''$  West 8.52 feet; thence North  $89^{\circ}59'17''$  East 253.00 feet; thence South  $0^{\circ}07'29''$  West 240.48 feet to the North Line of State Road 37 (1800 North Street) as widened to 42.02 foot half-width; thence South  $89^{\circ}59'17''$  West 151.00 feet along said North Line to the point of beginning.