

AFTER RECORDING RETURN TO:

Dennis E. McLean
Davis Wright Tremaine
2600 Century Square
1501 Fourth Avenue
Seattle, Washington 98101-1688

9205200094

JERRY MCINTURFF
SKAGIT COUNTY AUDITOR

92 MAY 20 P3:52

RECORDED _____ FILED _____
REQUEST OF _____

Island Title SB-1644

MEMORANDUM OF LEASE

This Memorandum of Lease is made as of this 10th day of April, 1992, by and between ARMADA VANCOUVER COMPANY, a Washington corporation (hereinafter, "Lessor"), and SEATTLE-FIRST NATIONAL BANK, a national banking association (hereinafter, "Lessee"), who agree as follows:

1. Lease Term and Premises. Lessor has leased to Lessee, and Lessee has leased from Lessor, pursuant to a Lease dated of even date herewith (the "Lease"), the real property located in the City of Burlington, Skagit County, Washington, described in Exhibit A attached hereto (the "Premises"), for a term of twenty-one (21) years commencing 5-20, 1992. The provisions of the Lease are incorporated herein.

2. Provisions Binding on Lessor. All of Lessor's covenants under the Lease, both affirmative and negative, are intended to and shall bind Lessor and its successors, and shall inure to the benefit of Lessee and its successors.

3. Lessee's Right to Extend or Renew. The Lease contains options to extend or renew the term of the Lease in favor of Lessee for an additional eighteen (18) years in the aggregate, on the terms and conditions set forth therein.

4. Lessee's Right of First Refusal. The Lease grants to Lessee a right of first refusal, subject to certain conditions set forth therein.

5. Purpose of Memorandum. This Memorandum is prepared for the purpose of recordation to give notice of the Lease. It shall not constitute an amendment or modification of the Lease.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAY 20 1992

4822806\1\00014.LSE/4.10.92
Seattle

Amount Paid \$ — 0 —
Skagit County Treasurer
By: Q Deputy

9205200094

BK1078PG0532

EXECUTED as of the date first above written.

LESSOR:

ARMADA VANCOUVER COMPANY,
Washington corporation

By

[Signature]
Its PRESIDENT

LESSEE:

SEATTLE-FIRST NATIONAL BANK,
a national banking association

By

[Signature]
Its V.P. and Manager, Corporate
Real Estate

By

[Signature]
Its Sec. V.P. & Asst. Mgr. Prop.

Exhibit A - Legal Description of Premises

STATE OF WASHINGTON)
COUNTY OF King) ss.

On this 29TH day of April, 1992, before me, a
Notary Public in and for the State of Washington, personally
appeared James W. Lagerquist, personally known to me (or
proved to me on the basis of satisfactory evidence) to be the
person who executed this instrument, on oath stated that he was
authorized to execute the instrument, and acknowledged it as the
President of ARMADA VANCOUVER COMPANY to be the
free and voluntary act and deed of said corporation for the uses
and purposes mentioned in the instrument.

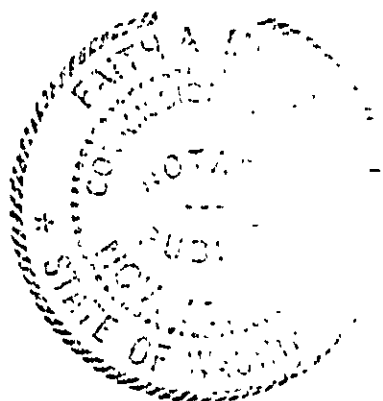
IN WITNESS WHEREOF, I have hereunto set my hand and official
seal the day and year first above written.

[Signature]
NOTARY PUBLIC in and for the State
of Washington residing at Seattle
My appointment expires March 5, 1994

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 22nd day of April, 1992, before me, a
Notary Public in and for the State of Washington, personally
appeared P. A. Brandmeier and Michelle Spohrer,
personally known to me (or proved to me on the basis of
satisfactory evidence) to be the persons who executed this
instrument, on oath stated that they were authorized to execute
the instrument, and acknowledged it as the SVP & Mgr and
VP & Mgr, respectively, of SEATTLE-FIRST NATIONAL BANK to
be the free and voluntary act and deed of said national banking
association for the uses and purposes mentioned in the
instrument.

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



Faith A. Miller
NOTARY PUBLIC in and for the State
of Washington, residing at Lynnwood
My appointment expires 11/11/92

EXHIBIT A

LEGAL DESCRIPTION

Lot 5A of City of Burlington Short Plat No. BURL-3-91, as approved April 21, 1992, and recorded April 27, 1992, in Volume 10 of Short Plats, Page 77, under Auditor's File No. 9204270026, records of Skagit County, Washington; being a portion of Lot 5 of the Cascade Mall Binding Site Plan recorded in Volume 8 of Short Plats, Pages 170 through 180;

Together with a non-exclusive easement for ingress and egress, as granted by easement recorded July 27, 1989, under Auditor's File No. 8907270006, records of Skagit County, Washington; and

Together with an easement for storm drainage, as granted by easement recorded July 21, 1989, under Auditor's File No. 8907210036, records of Skagit County, Washington.