

Return to:  
SCHACHT & HICKS  
Attorneys at Law  
P. O. Box 1165  
Mount Vernon, WA 98273

7  
2  
9  
  
SHORT FORM LEASE

JERRY MCINTURFF  
SKAGIT COUNTY AUDITOR

94 MAR -2 P3:46

9403020118

This is a Short Form Lease executed in triplicate this 1st day of January, 1994, between JERRY C. OWENS and PHYLLIS A. OWENS, husband and wife, "Lessor", and J. C.'S PAWN SHOP, INC., a Washington corporation, "Lessee".

1. PURPOSE. The parties execute this Short Form Lease for the purpose of recording.

2. INCORPORATION BY REFERENCE. The parties incorporate here by reference that certain Lease and first right of refusal to purchase dated May January 1, 1994, between JERRY C. OWENS and PHYLLIS A. OWENS, husband and wife, "Lessor", and J. C.'S PAWN SHOP, INC., a Washington corporation, "Lessee".

3. DESCRIPTION. The properties leased are situate in the county of Skagit, state of Washington, legally described as follows:

Those certain premises described on EXHIBIT "A" attached hereto and by reference made a part hereof.

4. TERM. The term of said lease shall be for a period of five (5) years commencing on January 1, 1994.

IN WITNESS WHEREOF, the parties hereto have executed this Short Form Lease in triplicate the day and year first above written.

Jerry C. Owens  
JERRY C. OWENS

Phyllis A. Owens  
PHYLLIS A. OWENS

LESSOR

SKAGIT COUNTY WASHINGTON:  
Real Estate Tax

MAR - 2 1994

Amount Paid -  
\$5,000.00  
SKAGIT CO. Treasurer  
By Ka

J. C.'S PAWNSHOP, INC.

By Jerry C. Owens  
JERRY C. OWENS, President

Attest: Phyllis A. Owens  
PHYLLIS A. OWENS,  
Secretary

LESSEE

9403020118

BK! 303PG0503

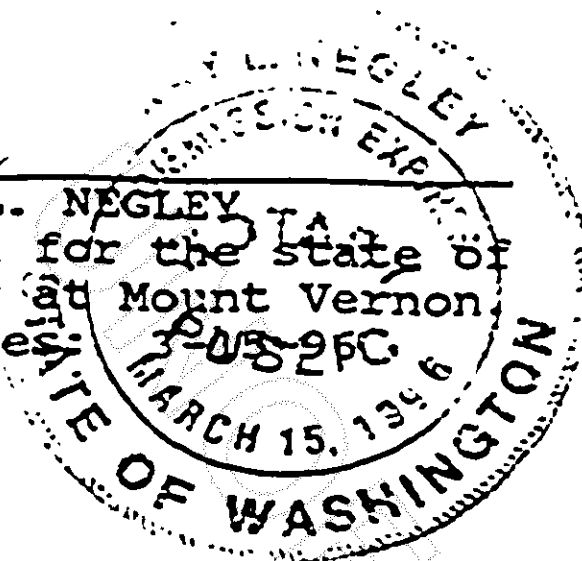
STATE OF WASHINGTON )  
COUNTY OF SKAGIT )

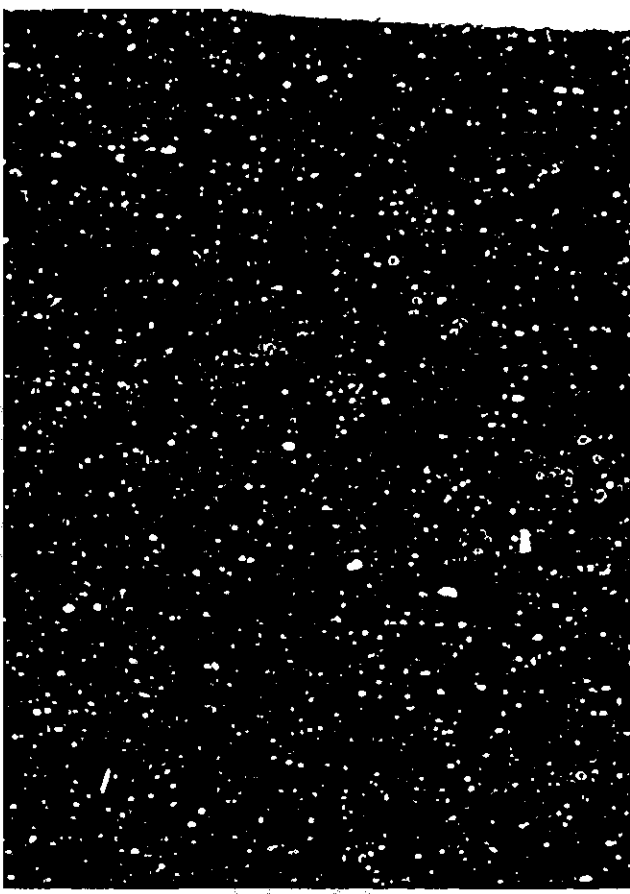
SS.

I certify that I know or have satisfactory evidence that JERRY C. OWENS and PHYLLIS A. OWENS, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: January 1, 1994.

*Kay L. Negley*  
Printed name: KAY L. NEGLEY  
Notary Public in and for the state of  
Washington, residing at Mount Vernon  
My appointment expires: 3-03-96





That portion of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of Second Street as established in the City of Mount vernon which is 165 feet South of the North line of said Southeast 1/4 of the Northeast 1/4 thence South 165 feet along the West line of Second Street; thence West parallel with the North line of the Southeast 1/4 of the Northeast 1/4, 108 feet to a point 108 feet East of the East line of Cleveland Street; thence North parallel with the East line of Cleveland Street to a point due West of the point of beginning; thence East 108 feet to the point of beginning.

Situate in Skagit County, Washington.

EXHIBIT "A"

9403020118

EX1303PG0505