

Return Address:

Blackbourn Services, Inc.
13500 Linden Ave N
Seattle, WA 98133

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DISQUALIFY THIS DOCUMENT FOR RECORDING

MEMORANDUM OF LEASE

Grantor(s) ("Owner"): John and Brenda Lund and Curtis and Deanne Tronsdal

Grantee ("Company"): BLACKBOURN SERVICES INC., a Washington corporation

Legal Description (abbreviated): THAT PORTION OF THE FOLLOWING DESCRIBED TRACT
LYING SOUTHERLY AND WESTERLY OF PRIMARY STATE HIGHWAY #1 AS CONDEMNED
UNDER THE DECREE ENTERED JUNE 22, 1954, IN SKAGIT COUNTY SUPERIOR COURT
Assessor's Property Tax Parcel/Account Number: P26812, REF #340420-0-117-0002

5.20 F 34 R 4
This is the MEMORANDUM OF LEASE of that certain unrecorded lease dated between Owner
and Company, concerning the premises commonly known as 309 Union Street, and legally described as set
forth above or on EXHIBIT A attached hereto and made a part hereof.

For good and valuable consideration Owner leases to Company exclusive use and possession of all
common laundry areas now existing or hereafter created in said apartment complex, as space for laundry
equipment, for the term and under the provisions contained in the aforementioned unrecorded lease, which
unrecorded lease is incorporated in this Memorandum by reference and thereby made a part hereof.

1. **Term.** The term of this lease is not disclosed herein, but it is not less than three (3) years nor
more than twenty (20) years from the date of this lease.

2. **Non-Competition Clause.** No laundry equipment, other than that belonging to the Company,
may be installed in any part of the building (including individual apartment units) in which the leased
premises are located.

This Memorandum is not a complete summary of the aforementioned unrecorded lease; and the
provisions of this Memorandum shall not be used in interpreting the lease provisions. In the event of a
conflict between this Memorandum and said lease, the provisions of said lease shall control.

Company:
BLACKBOURN SERVICES, INC.

By Mark D. Blackbourn, President

Owner:
John & Brenda Lund and Curtis & Deanne Tronsdal

Brenda Lund
John Tronsdal

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STATE OF WASHINGTON)
COUNTY OF Skagit) ss.

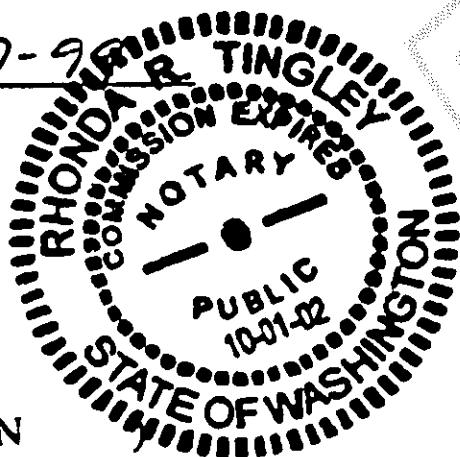
[Individual Capacity]

I certify that I know or have satisfactory evidence that John Brenda Lund is the person who appeared before me, and said person acknowledged that Curt Tensdal signed this instrument and acknowledged it to be the free and voluntary act for the uses and purposes mentioned in the instrument.

[Representative Capacity]

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that _____ signed this instrument, on oath stated that _____ was authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED 1-27-98

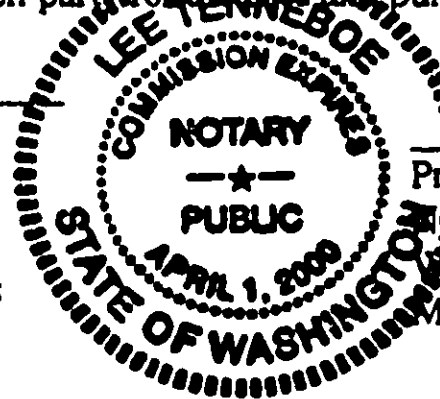


Rhonda R. Tingley
Print Name Rhonda R. Tingley
NOTARY PUBLIC in and for the State of
Washington, residing at Bainbridge
My appointment expires 10-01-02

STATE OF WASHINGTON)
COUNTY OF KING) ss.

I certify that I know or have satisfactory evidence that Mark D. Blackburn is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Blackburn Services Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED 11/10/98



Lee Tennessee
Print Name LEE TENNESSEE
NOTARY PUBLIC in and for the State of
Washington, residing at SEATTLE
My appointment expires APRIL 1, 2000

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

FEB 02 1999

By: [Signature]
Skagit County Treasurer
Deputy

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