

Return Address:

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



199910060057

Kathy Hill, Skagit County Auditor
10/6/1999 Page 1 of 2 12:19:20PM

ANY WRITING, TEXT, INITIALS, REVISIONS OR NOTARY SEAL APPEARING OUTSIDE THESE MARGINS MAY DISQUALIFY THIS DOCUMENT FOR RECORDING

MEMORANDUM OF LEASE

Grantor(s) ("Owner"): Salem Village Associates, c/o Legacy Management Group, Agent
Grantee ("Company"): BLACKBOURN SERVICES INC., a Washington corporation
Legal Description (abbreviated): LOT 2 OF SHORT PLAT MV 8-94
Assessor's Property Tax Parcel/Account Number: 340408-0-013-0003

This is the MEMORANDUM OF LEASE of that certain unrecorded lease dated between Owner and Company, concerning the premises commonly known as Salem Village, 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.

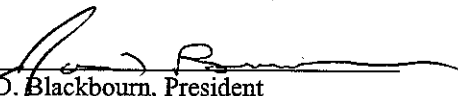
1. Term. The term of this lease is not disclosed herein, but it is not less than three (3) years nor more than twenty (20) years from the date of this lease.

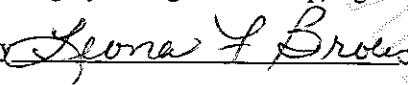
2. Non-Competition Clause. No laundry equipment, other than that belonging to the Company, may be installed in any part of the building (including individual apartment units) in which the leased premises are located.

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.

Owner:
Salem Village Associates
c/o Legacy Management Group, Agent

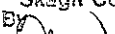
By 
Mark D. Blackbourn, President

By 
Leona F. Brown

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

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OCT 06 1999

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

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DISQUALIFY THIS DOCUMENT FOR RECORDING

STATE OF WASHINGTON)
COUNTY OF Whatcom) ss.

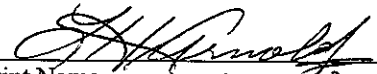
[Individual Capacity]

I certify that I know or have satisfactory evidence that LEONA BROOKS is the person who appeared before me, and said person acknowledged that LEONA BROOKS 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.

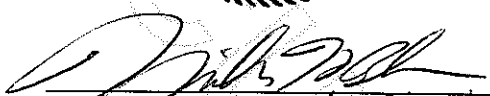
DATED 10.1.1999


Print Name L.H. ARNOLD
NOTARY PUBLIC in and for the State of
Washington, residing at Bethell WA
My appointment expires 11.29.02

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 9-27-99


Print Name M. H. Blackburn
NOTARY PUBLIC in and for the State of
Washington, residing at Edmonds, WA
My appointment expires 6-19-03

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