

RECORDED AT THE REQUEST OF:
BENDICH, STOBACH & STRONG, P.C.
900 Fourth Avenue, Suite 3800
Seattle, WA 98164



200006300052
Kathy Hill, Skagit County Auditor
6/30/2000 Page 1 of 3 11:16:50AM

LAND TITLE COMPANY OF SKAGIT COUNTY

P-93257

ASSIGNMENT OF INTEREST IN LEASE AND RENTS AS SECURITY

Reference Number 200006300051

Assignors: Skagit Powersports, Inc.
Skagit Valley Toy Boys, L.L.C.

Assignee: Evergreen Community Development Association

Legal description: Lot 12, Burlington Hill Business Park.

Tax Parcel ID#: 8002-000-012-0001

To induce the Evergreen Community Development Association (hereafter "Evergreen") to make a loan and to induce the United States Small Business Administration (hereafter "SBA") to guarantee a debenture issued by Evergreen in the amount of \$208,000, the proceeds of which are to be loaned to Skagit Valley Toy Boys, L.L.C. pursuant to SBA's Authorization and Debenture Guaranty #CDC-328 059 40 05 WA, including any amendments to it approved by the SBA, the following Assignment is made.

For value received as security for the promissory note evidencing the aforementioned loan ("Note"), Skagit Valley Toy Boys, L.L.C. ("Lessor"), and Skagit Powersports, Inc., ("Lessee"), hereby convey and assign, with right of reassignment, to Evergreen all of their right, title and interest to the lease dated JUNE 27, 2000 (including any addendums, renewals or

modifications thereof) to the Real Property that is legally described as:

Tract 12, "BURLINGTON HILL BUSINESS PARK, BINDING SITE PLAN", approved September 7, 1994, recorded September 8, 1994, in Volume 11 of Plats, pages 109 through 112, under Auditor's File No. 9409080052, records of Skagit County, being a portion of the Southwest 1/4 of Section 29, Township 35 North, Range 4 East, W.M. Situate in the County of Skagit, State of Washington.

Lessor and Lessee also convey and assign to Evergreen all rents of the Real Property.

Evergreen grants to Lessor and Lessee a license to collect the rents from the Real Property. This license, however, may be revoked at any time by Evergreen and will automatically be revoked if the Note goes into default and the unpaid balance is accelerated.

DATED this 27th day of June, 2000.

LESSOR

Skagit Valley Toy Boys, L.L.C.

BY:

Gary Lawver
Gary Lawver, Manager

State of Washington)

) SS.

County of _____)

LESSEE

Skagit Powersports, Inc.

BY:

Gary Lawver
Gary Lawver, President

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUN 30 2000

Amount Paid \$ 0
Skagit County Treasurer
By: DC Deputy

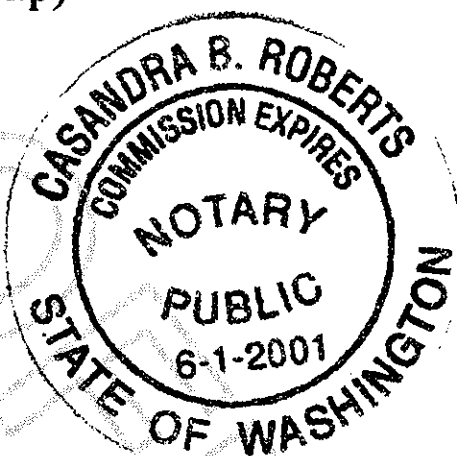
I certify that I know or have satisfactory evidence that GARY LAWVER is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the manager of Skagit Valley Toy Boys, L.L.C.,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

Dated: 6-27-2000



200-006300052

(Seal or stamp)



Casandra B. Roberts

NOTARY PUBLIC in and for the State of
Washington, residing at Sedro Woolley
My commission expires: 6-01-01

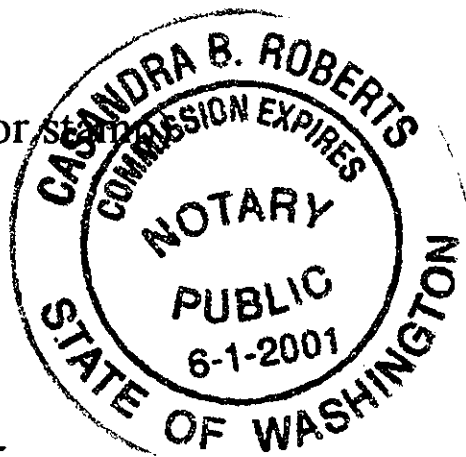
State of Washington)

County of Skagit) ss.

I certify that I know or have satisfactory evidence that GARY LAWVER 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 Skagit Powersports, Inc., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-27-2000

(Seal or stamp)



Casandra B. Roberts

NOTARY PUBLIC in and for the State of
Washington, residing at Sedro Woolley
My commission expires: 6-01-01

vjl/8.05



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