

Return Address
David Gumaer
9 S. Washington, Suite 215
Spokane, WA 99201



200311030272

Skagit County Auditor

11/3/2003 Page

1 of

4 11:35AM

MEMORANDUM OF LEASE

FIRST AMERICAN TITLE CO.

76678-7

Reference #: _____ Additional on page _____
Grantor: B & I PROPERTY HOLDINGS, LLC
Additional on page _____
Grantee: KENNETH A. BABER, DVM, SOLE PROPRIETOR OF MOUNTAIN VIEW
VETERINARY CLINIC
Additional on page _____

Legal Description: Section 20, Township 34, Range 4; Ptn. SW - NE
aka Tract A of Short Plat MV-2-78.
Tax Parcel #: 340420-1-008-0200 P26893

THIS INDENTURE made and entered into this 22nd day of
October, 2003, by and between B & I PROPERTY HOLDINGS, LLC, a
Washington limited liability company, hereinafter called the
lessor (whether or one or more) and KENNETH A. BABER, DVM, SOLE
PROPRIETOR OF MOUNTAIN VIEW VETERINARY CLINIC hereinafter
"MOUNTAIN VIEW".

WITNESSETH

That for the term and upon the terms and conditions set forth
in the Lease Agreements dated October 18, 2003 and which commenced
January 1, 2004, from the lessor to MOUNTAIN VIEW, the lessor has
leased, demised and let, and does hereby lease, demise and let
unto MOUNTAIN VIEW the following described real property, situated
in the County of Skagit, State of Washington, more particularly
described as follows;

FOR A COMPLETE LEGAL DESCRIPTION SEE LEGAL DESCRIPTION
DESCRIBED ABOVE.

The lease shall be for a term of 242 months commencing January 1,
2004 and terminating March 1, 2024.

In witness thereof, the parties hereto have caused their
respective names to be hereto subscribed as of the day and the
year first above written.

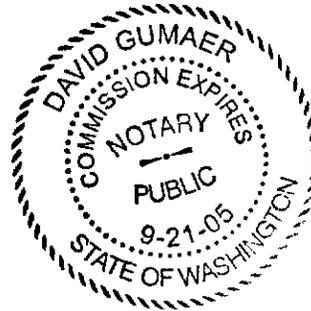
County of Skagit)

I certify that I know or have satisfactory evidence that Kenneth A. Baber, DVM signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it to be his free and voluntary act, for the uses and purposes mentioned in the instrument.

Dated this 22 day of October, 2003.

David Gumaer

NOTARY PUBLIC in and for the State of Washington, residing at Spokane. My appointment expires 9-21-05.



UNOFFICIAL DOCUMENT



200311030272
Skagit County Auditor

11/3/2003 Page

3 of

4 11:35AM

EXHIBIT "C"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Tract "A" of Mount Vernon Short Plat No. MV-2-78, approved January 27, 1978 and recorded January 27, 1978 in Book 2 of Short Plats, page 185, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 20, Township 34 North, Range 4 East, W.M., EXCEPT that portion, described as follows:

Beginning at the Northwest corner of that certain tract described in Quit Claim Deed to Norman E. Berg and recorded under Auditor's File No. 9001240099 (described as Parcel "B" on Exhibit D thereon); thence South 1 degree 11'15" East 148.00 feet along the West line of said Berg Tract (also being the East line of said Tract "A" Short Plat MV-2-78) to the North margin of Division Street; thence South 89 degrees 53' 45" West 49.38 feet along said North margin of Division Street (also being the South line of said Tract "A" Short Plat MV-2-78) to the East margin of Seventeenth Street; thence North 1 degree 08' 56" West 148.00 feet along said East margin of Seventeenth Street (also being the West line of said Tract "A" Short Plat MV-2-78) to a point bearing South 89 degrees 53'45" West from the Point of Beginning; thence North 89 degrees 53'45" East 49.28 feet to the Point of Beginning.



200311030272

Skagit County Auditor

11/3/2003 Page

4 of

4 11:35AM