

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



200506160112
Skagit County Auditor

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MEMORANDUM OF LEASE

Reference #: _____ Additional on page _____
Grantor: FORTUNA PROPERTIES, LLC, a Washington limited
liability company
Additional on page _____
Grantee: ANDERSON APPLIANCE SERVICES, INC., a Washington
corporation
Additional on page _____

Legal Description:

Lot 4 of Binding Site Plan No. PL03-0071, recorded
May 7, 2003, under Auditor's File No. 200305070015,
records of Skagit County, Washington, and being a
portion of the Southeast 1/4 of the Southwest 1/4
of Section 29, Township 34 North, Range 4 East,
W.M.

TOGETHER WITH a perpetual exclusive easement for
the purposes of installing, maintaining and
repairing a sign as conveyed by Easement Deed
recorded March 3, 2005, under Auditor's File No.
200503030054.

Situate in the County of Skagit, State of Washington.

Assessor's Parcel No. 8043-000-004-0000

THIS INDENTURE made and entered into this 14th day of
June, 2005, by and between FORTUNA PROPERTIES, LLC, a
Washington limited liability company, hereinafter called the
lessor (whether or one or more) and ANDERSON APPLIANCE
SERVICES, INC., a Washington corporation, hereinafter
"ANDERSON APPLIANCE SERVICES".

WITNESSETH

That for the term and upon the terms and conditions set forth in the Lease Agreement which commenced April 15, 2005, from the lessor to ANDERSON APPLIANCE SERVICES the lessor has leased, demised and let, and does hereby lease, demise and let unto ANDERSON APPLIANCE SERVICES 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.

This lease shall be for a term of 252 months commencing April 15, 2005, and terminating April 15, 2026.

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.

FORTUNA PROPERTIES, LLC, a
Washington Limited Liability
Company

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 16 2005

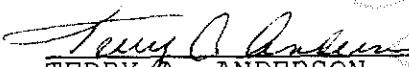
Amount Paid
Skagit Co. Treasurer
By Deputy


GARY E. ANDERSON, Manager


TERRY A. ANDERSON, Manager

ANDERSON APPLIANCE SERVICES,
INC., a Washington corporation


GARY E. ANDERSON, President ~~SECRETARY~~


TERRY A. ANDERSON, Secretary ~~Asst~~

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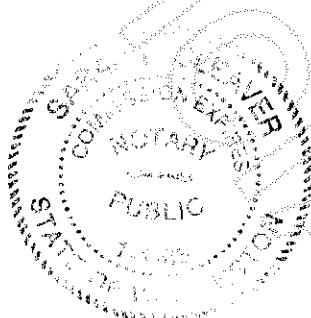
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STATE OF WASHINGTON)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that Gary E. Anderson and Terry A. Anderson signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Managers of FORTUNA PROPERTIES, LLC, a Washington limited liability company, to be the free and voluntary act of such limited liability company, for the uses and purposes mentioned in the instrument.

DATED: June 14, 2005.

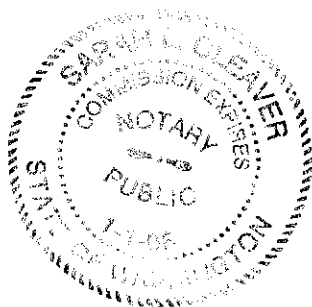


Sarah A. Cleaver
NOTARY PUBLIC in and for the State
Of Washington, residing at Burlington
My appointment expires: 1-1-06

STATE OF WASHINGTON)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that Gary E. Anderson and Terry A. Anderson signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as President and Secretary of ANDERSON APPLIANCE SERVICES, INC., to be the free and voluntary act of such corporation, for the uses and purposes mentioned in the instrument.

DATED: June 14, 2005.



Sarah A. Cleaver
NOTARY PUBLIC in and for the State
Of Washington, residing at Burlington
My appointment expires: 1-1-06

