

After Recording Return To:

Brian E. Clark, Esq.
Skagit Law Group, PLLC
P. O. Box 336
Mount Vernon, WA 98273



200601130191
Skagit County Auditor

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MEMORANDUM OF LEASE (Anacortes)

LANDLORD: **WARNER CREEK INVESTMENTS, LLC**, a Washington limited liability company

TENANT: **HARBOUR PRINTING, INC.**, a Washington corporation

Legal Description:
Abbreviated Form: Lot 1 in Blk 4, Amended Plat of Shannon's First Addn to City of Ana, WA; and Lots 10, 11 & 12 in Blk 4 of Plats of Hensler's First Addn to City of Ana, WA

Additional on Page: 2

Assessor's Tax Parcel Nos.: 3794-004-012-0010 (P57330)

Reference Number(s) of Documents assigned or released: N/A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
JAN 13 2006
Amount paid \$
By Skagit Co. Treasurer
By [Signature]

THIS IS A MEMORANDUM OF LEASE AGREEMENT executed this 13 day of January, 2006, between **WARNER CREEK INVESTMENTS, LLC**, a Washington limited liability company ("Landlord"), and **HARBOUR PRINTING, INC.**, a Washington corporation ("Tenant").

1. **Purpose:** The parties execute this Memorandum of Lease Agreement for recording purposes only.

MEMORANDUM OF LEASE (ANACORTES)

2. Incorporation by Reference: The parties incorporate herein by reference that certain Lease Agreement of even date herewith.

3. Term of Lease: The term of the Lease is for a period of five (5) years commencing January __, 2006, and terminating December 31, 2010 (the "Lease Term").

4. Termination of Lease. Tenant has the right after the twelfth (12th) month and through the eighteenth (18th) month of the initial Lease Term to terminate the Lease early upon sixty (60) days' advance written notice to Landlord of Tenant's intent to vacate.

5. Extension of Lease. On the terms and conditions of the initial Lease, Landlord has granted to Tenant an option to extend the term of the Lease for two (2) periods of five (5) years on the same terms and conditions as for the primary term, except rent, by giving Landlord at least six (6) months' written notice prior to the expiration of the lease term.

6. Description. The property leased is commonly known as 903 25th Street, Anacortes, Washington, and is more particularly described as:

Parcel A: Lot 1 in Block 4 of "AMENDED PLAT OF SHANNON'S FIRST ADDITION TO THE CITY OF ANACORTES, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 8, records of Skagit County.

Parcel B: Lots 10, 11 and 12 in Block 4 of "PLATS OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 46 of the records of Skagit County.

Situated in the County of Skagit, State of Washington.

SUBJECT TO: Easements, restrictions and reservations of record.

7. Restrictions. Tenant shall not assign the lease, or any interest therein, nor let or sublet the premises, or any part thereof or any privilege appurtenant thereto, nor permit the occupancy or use of any part thereof by any other person without the written consent of the Landlord first had and obtained, which consent will not be unreasonably withheld.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease Agreement the day and year first above written.

(SIGNATURE PAGE FOR MEMORANDUM OF LEASE (Anacortes) FOLLOWS ON PAGE 3)

MEMORANDUM OF LEASE (ANACORTES)

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(SIGNATURE PAGE FOR MEMORANDUM OF LEASE (Anacortes))

LANDLORD:

WARNER CREEK INVESTMENTS, LLC

By 
JEANNE GLICK, Manager

By 
JEAN LEIB, Manager

TENANT:

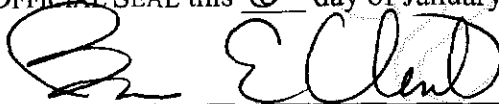
HARBOUR PRINTING, INC.

By 
ROBERT H. SINGER, President

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 6th day of January, 2006.



Printed Name **BRIAN E. CLARK**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 5/24/07

MEMORANDUM OF LEASE (ANACORTES)

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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 6th day of January, 2006.

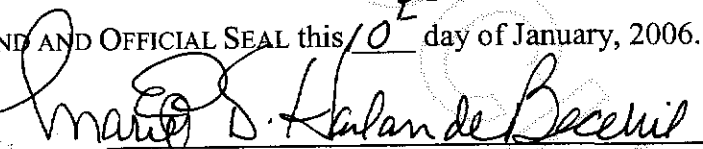

Printed Name BRIAN E. CLARK
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 5/24/07

STATE OF WASHINGTON }
COUNTY OF King } ss.

I certify that I know or have satisfactory evidence that **ROBERT H. SINGER** 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 **HARBOUR PRINTING, INC.**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 10th day of January, 2006.




Printed Name MARY D. HARLAND DE BECELIS
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 03-29-06

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