

After Recording Return To:

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



200601130192
Skagit County Auditor

1/13/2006 Page 1 of 4 2:55PM

MEMORANDUM OF LEASE (Mount Vernon)

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

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

Legal Description:

Abbreviated Form: Tract A, SP No. MV-5-79

Additional on Page: 2

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Assessor's Tax Parcel No.:

340418-1-005-0306 (P26230)

JAN 13 2006

Reference Number(s) of

Documents assigned or released: N/A

Amount Paid
By Skagit Co. Treasurer
By [Signature]

THIS IS A MEMORANDUM OF LEASE AGREEMENT executed this 10th 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.

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

MEMORANDUM OF LEASE (MOUNT VERNON)

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. 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.

5. Description. The property leased is commonly known as 2226 Market Street, Mount Vernon, Washington, and is more particularly described as:

Tract "A", Short Plat No. MV-5-79, approved June 13, 1979, recorded June 14, 1979, in Book 3 of Short Plats, under Auditor's File No. 7906140001 and being a portion of the South ¼ of the North ½ of the NE ¼ of the NE ¼ of Section 18, Township 34 North, Range 3 East, W.M.

6. 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.

LANDLORD:

WARNER CREEK INVESTMENTS, LLC

By [Signature]
JEANNE GLICK, Manager

By [Signature]
JEAN LEIB, Manager

TENANT:

HARBOUR PRINTING, INC.

By [Signature]
ROBERT H. SINGER, President

MEMORANDUM OF LEASE (MOUNT VERNON)

-2-

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200601130192
Skagit County Auditor

1/13/2006 Page 2 of 4 2:55PM

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 ____ day of January, 2006.

Printed Name _____
NOTARY PUBLIC in and for the State of Washington
My Commission Expires _____

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 ____ day of January, 2006.

Printed Name _____
NOTARY PUBLIC in and for the State of Washington
My Commission Expires _____

MEMORANDUM OF LEASE (MOUNT VERNON)

-3-

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200601130192
Skagit County Auditor

1/13/2006 Page 3 of 4 2:55PM

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.



Mary D. Skelton de Beemer

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

MEMORANDUM OF LEASE (MOUNT VERNON)

-4-

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Skagit County Auditor

1/13/2006 Page 4 of 4 2:55PM