



200604180094

Skagit County Auditor

4/18/2006 Page 1 of 4 2:08PM

WHEN RECORDED, RETURN TO:
HEATHER D. SHAND PERKINS, ESQ.
SHAND PERKINS & ASSOCIATES, PLLC
411 Main Street
Mount Vernon, WA 98273

DOCUMENT: MEMORANDUM OF LEASE

GRANTORS: RICHARD R. BALLOW and GAIL G. BALLOW, husband and wife, and
WALRAM T. VANDERTOORN VRYTHOOF and JOSEPHINE R.
VANDERTOORN VRYTHOOF, husband and wife.

GRANTEE: GEMSAF, LLC, a Washington Limited Liability Company

TAX/PARCEL NUMBER: 3772-032-020-0106/P55054

MEMORANDUM OF LEASE AND ASSIGNMENT OF LEASE

THIS MEMORANDUM OF LEASE is between RICHARD R. BALLOW and GAIL G. BALLOW, husband and wife (hereinafter collectively referred to as "Lessor"), WALRAM T. VANDERTOORN VRYTHOOF and JOSEPHINE R. VANDERTOORN VRYTHOOF, husband and wife (hereinafter collectively referred to as "Lessee") and GEMSAF, LLC, a Washington Limited Liability Company (hereinafter referred to as "Assignee").

1. Premises: Lessor has leased to Lessee upon the terms and condition of the lease agreement between the parties dated September 1, 2004 ("The Lessee"), which terms and conditions are incorporated by this reference, the Premises which consists of a portion of the following real property situation the City of Anacortes, Skagit County, Washington, commonly known as 416 and 416 1/2 Commercial Avenue, and legally described as:

MEMORANDUM OF LEASE AND ASSIGNMENT OF LEASE

Assessor's Tax/Parcel Identification Number: 3772-032-020-0106/P55054

The East portion of the following described real property:

The North 45 feet of the East 5 feet of Lot 16, and the North 45 feet of Lots 17, 18, 19 and 20, Block 33, MAP OF THE CITY OF ANACROTES, according to the plat thereof recorded in Volume 2 of Plats, page 4, record of Skagit County, Washington;

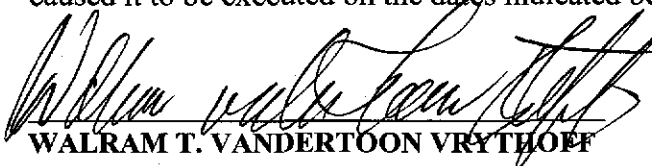
TOGETHER WITH that portion of the South Half of the vacated alley through said Block 33, lying East of the West line of the East 5 feet of Lot 16 in said block produced North, which upon vacation, reverted to said premises by operation of law.

2. Term: The lease is for a term of seven (7) years, from September 1, 2004 through August 31, 2011.

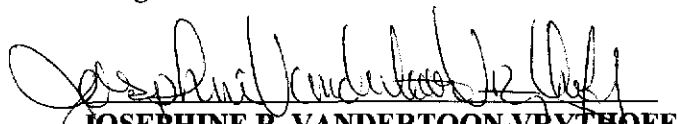
3. Assignment: Lessee has assigned, and Assignee has assumed, all rights and duties of Lessee under the Lease. Lessor has not waived any rights against Lessee that Lessor has under the Lease.

4. Purpose of Memorandum of Lease: This Memorandum of Lease and Assignment of Lease is prepared for the purpose of recordation, and it in no way modifies the actual lease agreement or the assignment of lease between the parties.

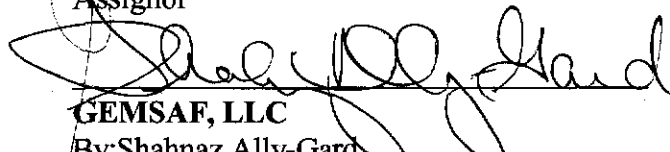
In witness, each party to this Memorandum of Lease and Assignment of Lease has caused it to be executed on the dates indicated below.


WALRAM T. VANDERTOON VRYTHOFF
Assignor

Dated: 4/17/06


JOSEPHINE R. VANDERTOON VRYTHOFF
Assignor

Dated: 4/17/06


GEMSAF, LLC
By: Shahnaz Ally-Gard
Title: Managing Member

Dated: 4-17-06

MEMORANDUM OF LEASE AND ASSIGNA



Richard A. Ballow

RICHARD A. BALLOW

Lessor HISTORIC HARBOR DIST., LLC

Dated: 4.12.06

Gail G. Ballow

GAIL G. BALLOW

Lessor HISTORIC HARBOR DIST. LLC

Dated: 4.12.06

ACKNOWLEDGEMENTS SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

STATE OF WASHINGTON)

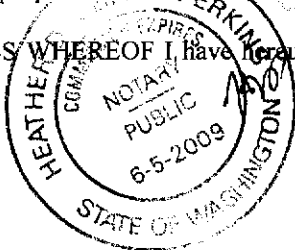
APR 18 2006

COUNTY OF SKAGIT)

SS.

On this 17th day of March, 2006, before me personally appeared WALRAM T. VANDERTOORN VRYTHOOF and JOSEPHONE R. VANDERTOORN VRYTHOOF, to me known to be the persons who executed the within and foregoing instrument, and acknowledged said instrument to be a free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Heather Perkins
NOTARY PUBLIC in and for the State of Washington,
Residing at: Arlington, WA
Printed Name: Heather Perkins
My appointment expires: 6/5/09

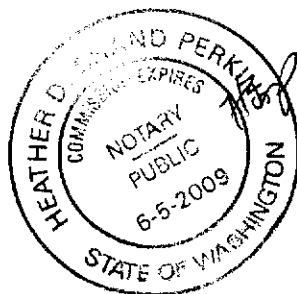
STATE OF WASHINGTON)

SS.

COUNTY OF SKAGIT)

On this 17th day of March, 2006, before me personally appeared SHAHNAZ ALLY-GARD, to me known to be the person who executed the within and foregoing instrument, and acknowledged said instrument to be a free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Heather Perkins
NOTARY PUBLIC in and for the State of Washington,
Residing at: Arlington, WA
Printed Name: Heather Perkins
My appointment expires: 6/5/09

MEMORANDUM OF LEASE AND ASSIGNA



200604180094

Skagit County Auditor

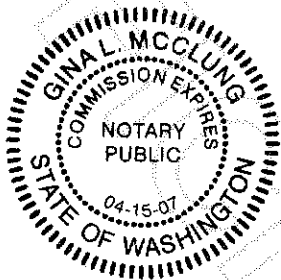
STATE OF WASHINGTON)

COUNTY OF SKAGIT)

ss.

On this 12th day of March, 2006, before me personally appeared RICHARD A. BALLOW and GAIL G. BALLOW, to me known to be the persons who executed the within and foregoing instrument, and acknowledged said instrument to be a free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Gina L. McClung
NOTARY PUBLIC in and for the State of Washington,
Residing at: La Conner
Printed Name: Gina McClung
My appointment expires: 04-15-07

MEMORANDUM OF LEASE AND ASSIGNMENT OF LEASE

4



Skagit County Auditor

4/18/2006 Page

4 of

4 2:08PM