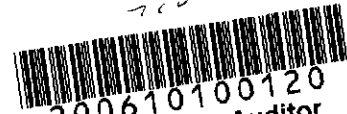


Return Address  
DAVID F. GUMAER, P.S.  
9 S. Washington, Suite 215  
Spokane, WA 99201

LAND TITLE OF SKAGIT COUNTY

1228468W



200610100120  
Skagit County Auditor

10/10/2006 Page

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MEMORANDUM OF LEASE

Reference #: \_\_\_\_\_ Additional on page \_\_\_\_\_  
Grantor: VOLLANS ENTERPRISES, LLC, a Washington limited liability company  
Additional on page \_\_\_\_\_  
Grantee: VOLLANS AUTOMOTIVE, INC., a Washington corporation  
Additional on page \_\_\_\_\_

Legal Description:

Lots 21, 22, 23, and 24, Block 15, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Assessor's Parcel No. 4177-015-024-0009

THIS INDENTURE made and entered into this 5<sup>th</sup> day of October, 2006, by and between VOLLANS ENTERPRISES, LLC, a Washington limited liability company, hereinafter called the lessor (whether one or more) and VOLLANS AUTOMOTIVE, INC., a Washington corporation, hereinafter "Corporation"

WITNESSETH

That for the term and upon the terms and conditions set forth in the Lease Agreement dated September 1, 2006, and which commenced September 1, 2006, from the lessor to Corporation the lessor has leased, demised and let, and does hereby lease, demise and let unto Corporation 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 252 months commencing September 1, 2006, and terminating September 1, 2027.

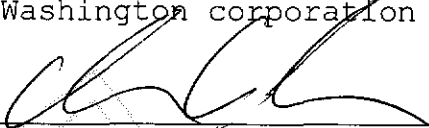
In witness thereof, the parties hereto have caused their respective names to be hereto subscribed as of the day and the year first above written.

VOLLANS ENTERPRISES, LLC, a  
Washington limited liability  
company

  
CHRISTOPHER VOLLANS, Member

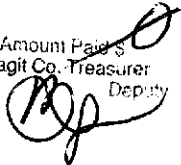
  
ANN MARIE HOLMGREN, Member

VOLLANS AUTOMOTIVE, INC., a  
Washington corporation

  
CHRISTOPHER VOLLANS, President/  
Secretary

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 10 2006

Amount Paid \$  
Skagit Co. Treasurer  
By  Deputy



200610100120  
Skagit County Auditor

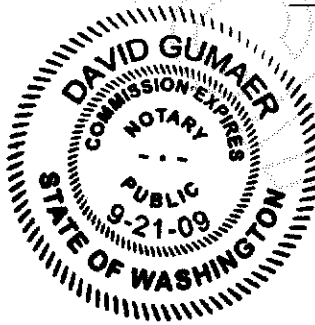
10/10/2006 Page 2 of 3 3:19PM

[The balance of this page was left blank intentionally]

STATE OF WASHINGTON )  
 ) ss.  
County of Skagit )

I certify that I know or have satisfactory evidence that CHRISTOPHER VOLLANS and ANN MARIE HOLMGREN signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Members of VOLLANS ENTERPRISES, 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: October 5, 2006.



*David Gumaer*

NOTARY PUBLIC in and for the State of Washington, residing at Spokane. My Appointment expires: 9-21-09.

STATE OF WASHINGTON )  
 ) ss.  
County of Skagit )

I certify that I know or have satisfactory evidence that CHRISTOPHER VOLLANS signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as President and Secretary of VOLLANS AUTOMOTIVE, INC., a Washington corporation, to be the free and voluntary act of such corporation, for the uses and purposes mentioned in the instrument.

DATED: October 5, 2006.



*David Gumaer*

NOTARY PUBLIC in and for the State of Washington, residing at Spokane. My Appointment expires: 9-21-09.

