

AFTER RECORDING MAIL TO:

Name Chevron U.S.A. Inc.
Address 6001 Bollinger Canyon Road
Building T/Room 1088
Attn: Property Manager
City/State San Ramon, CA 94583

With a copy to:

Name McDonald's Corporation
Address: Attn: Amy Evans, Legal Department
One McDonald's Plaza
City/State Oak Brook, IL 60523



200802250193

Skagit County Auditor

2/25/2008 Page 1 of 6 4:05PM

GUARDIAN NORTHWEST TITLE CO.

86595-1

Document Title(s):

1. Memorandum of Lease

Grantor(s):

1. McDonald's Corporation, a Delaware corporation, Sublessor

Grantee(s):

1. Chevron U.S.A. Inc., a Pennsylvania corporation, Sublessee

Additional information on page 1 of document.

Abbreviated Legal Description:

Lot 1, Binding Site Plan No. MV-BSP-1-96

Tax Parcel Number(s):

8014-000-001-0000 (P111461)

Complete legal description is on page 4 of document.

Mt. Vernon, WA
2200 E. College Way
L/C: 046-0497
File # 17521

Chevron Facility # 206999

Prepared by: Lorraine Fortelka
After recording, return to: Amy Evans
McDONALD'S CORPORATION
One McDonald's Plaza
Oak Brook, Illinois 60523

With a copy to:
Chevron U.S.A. Inc., Building T/Room 1088 Attn:
Property Manager
6001 Bollinger Canyon Road
San Ramon, CA 94583

MEMORANDUM OF LEASE

This Memorandum of Lease entered into this 17th day of January, 2008 by and between McDonald's Corporation, a Delaware corporation, (herein called "McDonald's") and Chevron U.S.A. INC., a Pennsylvania corporation (herein after called "Chevron"),

WHEREAS, McDonald's and Chevron have entered into a certain unrecorded Restated and Amended Full-Menu Concepts Lease and Operating Agreement dated December 31, 1996, as amended and supplemented to the date hereof, and Full-Menu Concepts Term Sheet dated October 28, 1996, as amended to the hereof (collectively the "Lease"), entered into by and between McDonald's and Chevron, covering the real property commonly known as 2200 E. College Way, Mount Vernon, Washington. McDonald's has leased to Chevron the following described property, in the City of Mt. Vernon, County of Skagit, State of Washington, the property legally described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference

The date upon which the original term of the Lease will expire is September 16, 2017. Said Lease provides for four automatically extended option periods of five years each.

This Memorandum of Lease is executed for the purpose of giving notice of the existence of the Lease.

This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which, together, shall constitute one and the same instrument.

McDonald's:
McDonald's Corporation
a Delaware corporation

By: _____
Its: Senior Counsel
Lorraine V. Fortelka

Document #: 457187-v1

Chevron:
Chevron U.S.A. Inc.
a Pennsylvania corporation

By: _____
Its: _____



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Skagit County Auditor

2/25/2008 Page 2 of 6 4:05PM

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2200 E. College Way
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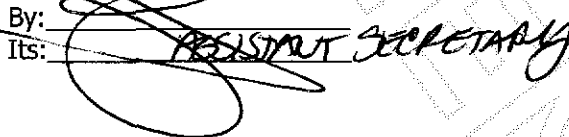
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McDonald's:
McDonald's Corporation
a Delaware corporation

By: _____
Its: _____

Chevron:
Chevron U.S.A. Inc.
a Pennsylvania corporation

By: 
Its: _____

Document #: 457187-v1



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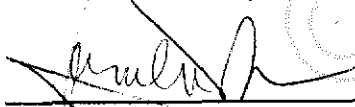
2/25/2008 Page 3 of 6 4:05PM

ACKNOWLEDGMENT - McDONALD'S CORPORATION

STATE OF ILLINOIS)
) SS:
COUNTY OF DU PAGE)

I, Janeth Rubi, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Lorraine V. Fortelka, Senior Counsel of McDonald's Corporation, a Delaware corporation, whose place of business is at One McDonald's Plaza, Oak Brook, Illinois 60523, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Senior Counsel appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such Senior Counsel and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 18th day of January, 2008.

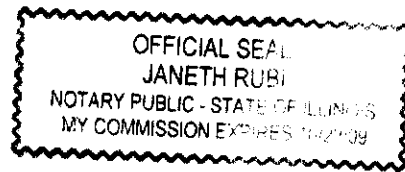


Janeth Rubi, Notary Public

My commission expires: 10/22/2009

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 25 2008



ACKNOWLEDGMENT - CORPORATE

Amount Paid \$ *0.00*
By _____ Deputy

STATE OF _____)
) SS:
COUNTY OF _____)

I, _____, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that _____, President and _____, Secretary of _____, a(n) _____ corporation, who reside at _____,

who are personally known to me to be the persons whose names are subscribed to the foregoing instrument as such President and Secretary, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such President and Secretary respectively and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this _____ day of _____, 20____

Notary Public My commission expires _____



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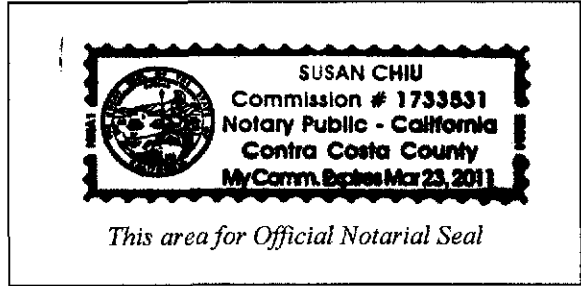
STATE OF CALIFORNIA)
) ss
COUNTY OF CONTRA COSTA)

ACKNOWLEDGEMENT

On Feb 19th, 2008, before me, SUSAN CHIU, NOTARY PUBLIC
PERSONALLY APPEARED ERIKA JORDENING, who proved to
me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf
of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the
laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature Susan Chiu

My Commission Expires: March 23, 2011



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Skagit County Auditor

City, State: MT. VERNON, WASHINGTON
L/C: 046-0497
Exhibit A

LOT 1, BINDING SITE PLAN NO. MV-BSP-1-96, APPROVED JANUARY 24, 1997,
RECORDED JANUARY 24, 1997, IN VOLUME 12 OF SHORT PLATS, PAGES 181
AND 182, UNDER AUDITOR'S FILE NO. 9701240087, RECORDS OF SKAGIT
COUNTY WASHINGTON, BEING A PORTION OF THE NORTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST. W.M.

Exhibit A



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Skagit County Auditor