After Recording Return To:
T & B Knutzen, LLC
10903 Samish Beach Lane
Bow, Washington 98232

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Skagit County Auditor
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UNOFFICIAL DOCUMENT

MEMORANDUM OF LEASE AGREEMENT

LANDLORD: CHARLIE INVESTMENTS, LLC, a Washington limited liability company

TENANT: T & B KNUTZEN, INC., a Washington corporation

Legal Description:
Abbreviated Form: W ½ of Lot 13, Block "S," MAP OF LACONNER, WHATCOM COUNTY, WASHN.TERRY., 1897;" also S ½ of the following described property: Commencing at the intersection of the S line of Calhoun Street, with the E line of First Street, to the Town of LaConner, thence E along the S line of Calhoun Street 66'; thence N parallel with the E line of First Street to the N line of Calhoun Street; thence W along the N line of Calhoun Street to the E line of First Street, thence S along the E line of First Street to the point of beginning

Additional on Page: 2

Assessor's Tax Parcel No.: P74074 / 4123-019-013-0108

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

THIS IS A MEMORANDUM OF LEASE AGREEMENT With First Right of Refusal to Purchase, executed effective as of the 31st day of July, 2008 between CHARLIE INVESTMENTS, LLC, a Washington limited liability company ("Landlord"), and T & B KNUTZEN, 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 With First Right of Refusal of even date herewith.

3. Term of Lease: The term of the Lease is for a period of five (5) years commencing August 1, 2008 and terminating July 31, 2013. Thereafter Tenant is granted an option to renew the Lease for an additional five (5) years.

4. Description: The property leased is commonly known as 701 South First Street, LaConner, Skagit County, Washington, and is more particularly described as:

> The West ½ of Lot 13, Block "S," MAP OF LACONNER, WHATCOM COUNTY, WASHN.TERRY., 1872," as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington,
>
> ALSO, the South ½ of the following described property:
>
> Commencing at the intersection of the South line of Calhoun Street, with the East line of First Street, to the Town of LaConner, Skagit County, Washington; thence East along the South line of Calhoun Street, 66 feet; thence Northerly parallel with the East line of First Street to the North line of Calhoun Street; thence West along the North line of Calhoun Street to the East line of First Street; thence Southerly along the East line of First Street to the point of beginning.
>
> Situate in the County of Skagit, State of Washington.

5. First Right of Refusal: Said Lease includes a first right of refusal to purchase the real property that is the subject of the Lease.

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

LANDLORD:

CHARLIE INVESTMENTS, LLC

By _____
ROBERT H. COLE, II, Member

By _____
JENNIFER COLE, Member

TENANT:

T & B KNUTZEN, INC.

By _____
TERRY KNUTZEN, President

By _____
BARBARA KNUTZEN, Secretary

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STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

On this day personally appeared before me ROBERT H. COLE, II and JENNIFER COLE, to me known to be managers/members of CHARLIE INVESTMENTS, L.L.C., a Washington Limited Liability Company, and acknowledged the said instrument to be the free and voluntary act and deed of said members/managers for the uses and purposes therein mentioned, and on oath stated that ROBERT H. COLE, II and JENNIFER COLE were authorized to execute said instrument on behalf of said Limited Liability Company.

GIVEN under my hand and official seal this 18th day of August, 2008.

DIANA FALCON LEE
COMM. EXP.
NOTARY
PUBLIC
MAY 1, 2009
STATE OF WASHINGTON

NOTARY PUBLIC
Printed Name: Diana Falcon Lee
My Commission Expires: 5/1/09

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that TERRY KNUTZEN and BARBARA KNUTZEN are the persons who appeared before me and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Officers of T & B KNUTZEN, 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 20th day of August, 2008.

VIRGINIA S. VOIGT
COMMISSION EXPIRES
NOTARY
PUBLIC
6-1-2009
STATE OF WASHINGTON

NOTARY PUBLIC
Printed Name: VIRGINIA S. VOIGT
My Commission Expires: 6/1/09

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