



200903200139

Skagit County Auditor

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After recording return to:
Bendich, Stobaugh & Strong
701 Fifth Avenue, #6550
Seattle, WA 98104

SUBORDINATION OF LEASE AGREEMENT

Reference No.: *unrecorded lease disclosed by* CHICAGO TITLE CO.
^200505110053 and 200903200137 620001333

Grantor: WILLIAM E. MUNSON COMPANY

Grantee: Evergreen Business Capital

Legal description: Lots 1B and 1C, BAY RIDGE BUSINESS PARK BINDING SITE
PLAN BSP NO. 00-0154

Tax Parcel ID#: 8034-000-002-0000, 8034-000-003-0000

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR LEASE-HOLD ESTATE IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT. IT IS RECOMMENDED THAT PRIOR TO EXECUTION OF THIS SUBORDINATION AGREEMENT THE SUBORDINATOR CONSULT WITH HER ATTORNEY.

The undersigned subordinator agrees as follows:

1. WILLIAM E. MUNSON COMPANY, referred to herein as "Subordinator", is the lessee of a lease with Munson Properties, LLC covering the premises described at attached Exhibit A.

A Memorandum of this lease was recorded at Skagit County Auditor's No. 200505110053

2. Munson Properties, LLC owns the real property described in Paragraph 1 and is referred to herein as "Owner."

3. Owner has executed, or is about to execute, a deed of trust in favor of Evergreen Business Capital ("CDC") to secure a note in the original principal amount of \$281,000. This deed of trust and note will be assigned by CDC to the United States Small Business Administration ("SBA"). The deed of trust will be referred to in this document as "the SBA Deed of Trust" and CDC and SBA will be referred to collectively as "Lender." *recorded under Auditor's No. 200903200137*

4. In consideration of benefits to Subordinator from Owner, receipt and sufficiency of which is hereby acknowledged, and to induce Lender to advance funds under the note and all agreements in connection therewith the Subordinator does hereby unconditionally subordinate its interest in the lease identified in paragraph 1 above to the lien of the SBA Deed of Trust, and all advances or charges made or accruing thereunder, including any extension or renewal thereof.

5. It is understood by the parties hereto that Lender would not make the loan secured by the SBA Deed of Trust without this agreement.

6. This agreement shall be the whole and only agreement between the parties hereto with regard to the subordination of the lien or charge of the lease above mentioned to the SBA Deed of Trust and shall supersede and cancel any prior agreements as to such.

7. The heirs, administrators, assigns and successors in interest of the Subordinator shall be bound by this agreement. Where the word "mortgage" appears herein it shall be considered as "deed of trust", and vice versa. Gender and number of pronouns are considered to conform to undersigned.

EXECUTED this 10th day of March, 2009.

WILLIAM E. MUNSON COMPANY

By: *Jon Wise*

Jon Wise, President

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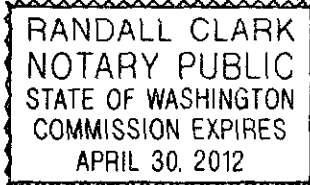
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State of Washington)
County of Skagit) ss.

I certify that I know or have satisfactory evidence that Jon Wise is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the President of WILLIAM E. MUNSON COMPANY, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 10, 2009

(Seal or stamp)



Randall Clark

NOTARY PUBLIC in and for the State of
Washington, residing at Burlington

My commission expires: 4-30-12

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EXHIBIT "A"

Lots 1B and 1C of BAY RIDGE BUSINESS PARK BINDING SITE PLAN, BSP NO. 00-0154, approved October 29, 2001, and recorded October 29, 2001, under Auditor's File No. 200110290120, records of Skagit County, Washington; being a portion of Lot 1, Skagit County Short Plat No. 96-012 in the East Half of the Northeast Quarter of Section 3, Township 34 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.



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