

After Recording Return To:
Peter A. Deming
Attorney at Law
P.O. Box 68
Kent, WA 98035



200906050077
Skagit County Auditor

6/5/2009 Page 1 of 4 9:27AM

LAND TITLE OF SKAGIT COUNTY

133602-8

MEMORANDUM OF LEASE

Grantor: (1) Adrian Ibarra
(2) Ruth Ibarra

Grantee: (1) El Gitano Restaurant V, Inc.

Abbreviated Legal: Lots 9 - 11, Blk 17, Syndicate Add. To LaConner

Tax Parcel No.: 4128-017-900-0400 (Property I.D. No.: P74380)

THIS INDENTURE made and entered into this 3rd day of June, 2009, by and between Adrian Ibarra and Ruth Ibarra, husband and wife, hereinafter called "Lessor", and El Gitano Restaurant V, Inc., a Washington corporation, hereinafter called "Lessee".

WITNESSETH


That for the term and upon the terms and conditions set forth in the Lease Agreement dated February 1, 2009 (including any amendments or addendums thereto), and which commenced on February 1, 2009, from the Lessor to Lessee, the Lessor has leased, demised and let, and does hereby lease, demise and let unto Lessee its interest in the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.


The lease, including options to renew or extend, is for a term of twenty one (21) years commencing on February 1, 2009 and terminating on January 31, 2030.

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

LESSOR:



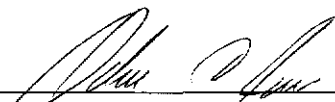
Adrian Ibarra, Individually



Ruth Ibarra, Individually

LESSEE:

El Gitano Restaurant V, Inc.,
a Washington corporation

By: 

Adrian Ibarra, President

[Notary's Acknowledgments on next Page]

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 05 2009

Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy




200906050077
Skagit County Auditor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that ADRIAN IBARRA and RUTH IBARRA are the persons who signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 3rd day of June, 2009.




Peter A. Deming
NOTARY PUBLIC in and for the State
of Washington, residing at Kent.
My appointment expires: May 7, 2012

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that ADRIAN IBARRA is the person who signed this instrument and acknowledged it as the PRESIDENT of EL GITANO RESTAURANT V, INC., a Washington corporation, to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

DATED this 3rd day of June, 2009.



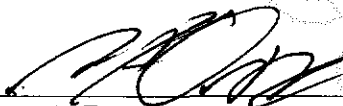

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL "A":

That portion of Lots 9 through 11, inclusive, Block 17, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO. WASH.", as per plat recorded in Volume 2 of Plats, Page 109, records of Skagit County, Washington, described as follows:

Beginning at the most Easterly corner of Lot 9;
Thence Westerly along the South line of Washington Avenue to a point which is 126.81 feet West of the point of beginning;
Thence Southwesterly parallel with the West line of Maple Avenue a distance of 85.55 feet;
Thence Southeasterly parallel with the centerline of Talbot Street a distance of 110.00 feet, more or less, to the Northwesterly line of Maple Street at a point 148.69 feet Southwesterly of the point of beginning as measured along the Northwesterly line of Maple Street;
Thence Northeasterly a distance of 148.69 feet to the point of beginning.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "B":

An easement for the use of the existing parking stalls over that portion of Lots 9 through 11, inclusive, Block 17, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO. WASH.", as per plat recorded in Volume 2 of Plats, Page 109, records of Skagit County, Washington, described as follows:

Beginning at a point on the Northwesterly line of Maple Avenue a distance of 148.69 feet Southwesterly from the most Easterly corner of Lot 9;
thence Southwesterly along said Northwesterly line of Maple Avenue a distance of 29.00 feet;
thence Northwesterly parallel with the centerline of Talbot Street a distance of 46.50 feet;
thence Northeasterly parallel with the Northwesterly line of Maple Avenue a distance of 29.00 feet;
thence Southeasterly a distance of 46.50 feet, more or less, to the point of beginning.

Situate in the Town of LaConner, County of Skagit, State of Washington.

