

Return Address  
David F. Gumaer, P.S.  
9019 E. Appleway Blvd., suite 200  
Spokane Valley, WA 99212



201101030239  
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY  
137242-5

SUBORDINATION AGREEMENT

Reference #: 201101030238 Additional on page \_\_\_\_\_  
Grantor: GENERAL SUPPLY SERVICES, INC. dba GEXPRO, a Delaware  
corporation  
Additional on page \_\_\_\_\_  
Grantee: Northwest Business Development Association  
Additional on page \_\_\_\_\_

Legal Description:

Lot 12, "SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE  
PLAN", Mount Vernon Land Use No. LU05-061, as per plat  
approved August 30, 2007, recorded September 10, 2007  
under Auditor's File No. 200709100133, records of Skagit  
County, Washington.

Situate in the City of Mount Vernon, county of Skagit,  
State of Washington

Parcel No. 8072-000-012-0000

THIS AGREEMENT is made and entered into as of this 20<sup>th</sup> day of  
December, 2010, by DICK'S RESTAURANT SUPPLY NORTH, LLC, a  
Washington limited liability company, ("Landlord"), whose address  
is 324 Chenoweth Street, Mount Vernon, WA 98273; and GENERAL SUPPLY  
SERVICES, INC. dba GEXPRO, a Delaware corporation, ("Tenant"),  
whose address is 324 Chenoweth Street, Mount Vernon, WA 98273.

**WITNESSETH:**

WHEREAS, NORTHWEST BUSINESS DEVELOPMENT ASSOCIATION, a  
Washington nonprofit corporation, ("Mortgagee"), whose address is  
9019 E. Appleway Blvd., Suite 200, Spokane Valley, WA 99212 has  
agreed to make a mortgage loan in the amount of One Million Two  
Hundred Twenty Nine Thousand Dollars and No Cents (\$1,229,000.00) to  
Landlord, repayment of which is to be secured by a Deed of Trust or  
Mortgage 201008270139 (herein referred to as "Mortgage") on real

estate (the "Premises") all as fully described in the legal description above; and

WHEREAS, the Mortgage is to be recorded in the county where the Premises are situate; and

WHEREAS, Tenant is the present lessee under a Lease dated September 18, 2008, as amended from time to time, initially made by DICK'S RESTAURANT SUPPLY NORTH, LLC, a Washington limited liability company, as landlord, demising all or a portion of the Premises (said Lease and all amendments thereto are hereafter referred to as the "Lease"); and

WHEREAS, as a condition precedent to Mortgagee's disbursement of loan proceeds, Mortgagee has required that Tenant subordinate the Lease and its interest in the Premises in all respects to the lien of the Mortgage; and

WHEREAS, it will be of substantial benefit to Tenant for Mortgagee to disburse the loan proceeds; and

WHEREAS, Mortgagee is disbursing the loan proceeds in reliance upon the agreements contained in this Agreement.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each party hereto, it is hereby agreed as follows:

1. **SUBORDINATION.** The Lease, and the rights of Tenant in, to or under the Lease and the Premises, are hereby subjected and subordinated and shall remain in all respects and for all purposes subject, subordinate and junior to the lien of the Mortgage, and to the rights and interest of the from time to time holder of the Mortgage, as fully and with the same effect as if the Mortgage had been duly executed, acknowledged and recorded, and the indebtedness secured thereby had been fully disbursed prior to the execution of the Lease or possession of the Premises by Tenant, or its predecessors in interest.

2. **RELIANCE BY MORTGAGEE.** The parties are executing this instrument in order to induce Mortgagee to disburse the indebtedness secured by the Mortgage, and the parties further agree that the disbursement by Mortgagee of all or any part of the indebtedness shall constitute conclusive reliance by Mortgagee upon this Agreement and the provisions hereof and the subordination effected hereby.



3. **ATTORNMEN AT MORTGAGEE'S OPTION.** At Mortgagee's sole option, if the interest of Landlord shall be transferred to and owned by Mortgagee by reason of foreclosure or other proceedings brought by it in lieu of or pursuant to a foreclosure, or by any other manner, Mortgagee succeeds to the interest of the landlord under the Lease, Tenant shall be bound to Mortgagee under all of the terms, covenants, and conditions of the Lease for the balance of the term thereof remaining, and any extensions or renewals thereof which may be affected in accordance with any option therefor in the Lease, with the same force and effect as if Mortgagee were the landlord under the Lease. Tenant does hereby agree to attorn to Mortgagee as its landlord, said attornment to be effective and self-operative immediately upon Mortgagee succeeding to the interest of the landlord under the Lease without the execution of any further instruments on the part of any of the parties hereto. Except as required under any Assignment of Leases and/or Rents, Tenant shall be under no obligation to pay rent to Mortgagee until Tenant receives written notice from Mortgagee that it has succeeded to the interests of the landlord under the Lease. The respective rights and obligations of Tenant to Mortgagee upon such attornment, to the extent of the then remaining balance of the term of the Lease and any such extensions and renewals, shall be and are the same as those set forth therein, it being the intention of the parties hereto for this purpose to incorporate the Lease in this Agreement by reference with the same force and effect as if set forth at length herein.

Lender agrees that no foreclosure (whether judicial or nonjudicial), deed-in-lieu of foreclosure, or other sale of the Property in connection with enforcement of the Security Instrument or otherwise in satisfaction of the Loan shall operate to terminate the Lease or Tenant's rights thereunder to possess and use the Leased Space provided, however, that (a) the term of the Lease has commenced, (b) Tenant is in possession of the Leased Space, and (c) the Lease is in full force and effect and no uncured default exists under the Lease.

4. **MORTGAGEE NOT BOUND BY CERTAIN ACTS OF LANDLORD.** If Mortgagee shall succeed to the interest of landlord under the Lease, Mortgagee shall not be liable for any act or omission of any prior landlord (including Landlord herein) nor be subject to any offsets or defenses which Tenant might have against any prior landlord (including Landlord herein); nor bound by any rent or additional rent which Tenant might have paid for more than the then current installment nor be bound by any amendment or modification of the Lease made without its consent.



5. **NOTICE.** In the event that Landlord shall default in the performance or observance of any of the terms, conditions or agreements in the Lease, Tenant shall give written notice thereof to Mortgagee, and Mortgagee shall have the right (but not the obligation) to cure such default. Tenant shall not take any action with respect to such default under the Lease, including and without limitation, any action in order to terminate, rescind or avoid the Lease or to withhold any rental thereunder, for a period of ten (10) days after receipt of such written notice thereof by Mortgagee with respect to any such default capable to being cured by the payment of money and for a period of thirty (30) days after receipt of which written notice thereof by Mortgagee with respect to any other such default (provided, that in the case of any default which cannot be cured by the payment of money and cannot with diligence be cured within such thirty (30) day period because of the nature of such default or because Mortgagee requires time to obtain possession of the Premises in order to cure the default, if Mortgagee shall proceed promptly to attempt to obtain possession of the Premises, where possession is required, and to cure the same and thereafter shall prosecute the curing of such default with diligence and continuity, then the time within which such default may be cured shall be extended for such period as may be necessary to complete the curing of the same with diligence and continuity).

6. **PURCHASE OPTIONS.** Any option or rights contained in the Lease to acquire title to the Premises are hereby made subject and subordinate to the rights of Mortgagee under the Mortgage and any acquisition of title to the Premises made by Tenant during the term of the Mortgage shall be made subordinate and subject to the Mortgage.

7. **SUCCESSORS AND ASSIGNS.** This Agreement and each and every covenant, agreement and other provisions hereof shall be binding upon the parties hereto and their heirs, administrators, representatives, successors and assigns, including without limitation each and every from time to time holder of the Lease or any other person having an interest therein and shall inure to the benefit of Mortgagee and its successors and assigns.

8. **CHOICE OF LAW.** This Agreement is made and executed under and in all respects is to be governed and construed by the laws of the state where the Premises are situate.

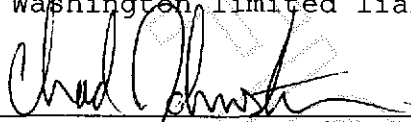
9. **CAPTIONS AND HEADINGS.** The captions and headings of the various sections of this Agreement are for convenience only and are not to be construed as confining or limiting in any way the scope or intent of the provisions hereof. Whenever the context requires or permits, the singular shall include the plural, the plural shall



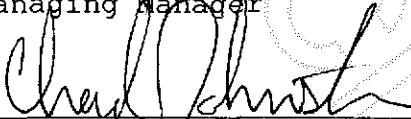
include the singular and the masculine, feminine and neuter shall be freely interchangeable.

**IN WITNESS WHEREOF**, the parties hereto have each caused this Agreement to be executed as of the date first above.

LANDLORD: DICK'S RESTAURANT SUPPLY NORTH, LLC,  
a Washington limited liability company



CHAD O. JOHNSTUN, Distribution Manager/  
Managing Manager



CHAD O. JOHNSTUN, Trustee, on behalf  
OF CHAD JOHNSTUN GIFT TRUST, Member

TENANT: GENERAL SUPPLY SERVICES, INC.  
dba GEXPRO, a Delaware corporation

By: 

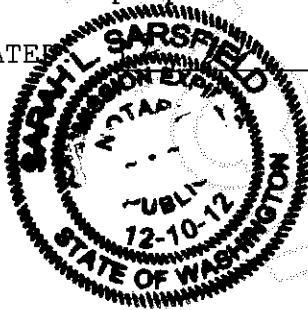
It's: Abrae Harrison VP operations



STATE OF WASHINGTON )  
 ) ss.  
County of King )

I certify that I know or have satisfactory evidence that CHAD O. JOHNSTUN signed this instrument as DISTRIBUTION MANAGER and MANAGING MANAGER of DICK'S RESTAURANT SUPPLY NORTH, LLC and as a TRUSTEE on behalf of CHAD JOHNSTUN GIFT TRUST, which is a member of DICK'S RESTAURANT SUPPLY NORTH, LLC, on oath they stated it to be the free and voluntary act of such limited liability company, for the uses and purposes mentioned in the instrument.

DATE: \_\_\_\_\_, 2010

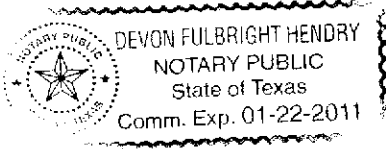


[Signature]  
NOTARY PUBLIC in and for the State  
of Washington, residing at Auburn, Wa.  
My appointment expires: 12-10-12.

STATE OF Texas )  
 ) ss.  
County of Dallas )

I certify that I know or have satisfactory evidence that Mark Hartman signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as VP Operations of GENERAL SUPPLY SERVICES, INC. dba GEXPRO, a Delaware corporation, to be the free and voluntary act of such limited liability company, for the uses and purposes mentioned in the instrument.

DATED: 12, 20, 2010



[Signature]  
NOTARY PUBLIC in and for the State  
of ~~Washington~~ Texas, residing at Dallas County  
My appointment expires: 1/22/2011.



201101030239  
Skagit County Auditor