

When Recorded Return to:
Louws Truss, Inc.
2721 Franklin Street
Bellingham, WA 98225



201101270011
Skagit County Auditor

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MEMORANDUM OF LEASE

Grantor: Spruce Street LLC
Grantee: Louws Truss Inc.
Abbrev. Legal Description: Ptn. Blks. 3, 4, 7 and 8, Albertsons Add.
Tax Parcel ID #: 4078-009-011-0007 (P72436)

THIS MEMORANDUM OF LEASE is executed this 30th day of December, 2010, by SPRUCE STREET LLC, a Washington limited liability company ("Landlord"), and LOUWS TRUSS INC., a Washington corporation ("Tenant").

- Premises. Landlord has leased to Tenant, upon the terms and conditions of that certain Lease with Option to Purchase between the parties dated December 30, 2010 (the "Lease"), which terms and conditions are incorporated by this reference, the real property situated in the City of Burlington, Skagit County, Washington and all improvements thereon, legally described on Exhibit A attached hereto (collectively the "Premises").
- Term. This Lease shall be for a term of three (3) years commencing January 1, 2011 and terminating on December 31, 2013, with an option to extend the Lease for one (1) additional period of five (5) years commencing on January 1, 2014 and terminating on December 31, 2018.
- Special Provisions. Reference is made to Section 10 of the Lease, in which Tenant is granted an option to purchase the Premises.

[INTENTIONAL PAGE BREAK]

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 27 2011

Amount Paid \$
Skagit Co. Treasurer
By *man* Deputy

4. Purpose of Memorandum of Lease. This Memorandum of Lease is prepared for the purpose of recordation and in no way modifies the Lease.

EXECUTED as of the date set forth above.

LANDLORD:

TENANT:

SPRUCE STREET, LLC

LOUWS TRUSS INC.

By: Martin Lindal
Print name: Martin Lindal
Its: Manager

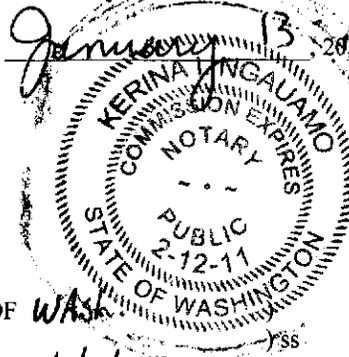
By: J. J.
Print name: JACK LOUWS
Its: PRESIDENT

STATE OF WASHINGTON)

COUNTY OF King) ss

I certify that I know or have satisfactory evidence that Martin Lindal is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the manager of SPRUCE STREET, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: January 13, 2011

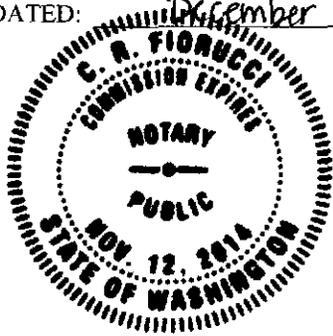


Kerina Nguamo
Notary Public in and for the State of Washington
residing at Keybank, Seattle
Print name: Kerina Nguamo
Commission expires: Feb 12, 2011

STATE OF WASH)
COUNTY OF Whatcom) ss

I certify that I know or have satisfactory evidence that Jack Louws 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 LOUWS TRUSS INCORPORATED, a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: December 30, 2010



C. R. Fiorucci
Notary Public in and for the State of Washington
residing at Ferndale, WA
Print name: Cheri Fiorucci
Commission expires: NOV 12, 2014



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EXHIBIT A
TO
MEMORANDUM OF LEASE

LEGAL DESCRIPTION

The East Half and the North 25 feet of the West Half of Block 3; all of Block 4, EXCEPT the North 25 feet of the West Half; the South 13 feet of Lot 8, Block 6 and all of Blocks 7, 8 and 9, inclusive, all located in Albertson's Addition to the Town of Burlington, according to the plat thereof recorded in Volume 4 of Plats, page 1, records of Skagit County, Washington;

Also, together with those portions of Acre Street and Mount Vernon Street vacated by City of Burlington Ordinance #874 and that portion of Byron Street vacated by City of Burlington Ordinance No. 880; EXCEPT the West 15 feet of Byron Street adjacent to Block 5 of said Plat; AND EXCEPT the East 15 feet of the North 50 feet of Byron Street as vacated by said Ordinance No. 880.

Situated in Skagit County, Washington.



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