



201210250010

Skagit County Auditor

10/25/2012 Page 1 of 3 10:47AM

WHEN RECORDED RETURN TO:

Adelstein, Sharpe & Serka
400 North Commercial Street
Bellingham, WA 98225

Document Title: Memorandum of Tenant's Rights
Grantor(s): Advantage Business Park LLC
Grantee(s): North Cascade Pain Management, P.S.
Abbreviated Legal Description: Lot 1, "Hopper Road Business Park,
Revised Binding Site Plan"
Assessor's Tax/Parcel Number(s): 8025-000-001-0000; P116574
Reference Number Of Related Document: N/A

MEMORANDUM OF TENANT'S RIGHTS

KNOW ALL MEN BY THESE PRESENTS that a commercial Lease Agreement ("Lease Agreement") has been executed by Advantage Business Park LLC as Landlord and North Cascade Pain Management, P.S. as Tenant dated December 21, 2011, relating to the real property more particularly described in **Exhibit A** attached hereto (the "Property"). Under the Lease Agreement, Advantage Business Park LLC has granted North Cascade Pain Management, P.S. the following rights:

1. North Cascade Pain Management, P.S. has the sole and exclusive right to rent the adjacent space in the building on the Property through May 31, 2015.
2. North Cascade Pain Management, P.S. has first right of refusal to rent the adjacent space beginning upon expiration of the exclusive period described above and continuing throughout the term of the Lease Agreement and any extension thereof.
3. North Cascade Pain Management, P.S. has the sole and exclusive right and option to purchase the Property and improvements by exercising such right at any time through May 31, 2015.
4. North Cascade Pain Management, P.S. has first right of refusal to purchase the Property and improvements commencing June 1, 2015, and terminating at the end of the lease period and any extensions thereof. The first right of refusal includes the right to match any third party offer to purchase the Property.

DATED this 17 day of October, 2012.

NORTH CASCADE PAIN MANAGEMENT, P.S.
a Washington Professional Services Corporation

By: [Signature]
Brent Richardson, President

STATE OF WASHINGTON)
)ss.
COUNTY OF WHATCOM)

On this 17 day of Oct., 2012, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Brent Richardson**, to me known to be the **President of North Cascade Pain Management, P.S.**, corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument on behalf of the corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

[Signature]
Printed Name: ERIKA STUIT
Notary Public in and for the state of Washington
residing at WHATCOM COUNTY
My commission expires: 6-14-2016



201210250010
Skagit County Auditor

EXHIBIT A

LOT 1, "HOPPER ROAD BUSINESS PARK, REVISED BINDING SITE PLAN",
RECORDED JANUARY 30TH, 2003, UNDER AUDITOR'S FILE NO. 200301300162,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EASEMENTS OF RECORD AND DECLARATIONS OF CONDITIONS,
COVENANTS, AND RESTRICTIONS FOR HOPPER ROAD BUSINESS PARK
RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200301300163 ON
JANUARY 30TH, 2003.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

ASSESSOR'S PARCEL NUMBER: 8025-000-001-0000

TAX ID NUMBER: P116574

S:\Richardson, Brent M.D\Lease (adv. Adv. Bus. Pk LLC-White)\Memorandum of Tenant's Rights.doc



201210250010
Skagit County Auditor