



201302250104
Skagit County Auditor

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Document Title:

TERMINATION OF LEASE AGREEMENT

Reference Number:

200811070095

Grantor(s):

additional grantor names on page ___

1. PROVITRO BIOSCIENCES LLC SUCCESSOR to
2. BOOSHOOT GARDENS LLC

Grantee(s):

additional grantee names on page ___

1. RED SAGE LANDS LLC
- 2.

Abbreviated legal description:

full legal on page(s) ___

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ___

I, MARLA HICKOK, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$42.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed Marla Hickok

Dated 2-22-13

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 25 2013

Amount Paid \$
Skagit Co. Treasurer
By man Deputy

TERMINATION OF LEASE AGREEMENT

This Termination of Lease Agreement (this "Termination") is effective as of February 21, 2013 (the "Effective Date") between Provitro Biosciences LLC, a Washington limited liability company and the successor entity to Boo-Shoot Gardens, LLC ("Lessee") and Red Sage Lands, LLC, a Washington limited liability company ("Lessor").

BACKGROUND

Lessor and Lessee are parties to a Lease dated January 14, 2011 (the "Lease") relating to real property and improvements at 17618 Dunbar Road, Mount Vernon, Washington 98273 (the "Property"), which Lease superseded that certain Lease Agreement, dated August 24, 2007, between Lessor and Boo-Shoot Gardens, LLC, recorded by the Skagit County Auditor on November 7, 2008 under recording number 200811070095, and such Lease Agreement was terminated. As of the date of this Termination, Lessor is selling the Property to Lessee. Lessor and Lessee therefore wish to terminate the Lease. Therefore, Lessor and Lessee agree as follows:

AGREEMENT

The Lease is hereby terminated as of the Effective Date.

[Signature page follows]



201302250104
Skagit County Auditor

Provitro Biosciences, LLC,
a Washington limited liability company

By: *Robert Terwilliger*
Name: Robert Terwilliger
Title: Authorized Representative

STATE OF Washington)
) ss
COUNTY OF Skagit)

Before me, a Notary Public in and for said County and State, personally appeared ROBERT TERWILLIGER and acknowledged that he is authorized to execute the foregoing Termination of Lease Agreement as the AUTHORIZED REPRESENTATIVE of Provitro Biosciences, LLC, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 19th day of February 2013.

JULANE D WILLCOX
Notary Public
State of Washington
My Commission Expires
April 18, 2016

Julane D Willcox
(Print Notary Name) Julane D Willcox
My commission expires 4-18-16

Red Sage Lands, LLC
a Washington limited liability company

By: *Robert Terwilliger*
Name: Robert Terwilliger
Title: Authorized Representative

STATE OF Washington)
) ss
COUNTY OF Skagit)



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Before me, a Notary Public in and for said County and State, personally appeared ROBERT TERWILLIGER and acknowledged that he is authorized to execute the foregoing Termination of Lease Agreement as the AUTHORIZED REPRESENTATIVE of Red Sage Lands, LLC, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 19th day of February 2013.

JULANE D WILLCOX
Notary Public
State of Washington
My Commission Expires
April 18, 2016

Julane D Willcox
(Print Notary Name) Julane D Willcox
My commission expires 4-18-16