

When Recorded Return to:
PottsLaw, PLLC
220 W. Champion Street, Suite 200
Bellingham, WA 98225



201305280284

Skagit County Auditor \$75.00
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207

POOR ORIGINAL

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

CHICAGO TITLE
620017838

TERMINATION OF PURCHASE OPTION

THIS TERMINATION OF PURCHASE OPTION ("Termination") is dated as of the 10th day of May, 2013 by and between JELCO, LLC a Washington limited liability company ("Landlord") and Louws Truss, Inc., a Washington corporation ("Tenant").

Recitals

A. JELCO, LLC has purchased the real property located at 1010 Spruce Street, Burlington, WA 98225, more particularly described in Exhibit "A" attached hereto (the "Property") from Spruce Street, LLC that is subject to the Lease defined below (the "Lease").

B. Upon such purchase, JELCO, LLC became the landlord of the Property under that certain lease referred to in the Memorandum of Lease, recorded under Skagit County Auditor's File # 20110127011. 201101270011

C. Pursuant to Section 10 of the Lease, the prior landlord granted the Tenant the option to purchase (the "Purchase Option") the Property and the improvements and certain other property

purchase option on behalf of the Tenant. Accordingly, such Purchase Option is no longer applicable.

Termination of Option

By their signatures below, Landlord and Tenant hereby confirm that the Purchase Option under the Lease has been terminated and is of no further force or effect. An amendment to the Lease has been executed to eliminate Section 10 granting such Purchase Option.

In Witness Whereof, Landlord and Tenant have executed this Termination as of the date first written above.

Landlord:
JELCO, LLC a Washington limited liability company

Dated: 5/30/13

By: [Signature] JACK LOUWS

Its: Member

Tenant:
Louws Truss, Inc., a Washington corporation

Dated: 5/10/13

By: [Signature] JOHN LOUWS

Its: Member



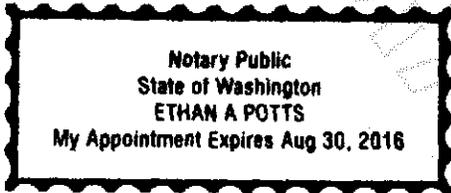
STATE OF WASHINGTON

ss.

COUNTY OF WHATCOM

Before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, this day personally appeared JACK LOUWS known to me to be the person whose name is subscribed on the foregoing instrument, and known to me and acknowledged to me that he/she executed said instrument for the purposes and consideration therein expressed and as his/her free and voluntary act.

GIVEN under my hand and seal of office this 10th day of MAY, 2013.



Ethan A. Potts
NOTARY PUBLIC in and for the State of Washington, residing at BELLINGHAM, WA
My commission expires 8-30-2016

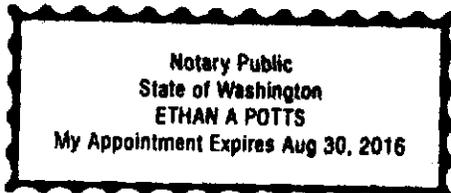
STATE OF WASHINGTON

ss.

COUNTY OF WHATCOM

Before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, this day personally appeared JOHN LOUWS known to me to be the person whose name is subscribed on the foregoing instrument, and known to me and acknowledged to me that he/she executed said instrument for the purposes and consideration therein expressed and as his/her free and voluntary act.

GIVEN under my hand and seal of office this 10th day of MAY, 2013.



Ethan A. Potts
NOTARY PUBLIC in and for the State of Washington, residing at BELLINGHAM, WA
My commission expires 8-30-2016



EXHIBIT A

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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