

AFTER RECORDING RETURN TO:
Bendich, Stobaugh & Strong, P.C.
701 Fifth Avenue, Suite 6550
Seattle, WA 98104



Skagit County Auditor \$148.00
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**MEMORANDUM AND
SUBORDINATION OF LEASE**

Grantor/Lessor: 1. KYLE, JAMES R.
2. KYLE, CLARA B/

Grantee/Lessee: BIG SCOOP, INC.

Legal Description: Ptn SE 1/4 NE 1/4, 18-34-4 E W.M.
See additional legal attached on Exhibit A

Tax Parcel ID#: P26138

MEMORANDUM OF LEASE

This is to notify all concerned that JAMES R. KYLE and CLARA B. KYLE, Lessor, and BIG SCOOP, INC., Lessee, have entered into an unrecorded lease covering the real property legally described above and on the attached Exhibit A.

LAND TITLE OF SKAGIT COUNTY

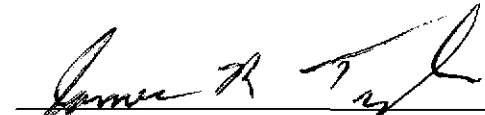
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SUBORDINATION OF LEASE

In consideration of benefits to Lessee from Lessor, receipt and sufficiency of which is hereby acknowledged, and to induce Evergreen Business Capital to advance funds under the note signed by Lessor and all agreements in connection therewith, the Lessee does hereby unconditionally subordinate its interest in the lease identified above to the deed of trust that Lessor has granted or will grant to the Evergreen Business Capital, as security for a loan in the amount of \$275,000.

Recorded under AF #20130724 0073.

Dated this 17 day of July, 2013.



JAMES R. KYLE

BIG SCOOP, INC.

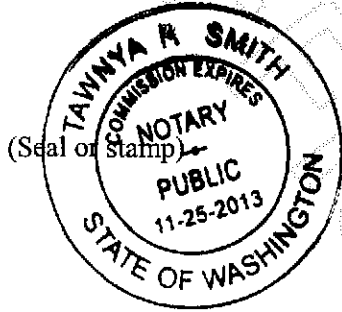


CLARA B. KYLE

By: 
Clara B. Kyle, President

State of Washington)
County of SKAGIT) ss.

I certify that I know or have satisfactory evidence that JAMES R. KYLE and CLARA B. KYLE are the persons who appeared before me, and said persons acknowledged that they signed this instrument, and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: July 17, 2013

Tawnya Smith

NOTARY PUBLIC in and for the State of Washington,
residing at MARYSVILLE
My commission expires: 11/25/13



EXHIBIT A

LEGAL DESCRIPTION

That portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Southeast corner of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North $00^{\circ}24'07''$ West along the East line of said subdivision, said line being also the centerline of Riverside Drive, a distance of 120.00 feet;
thence North $90^{\circ}00'00''$ West along a line drawn parallel to and 120 feet North of the South line of said subdivision a distance of 210.00 feet to the true point of beginning;
thence South $00^{\circ}24'07''$ East parallel to the East line of said subdivision 76.36 feet to the North margin of College Way as established by deed recorded under Auditor's File No. 200712030192;
thence Westerly and Southerly along said North margin the following bearings and distances;
South $87^{\circ}42'23''$ West 15.02 feet;
South $00^{\circ}24'07''$ East 2.00 feet;
South $87^{\circ}42'23''$ West 26.08 feet;
North $90^{\circ}00'00''$ West 23.92 feet to a point on a line drawn 275.00 West of and parallel to the East line of said subdivision;
thence leaving said North margin North $00^{\circ}24'07''$ West along said parallel line a distance of 140.00 feet to a point on a line drawn 180.00 feet North of and parallel to the South line of said subdivision;
thence North $90^{\circ}00'00''$ East along said parallel line 65.00 feet to a point which bears North $00^{\circ}24'07''$ West from the true point of beginning;
thence South $00^{\circ}24'07''$ East 60.00 feet to the true point of beginning.

TOGETHER WITH non-exclusive easements for ingress, egress and utilities as granted and conveyed in that certain Easement Agreement dated September 30, 2011, and recorded October 10, 2011, under Auditor's File No. 201110100077, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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