



Skagit County Auditor  
10/17/2013 Page

201310170073  
1 of 7 11:57AM  
\$78.00

**Name & Return Address:**

First American Title Insurance Company  
801 Nicollet Mall, Suite 1900  
Minneapolis, MN 55402  
NCS-632128-MPLS (KAM)

**Document Title:** Memorandum of Lease  
**Landlord:** Scott and Christy Hensrude  
**Tenant:** ABRA, Inc.  
**Parcel No.** P26242  
**Legal Description:**

Tract B, Mount Vernon Short Plat No. MV-13-81, approved August 28, 1981, and recorded September 1, 1981, in Volume 5 of Short Plats, page 123, under Auditor's File No. 8109010002, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M.

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

GP:3519192 v1

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

**OCT 17 2013**

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

*MF*

WHEN RECORDED, RETURN  
THIS INSTRUMENT TO:

John D. Giudicessi  
Gray Plant Mooty  
500 IDS Center  
80 South Eighth Street  
Minneapolis, Minnesota 55402  
Telephone: 612-632-3000

### MEMORANDUM OF LEASE

(1724 Freeway Drive, Mount Vernon, Washington)

THIS MEMORANDUM OF LEASE ("Memorandum") is made as of Sept 10 2013, by and between Scott Hensrude and Christy Hensrude, husband and wife ("Landlord") and ABRA, Inc., a Minnesota corporation ("Tenant").

### RECITALS

A. Landlord and Tenant have entered into a Lease dated May 10, 2013 ("Lease"), pursuant to which Landlord has leased to Tenant and Tenant has leased from Landlord the real property located in Skagit County, Washington, that is legally described on Exhibit A attached hereto ("Property").

B. Landlord and Tenant are executing and recording this Memorandum for the purpose of giving record notice of Tenant's interest in the Property under the Lease.

NOW, THEREFORE, in consideration of the Recitals, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree to the following:

1. Lease of Property. Landlord has leased the Property to Tenant in accordance with the terms and conditions contained in the Lease for a term ("Term") that has commenced and expires on May 31, 2023.

2. Tenant Extension Options. The Lease grants Tenant the right to extend the Term two (2) times, each such extension being for a period of five (5) years, on terms and conditions set forth in the Lease. If both extension options are exercised and the Lease is not sooner terminated, the Term will expire on May 31, 2033.

3. Incorporation of Lease. The Lease contains significant additional provisions. All of the provisions of the Lease are incorporated herein by this reference.



201310170073

Skagit County Auditor

\$78.00

10/17/2013 Page

2 of

7 11:57AM

4. Purpose of Memorandum; No Modification of Lease. This Memorandum is executed and is to be recorded in the real estate records of the County in which the Property is located for the purposes of giving notice of the Lease, including Tenant's extension options. Nothing in this Memorandum is intended to or shall have the effect of modifying, amending or altering any provisions of the Lease. If there is any conflict or inconsistency between this Memorandum and the Lease, the provisions of the Lease shall control.

5. Counterparts. This Memorandum may be executed in any number of counterparts, each of which shall be an original and all of which shall be the same document.

**[Signature Page follows]**

**[Remainder of page left blank intentionally]**



201310170073

Skagit County Auditor

10/17/2013 Page


3 of

\$78.00

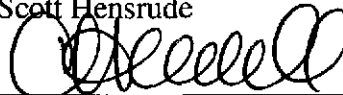
7 11:57AM

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum as of the date first above written.

LANDLORD:



Scott Hensrude



Christy Hensrude

TENANT:

ABRA, Inc.

By: 

Duane A. Rouse

Its: President



201310170073

Skagit County Auditor

10/17/2013 Page

4 of

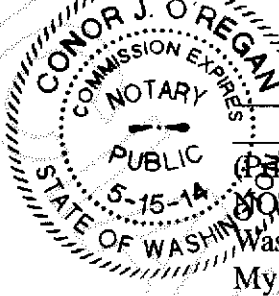
\$78.00

7 11:57AM

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this 23<sup>rd</sup> day of AUGUST, 2013, before the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Scott Hensrude, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

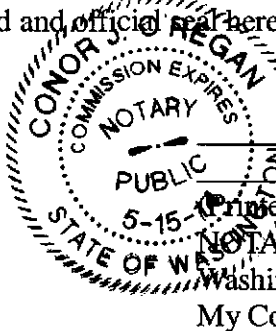
GIVEN under my hand and official seal hereto affixed the day and year first above written.

  
Conor J O'Regan  
(Printed Name)  
NOTARY PUBLIC in and for the State of  
Washington, residing at WOODINVILLE  
My Commission Expires: 5-15-2014

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this 23<sup>rd</sup> day of AUGUST, 2013, before the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Christy Hensrude, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

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

  
Conor J O'Regan  
(Printed Name)  
NOTARY PUBLIC in and for the State of  
Washington, residing at WOODINVILLE  
My Commission Expires: 5-15-14



201310170073

Skagit County Auditor

\$78.00

10/17/2013 Page

5 of

7 11:57AM

STATE OF MINNESOTA

)

) ss.

COUNTY OF HENNEPIN

)

The foregoing instrument was acknowledged before me on SEPT. 10, 2013, by Duane A. Rouse, the President of ABRA, Inc., a Minnesota corporation, on behalf of the corporation.

*Brenda Hoffman*

Notary Public



201310170073

Skagit County Auditor  
10/17/2013 Page

6 of

\$78.00

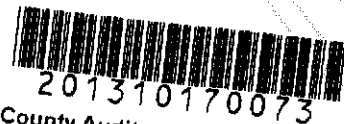
7 11:57AM

**EXHIBIT A**  
**Legal Description**

Tract B, Mount Vernon Short Plat No. MV-13-81, approved August 28, 1981, and recorded September 1, 1981, in Volume 5 of Short Plats, page 123, under Auditor's File No. 8109010002, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M.

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

GP:3462880 v1



201310170073  
Skagit County Auditor  
10/17/2013 Page 7 of 7 \$78.00  
7 11:57AM