



201310170074

Skagit County Auditor

\$78.00

10/17/2013 Page

1 of

7 11:58AM

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. P116414

Legal Description:

ACREAGE ACCOUNT, ACRES 1.01, (DK12) THE SOUTH 281.00 FEET OF THE WEST
156.50 FEET OF LOT 1, SHORT PLAT NO. BURL-1-10 RECORDED UNDER
AF#200002110110, LOCATED IN THE NE 1/4 NW 1/4 OF SECTION 7, TOWNSHIP 34
NORTH, RANGE 4 EAST.

GP:3519197 v1

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 17 2013

Amount Paid \$
Skagit Co. Treasurer
By *MF* Deputy

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

(755 McCorquedale Road, Burlington, 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 7, 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 April 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 April 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.



201310170074

Skagit County Auditor
10/17/2013 Page

2 of

\$78.00
7 11:58AM

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]



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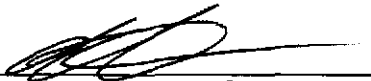
Skagit County Auditor
10/17/2013 Page

3 of

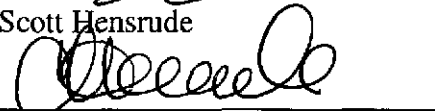
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IN WITNESS WHEREOF, the parties hereto have executed this Memorandum as of the date first above written.

LANDLORD:



Scott Hensrude



Christy Hensrude

TENANT:

ABRA, Inc.

By: 

Duane A. Rouse
Its: President



201310170074

Skagit County Auditor

10/17/2013 Page

4 of

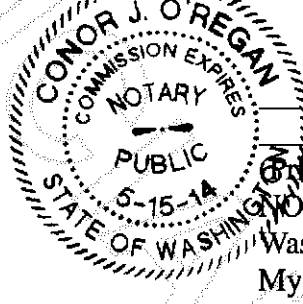
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STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 23 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.

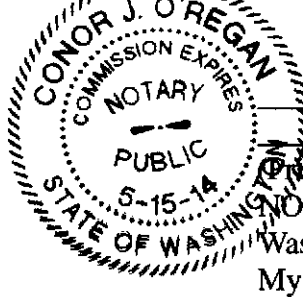
GIVEN under my hand and official seal hereto affixed the day and year first above written.


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

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 23 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



Skagit County Auditor
10/17/2013 Page 5 of 7 11:58AM \$78.00

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me on SEPT. 18, 2013, by Duane A. Rouse, the President of ABRA, Inc., a Minnesota corporation, on behalf of the corporation.

Brenda Hoffman
Notary Public



201310170074

Skagit County Auditor
10/17/2013 Page 6 of 7 11:58AM \$78.00

EXHIBIT A
Legal Description

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201310170074

Skagit County Auditor

10/17/2013 Page

7 of

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