

Return Address
Northwest Business Development Assoc.
9019 E. Appleway Blvd., Suite 200
Spokane Valley, WA 99212



201402050023

Skagit County Auditor \$75.00
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MEMORANDUM OF LEASE

Reference #: _____ Additional on page _____
Grantor: TRIM HOLDINGS LLC, a Washington limited liability
company
Additional on page _____
Grantee: TRAILREADY PRODUCTS, LLC, a Washington limited
liability company
Additional on page _____

Abbreviated Legal Description:

LLC FILED IN SKAGIT COUNTY
148375-D

Ptn NW ¼ of NE ¼ & Ptn NE ¼ of NW ¼, All Within 20-34-4
E W.M.

For a full legal description please see Exhibit "C"
attached hereto and made a part herein by reference.

Assessor's Tax Parcel Number: 340430-0-154-0004

P28975

THIS INDENTURE made and entered into this 1st day of
February, 2014, by and between TRIM HOLDINGS LLC, a
Washington limited liability company, hereinafter called the
lessor (whether one or more) and TRAILREADY PRODUCTS, LLC, a
Washington limited liability company, hereinafter "LLC"

WITNESSETH

That for the term and upon the terms and conditions set
forth in the Lease Agreement executed August 15, 2013, from
the lessor to LLC the lessor has leased, demised and let, and
does hereby lease, demise and let unto LLC a portion of the
following described real property, situated in the County of
Skagit, State of Washington, more particularly described as
follows;

FOR A COMPLETE LEGAL DESCRIPTION SEE LEGAL DESCRIPTION
DESCRIBED ABOVE.

The lease shall be for a term of 250 months commencing August 1, 2013, and terminating May 31, 2034.

In witness thereof, the parties hereto have caused their respective names to be hereto subscribed as of the day and the year first above written.

TRIM HOLDINGS LLC,
a Washington limited liability company

LARRY M. TRIM, Member

TRAILREADY PRODUCTS, LLC,
a Washington limited liability company

LARRY M. TRIM, Member

STATE OF CA)
County of San Diego) ss.

I certify that I know or have satisfactory evidence that LARRY M. TRIM signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of TRIM HOLDINGS LLC, a Washington limited liability company, to be the free and voluntary act of such limited liability company, for the uses and purposes mentioned in the instrument.

DATED: Feb 1, 2014



Larry Rodgers
NOTARY PUBLIC in and for the
State of CA
residing at San Diego City
My appointment expires 7/3/15



STATE OF CA)
County of San Diego) ss.

I certify that I know or have satisfactory evidence that LARRY M. TRIM signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of TRAILREADY PRODUCTS, LLC, a Washington limited liability company, to be the free and voluntary act of such corporation, for the uses and purposes mentioned in the instrument.

DATED: Feb 1, 2014



Larry Rodgers
NOTARY PUBLIC in and for the
State of CA
residing at San Diego CA
My appointment expires 7/3/15.



Exhibit C

That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point in First Street 584.5 feet South and 892.0 feet West from the Northeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, said point being on the West line of the tract conveyed to Mary McKeown by deed dated September 14, 1892 and recorded September 17, 1892, in Volume 27 of Deeds, page 66, records of Skagit County, Washington, extended South;
thence South $89^{\circ}49'$ West 86.9 feet to the true point of beginning of the tract to be described herein;
thence from said true point of beginning, run South $59^{\circ}49'$ West 66.7 feet;
thence South 42° West 100.0 feet;
thence North $76^{\circ}53'$ West 238.6 feet to a point on the dike;
thence South $86^{\circ}07'$ West 140.8 feet along the dike;
thence North 12° West 305 feet, more or less, to the Skagit River;
thence Northeasterly along the Skagit River to a point North 12° West of the aforesaid true point of beginning;
thence South 12° East 425 feet, more or less, to the true point of beginning.

EXCEPT from the above described tract, any portion thereof lying South of the North line of the right of way of the dike,

ALSO EXCEPT that part of First and Hazel Streets lying within said described premises,

AND ALSO EXCEPT all rights of way for dike and County road.

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



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