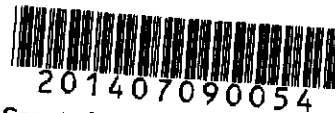


PREPARED BY AND  
UPON RECORDATION RETURN TO:

MAC-GRAY SERVICES LLC  
404 Wyman Street, Suite 400  
Waltham, MA 02451  
Attn: Legal Department



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LAND TITLE  
#149426-SE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT**

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THIS SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT ("Agreement") is made as of the 7<sup>th</sup> day of July 2014, between PACIFIC CREST SAVINGS BANK ("Lender") and MAC-GRAY SERVICES LLC, a Delaware limited liability company, as successor in interest to Automatic Laundry Company, Ltd. ("Tenant").

**BACKGROUND:**

\*200505020135

Tenant has entered into a lease agreement with Big Lake Management Company, predecessor in interest to Leonard Andrews ("Landlord"), dated April 11, 2005<sup>\*</sup> (the "Lease") relating to the property at 17867 W. Big Lake Blvd., Mount Vernon, WA 98274 (the "Property"). Lender has made or has committed to make or has purchased a loan to Landlord in the approximate principal amount of approximately \$466,000.00<sup>\*\*</sup> (the "Loan") secured by a mortgage, deed of trust or security deed (the "Mortgage") covering the Property. Tenant has agreed that the Lease will be subject and subordinate to the Mortgage held by Lender, provided Tenant is assured of continued use of the Property under the terms of the Lease.

\*\* 201406300148

**AGREEMENT:**

For and in consideration of the mutual covenants contained in this Agreement and other good and valuable considerations, the receipt and sufficiency of which are acknowledged, and notwithstanding anything in the Lease to the contrary, the parties agree as follows:

1. **Subordination.** The Lease with all rights, options, liens and charges created by the Lease is expressly made and will continue to be subject to and subordinate in all respects to the terms, conditions, lien, operation and effect of the Mortgage and to any renewals, modifications, consolidations, replacements and extensions of the Mortgage.
2. **Nondisturbance.** If Lender takes possession of the Property or becomes the owner of the

**Subordination, Nondisturbance and Attornment Agreement**

Property by foreclosure, conveyance in lieu of foreclosure or otherwise, so long as Tenant complies with and performs its obligations under the Lease and no event of default has occurred under the Lease, then Lender agrees as follows:

- a. Lender will not terminate, impair or disturb the possession of Tenant.
  - b. The Lease will continue in full force and effect as a direct Lease between Lender and Tenant, upon and subject to all of the terms, covenants and conditions of the Lease, for the balance of the term of the Lease.
3. **Mortgage Remedies.** Nothing contained in this Agreement will prevent Lender from naming Tenant in any foreclosure or other action or proceeding initiated by Lender pursuant to the Mortgage to the extent necessary under applicable law in order for Lender to avail itself of and complete the foreclosure or other remedy.
4. **Attornment.** If Lender or any other party becomes the owner of the Property by foreclosure, conveyance in lieu of foreclosure or otherwise ("Successor Landlord"), then Tenant agrees as follows:
- a. Tenant will perform and observe its obligations under the Lease.
  - b. Tenant will attorn to and recognize Successor Landlord as the Landlord under the Lease for the remainder of the term of the Lease, such attornment to be automatic and self-operative.
  - c. Tenant will execute and deliver upon request of Successor Landlord an appropriate agreement of attornment to Successor Landlord.
5. **Protection of Successor Landlord.** Tenant agrees that Successor Landlord will not be liable for, subject to or bound by any of the following:
- a. claims, offsets or defenses which Tenant might have against Landlord;
  - b. acts or omissions of Landlord;
  - c. rent or additional rent which Tenant might have paid for more than the current month;
  - d. any security deposit or other prepaid charge paid to Landlord;
  - e. construction or completion of any improvements for Tenant's use and occupancy;
  - f. warranties of any nature whatsoever, including any warranties respecting use, compliance with zoning, hazardous wastes or environmental laws, Landlord's title, Landlord's authority, habitability, fitness for purpose or possession; or
  - g. amendments or modifications of the Lease made without its written consent.
6. **Successor Landlord Exculpation.** Tenant will look solely to Successor Landlord's interest in the Property for the payment and discharge of any obligation or liability imposed upon Successor Landlord under the Lease.
7. **Estoppel.** To the best of Tenant's knowledge, there does not exist any default, claim,

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**Subordination, Nondisturbance and Attornment Agreement**

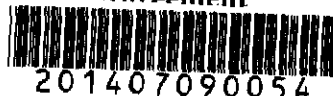


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controversy or dispute under the Lease. Tenant has not commenced any action nor sent or received any notice to terminate the Lease.

8. **Notice to Lender.** Tenant agrees that it will deliver to Lender a copy of all notices of default or termination received by it under the terms of the Lease.
9. **Assignment to Lender.** Tenant acknowledges that the Landlord may execute and deliver to Lender an assignment of the Lease as security for the Loan and Lender may assign the Loan to Freddie Mac or Fannie Mae. Tenant expressly consents to such assignments.
10. **Invalidity.** If any portion of this Agreement is held invalid or inoperative, then all of the remaining portions will remain in full force and effect, and, so far as is reasonable and possible, effect will be given to the intent manifested by the portion or portions held to be invalid or inoperative.
11. **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the State where the Property is located.
12. **Notices.**
  - (a) All notices, demands and other communications ("Notices") under or concerning this Agreement must be in writing. Each Notice shall be addressed to the intended recipient at its address set forth in this Agreement, and will be deemed given on the earliest to occur of (1) the date when the Notice is received by the addressee; (2) the first Business Day after the Notice is delivered to a recognized overnight courier service, with arrangements made for payment of charges for next Business Day delivery; or (3) the third Business Day after the Notice is deposited in the United States mail with postage prepaid, certified mail, return receipt requested. The term "Business Day" means any day other than a Saturday, a Sunday or any other day on which Lender is not open for business.
  - (b) Any party to this Agreement may change the address to which Notices intended for it are to be directed by means of Notice given to the other party in accordance with this Section. Each party agrees that it will not refuse or reject delivery of any Notice given in accordance with this Section, that it will acknowledge, in writing, the receipt of any Notice upon request by the other party and that any Notice rejected or refused by it will be deemed for purposes of this Section to have been received by the rejecting party on the date so refused or rejected, as conclusively established by the records of the U.S. Postal Service or the courier service.

Subordination, Nondisturbance and Assignment Agreement



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Any Notice, if given to Lender, must be addressed as follows:

Pacific Crest Savings Bank  
3500 188<sup>th</sup> Street SW, # 575  
Lynnwood, WA 98037

Any Notice, if given to Tenant, must be addressed as follows:

Mac-Gray Services LLC  
404 Wyman Street, Suite 400  
Waltham, MA 02451  
Attn: Legal Department

13. **Successors and Assigns.** This Agreement will be binding upon and inure to the benefit of the parties to this Agreement and their respective heirs, legal representatives, successors, successors-in-title and assigns.
14. **Counterparts.** This Agreement may be executed in any number of counterparts, all of which when taken together will constitute one and the same instrument.

[END OF TEXT – SIGNATURE PAGE TO FOLLOW]

Subordination, Nondisturbance and /



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IN WITNESS WHEREOF, the parties hereto have executed this Agreement [under seal] as of the date first above written.

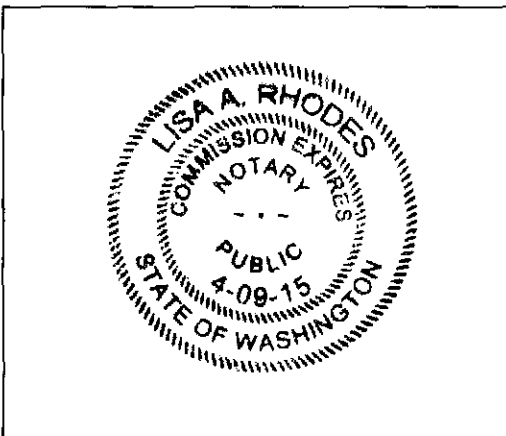
LENDER:

PACIFIC CREST SAVINGS BANK

By: [Signature]  
Name: Laune Foster  
Title: Vice President

STATE OF Washington )  
COUNTY OF Snohomish ) SS

On this 7th day of JULY, 2014, before me, the undersigned notary public, personally appeared Laune Foster, the vice president of Pacific Crest Savings Wash. Corp., who is personally known to me, and who acknowledged to me that he/she signed this document voluntarily for its stated purpose, on behalf of the Pacific Crest Savings Bank.



(USE THIS SPACE FOR NOTARIAL SEAL STAMP)

[Signature]  
Notary Public  
Printed Name: Lisa Rhodes

My Commission expires: 4-9-15

[CONTINUED ON FOLLOWING PAGE]

Subordination, Nondisturbance and Attornment Agreement



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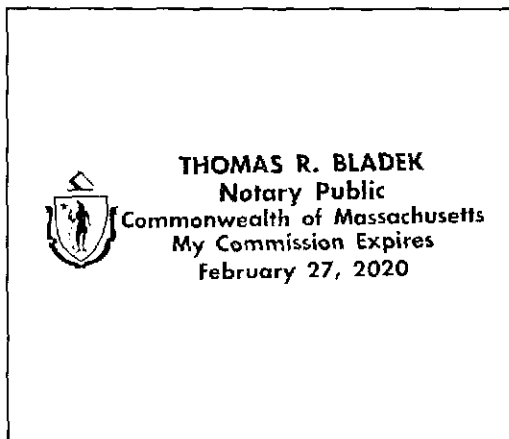
TENANT:

MAC-GRAY SERVICES LLC, a Delaware  
limited liability company

By: *Linda Serafini*  
Name: Linda Serafini  
Title: Executive VP & General Counsel

COMMONWEALTH OF MASSACHUSETTS )  
 ) SS  
COUNTY OF MIDDLESEX )

On this 2 day of July, 2014, before me, the undersigned notary public, personally appeared Linda Serafini, the Executive Vice President and General Counsel of Mac-Gray Services LLC, a Delaware limited liability company, who is personally known to me, and who acknowledged to me that she signed this document voluntarily for its stated purpose, on behalf of the limited liability company.



(USE THIS SPACE FOR NOTARIAL SEAL STAMP)

*Thomas Bladek*  
Name: Thomas Bladek  
Notary Public

My Commission expires February 27, 2020

Subordination, Nondisturbance



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