



201501210034

Skagit County Auditor

\$75.00

1/21/2015 Page

1 of

4 1:21PM

CHICAGO TITLE

620022968

Space above line for recording data

State of Washington

Prepared by & Return to:

Riordan Law, PS
600 Stewart Street
Suite 1300
Seattle, WA 98101

County of Skagit

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum") is made and entered into as of the 21st day of January, 2015, by and between **NWR REALTY, LLC** ("Landlord"), with a mailing address of 16000 Christensen Road, Suite 101, Seattle, WA 98188 and **NORTHWESTERN RESTAURANTS, INC.** ("Tenant"), with a mailing address of 16000 Christensen Road, Suite 101, Seattle, WA 98188.

Landlord and Tenant have entered into a lease ("Lease") for certain real property located at 1308 Burlington Blvd., Burlington, WA in Skagit County, and by recordation of this Memorandum of Lease give notice of the unrecorded Lease and place of public record the following information:

Date of Lease: October 1, 2014

Legal Description: partial: Lot 2, BURLINGTON BINDING SITE PLAT NO. 2-97, Vol. 13 of Short Plats, pages 67 and 68. Full: see Exhibit A.

Parcel Number: P112832

Date of Term Commencement: February 10, 2010

Term: The Term of this Lease ("Term") shall be for a period of 26 years from the Date of Term Commencement.

Renewal Options: four renewal options of approximately five (5) years each.

UNOFFICIAL DOCUMENT

All Exhibits attached hereto and referenced herein shall be deemed incorporated herein by this reference.

This Memorandum of Lease in no way modifies or amends the provisions of the Lease.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the date first set forth above.

LANDLORD:

NWR REALTY, LLC

By: _____
Its

TENANT:

NORTHWESTERN RESTAURANTS, INC.

By: _____

President

[Acknowledgements Follow on Next Page]



201501210034

Skagit County Auditor

\$75.00

1/21/2015 Page

2 of

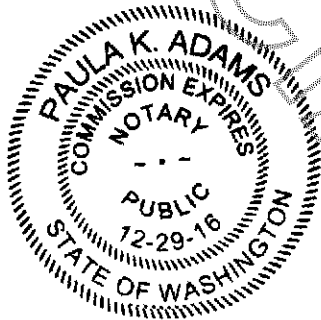
4 1:21PM

ACKNOWLEDGMENTS

STATE OF WASHINGTON

COUNTY OF King

On this 20th day of January, 2015, before me, the under signed Notary Public, personally appeared David W. Fry Manager of NWR Realty, LLC and personally known to me or proved to me on the basis of satisfactory evidence to be a member or designated agent of the limited liability company that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the limited liability company, by authority of statute, or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this instrument and in fact executed this instrument on behalf of the limited liability company.



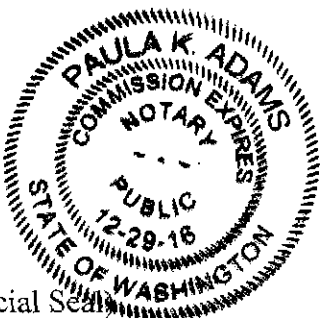
Printed Name: Paula K. Adams
Notary Public in and for the State of WA
Residing at Kirkland
My appointment expires: 12-29-16

(Official Seal)

STATE OF WASHINGTON

COUNTY OF King

On this 20th day of January, 2015, before me, the under signed Notary Public, personally appeared J. David Chen President of Northwestern Restaurants, Inc. and personally known to me or proved to me on the basis of satisfactory evidence to be a member or designated agent of the limited liability company that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the limited liability company, by authority of statute, or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this instrument and in fact executed this instrument on behalf of the limited liability company.



Printed Name: Paula K. Adams
Notary Public in and for the State of WA
Residing at Kirkland
My appointment expires: 12-29-16

(Official Seal)



201501210034

Skagit County Auditor

1/21/2015 Page

3 of

\$75.00

4 1:21PM

Exhibit A
to Memorandum of Lease

Description of Premises

Lot 2, BURLINGTON BINDING SITE PLAT NO. 2-97, approved July 14, 1997, recorded December 18, 1997, under Auditor's File No. 9712180060, filed in Volume 13 of Short Plats, pages 67 and 68, being a portion of the Southwest Quarter of the Southwest Quarter of Section 5, Township 34 North, Range 4 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of said Section 5; thence North on the West subdivision line North 00° 37' 19" West a distance of 1187.31 feet; thence South 89° 28' 22" East a distance of 30.00 feet to the East right-of-way of Burlington Boulevard, the true point of beginning; thence South 89° 28' 22" East a distance of 215.04 feet; thence North 00° 37' 19" West a distance of 125.04 feet; thence North 89° 28' 17" West to the East right-of-way of Burlington Boulevard a distance of 215.04 feet; thence on the East right-of-way of Burlington Boulevard South 00° 37' 19" East a distance of 125.05 feet to the true point of beginning.

Situated in Skagit County, Washington



201501210034

Skagit County Auditor

\$75.00

1/21/2015 Page

4 of

4 1:21PM