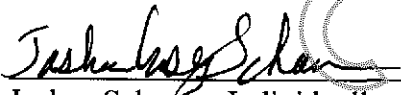



1

The lease is subordinate, in all respects and without qualification whatsoever, to the Deed of Trust of even date herewith granted by Lessor to Ameritrust CDC (and subsequently assigned to the United States Small Business Administration) to secure a loan in the amount of Three Hundred Ninety Seven Thousand and 00/100 Dollars (\$397,000.00) as referenced in that certain U.S. Small Business Administration Authorization for Debenture Guarantee (SBA 504 Loan), Loan No. 63562750-00 (as amended).

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

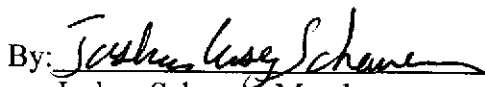
LESSOR:


Joshua Schanen, Individually


Susan Schanen, Individually

LESSEE:

Nell Thorn, LLC,
a Washington limited liability company

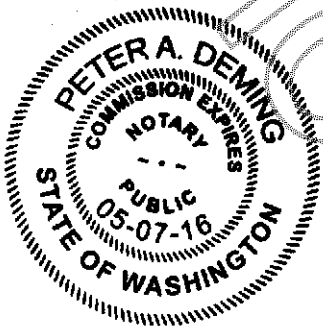
By: 
Joshua Schanen, Member

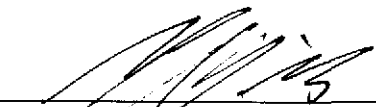
By: 
Susan Schanen, Member

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **Joshua Schanen and Susan Schanen** are the persons who signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 26th day of February, 2015.

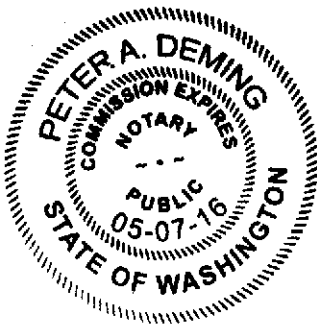



Peter A. Deming
NOTARY PUBLIC in and for the State
of Washington, residing at Kent.
My appointment expires: May 7, 2016

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **Joshua Schanen and Susan Schanen** are the persons who signed this instrument and acknowledged it as the **Members of Nell Thorn, LLC**, a Washington limited liability company, to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

DATED this 26th day of February, 2015.



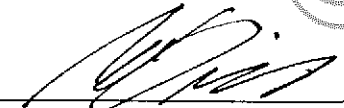

Peter A. Deming
NOTARY PUBLIC in and for the State
of Washington, residing at Kent.
My appointment expires: May 7, 2016

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL "A":

Block 1, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, EXCEPT that portion of said premises lying North of a line that is 50 feet South of and parallel with the North line of said Block, ALSO EXCEPTING any portion of said premises lying below the line of mean high tide, AND ALSO EXCEPTING the following: Beginning at the intersection of the South line of fractional Block 1 of said "MAP OF LACONNER, WHATCOM COUNTY, WASH. TERRY., 1872", and the East line of the tidelands in front of and abutting on said Block 1; thence Northerly along the East line of said Block 1, 100 feet to a point 165.2 feet from the intersection of the East line of said Block 1, produced Northerly and the South line of Lot 2, Section 36, Township 34 North, Range 2 East, W.M.; thence West parallel with the South line of said Lot 2 to the East line of said tidelands and thence Southerly along the East line of said tidelands to the point of beginning. Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "B":

Tract 6, Plate 18, "TIDE AND SHORE LANDS AT LACONNER", filed in the Office of the State Land Commission at Olympia, Washington, EXCEPT the South 90 feet thereof. Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "C":

That portion of Block 1, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, lying North of a line that is 50 feet South of and parallel to the North line of said Block 1, EXCEPT that portion thereof, if any, lying within tidelands. Situate in the Town of LaConner, County of Skagit, State of Washington.