

Recorded at the Request of
and after Recording Return to:

D & R RV, LLC
Attn: Raymond L. Goda
1757 Walton Drive
Burlington, WA 98233



201602110004

Skagit County Auditor \$75.00
2/11/2016 Page 1 of 3 9:16AM

MEMORANDUM OF LEASE

Grantor: Walton Beverage Co., a Washington corporation.

Grantee: D & R RV, LLC, a Washington limited liability company.

Legal Description:

Lot 15, BURLINGTON HILL BUSINESS PARK PHASE II BINDING SITE
PLAN, approved October 15, 1997, and recorded October 29, 1977, in Volume 13
of Short Plats, pages 53 through 56, under Auditor's File No. 9710290033, records
of Skagit County, Washington; being a portion of the Southwest Quarter of
Section 29, Township 35 North, Range 4 East of the Willamette Meridian and a
portion of the Northwest Quarter of Section 32, Township 35 North, Range 4 East
of the Willamette Meridian.

Situated in Skagit County, Washington.

Assessor's Tax Parcel ID#(s): P112917

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 11 2016

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

MEMORANDUM OF LEASE D & R RV, LLC Lease

This MEMORANDUM OF LEASE (this "Memorandum") is made as of June 25, 2014,
by and between Walton Beverage Co., a Washington corporation ("Landlord"), and D & R RV,
LLC, a Washington limited liability company ("Tenant"), as a memorandum of an unrecorded
Lease (the "Lease") dated June 25, 2014, between Landlord and Tenant concerning the real
property described above, together with any improvements located thereon (collectively, the
"Premises").

Memorandum of Lease - 1

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1. **Lease.** Landlord leases to Tenant and Tenant leases from Landlord all of Landlord's right, title and interest in the Premises upon the terms, covenants and conditions set forth in the Lease, which provisions are hereby incorporated into this Memorandum by reference as if fully set forth herein. Capitalized terms not herein defined shall have the meanings ascribed to them in the Lease.

2. **Term.** The initial term of the Lease commenced on July 1, 2014, and shall continue until November 30, 2016.

3. **Options to Purchase.** Tenant has an option to purchase during the Lease term. Said Option shall be exercised in the manner provided in, and in accordance with, the Option to Purchase provisions of the Lease and attachments thereto.

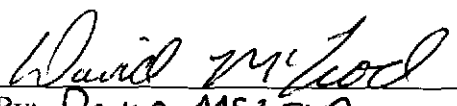
4. **Interpretation.** This Memorandum is not a complete summary of the Lease. Provisions in this Memorandum shall not be used in interpreting the Lease provisions. In the event of conflict between the Memorandum and the unrecorded Lease, the unrecorded Lease shall control.

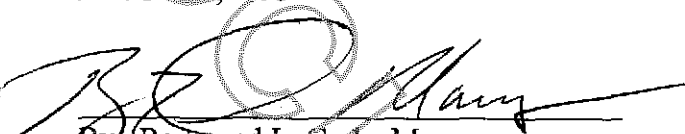
5. **Purpose of Memorandum.** This Memorandum is prepared for the purpose of providing for record notice of the following:

- A. The existence of the Lease between the parties;
- B. The Tenant's interest in the Premises thereunder;
- C. The terms, covenants, conditions and provisions thereof as described in the Lease, and in no way modifies the express and particular provisions of the Lease; and
- D. The Tenant's option to purchase.

LANDLORD:
Walton Beverage Co., Inc.

TENANT:
D & R RV, LLC


By: DAVID MCLEOD
Title: CFO


By: Raymond L. Goda, Manager

STATE OF WASHINGTON)
COUNTY OF Whatcom) ss.

I certify that I know or have satisfactory evidence that David McLeod signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the (title) CFO of Walton Beverage Co., Inc., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes

Memorandum of Lease - 2

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mentioned in the instrument.

Dated: January 6, 2016

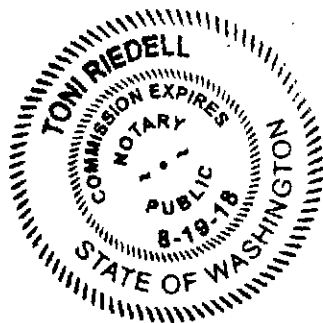


Serena M. Leibrant
Serena M. Leibrant, NOTARY PUBLIC
My appointment expires: 6-27-2019

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss.

I certify that I know or have satisfactory evidence that Raymond L. Goda signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of D & R RV, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Feb. 2, 2016



Toni Riedell
Toni Riedell, NOTARY PUBLIC
My appointment expires: 8-19-18