

After Recording Return To:
Ameritrust CDC
Attn: Diane Blashill
4407 N Division Suite 813
Spokane, WA 99207



Skagit County Auditor
7/8/2016 Page 1 of 4 \$76.00
1:50PM

MEMORANDUM OF LEASE

Grantor: (1) Coffee Ground, LLC **Land Title and Escrow**
Grantee: (1) Vibe Coffee Group, Inc. **#155317-**
Abbreviated Legal: Ptn G.L. #8, 7-34-4 E W.M. (Aka Lot 12, BURL-01-04).
Tax Parcel No.: 8048-000-012-0000; Property I.D. No.: P121447

THIS INDENTURE made and entered into this 30th day of July, 2016, by and between Coffee Ground, LLC, a Washington limited liability company, hereinafter called "Lessor", and Vibe Coffee Group, Inc., a Washington corporation (hereinafter called "Lessee").

WITNESSETH

That for the term and upon the terms and conditions set forth in the Lease Agreement dated June 1, 2016 (including any amendments or addendums thereto), and which commenced on June 1, 2016 from the Lessor to Lessee, the Lessor has leased, demised and let, and does hereby lease, demise and let unto Lessee its interest in the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

The lease, including options to renew or extend, is for a term of twenty one (21) years commencing on June 1, 2016 and terminating on May 31, 2037.


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 One Hundred Ninety Six Thousand and 00/100 Dollars (\$813,000.00) as referenced in that certain U.S. Small Business Administration Authorization for Debenture Guarantee (SBA 504 Loan), Loan No. 79170650-02 (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.

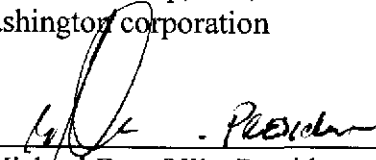
LESSOR:

Coffee Ground, LLC,
a Washington limited liability company

By: 
Michael Dan Ollis, Sole Member/Manager

LESSEE:

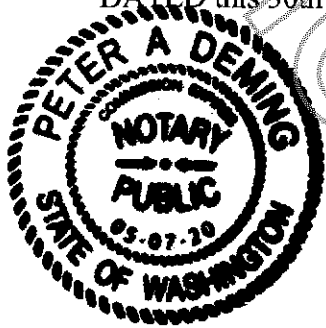
Vibe Coffee Group, Inc.,
a Washington corporation


By: 
Michael Dan Ollis, President

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **Michael Dan Ollis** is the person who signed this instrument and acknowledged it as the **Sole Member/Manager of Coffee Ground, 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 30th day of June, 2016.

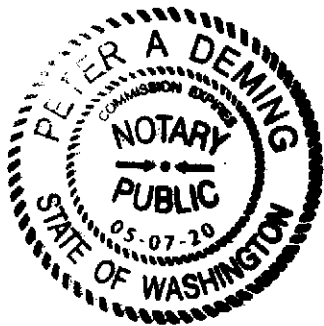



Peter A. Deming
NOTARY PUBLIC in and for the State
of Washington, residing at Kent.
My appointment expires: May 7, 2020

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **Michael Dan Ollis** is the person who signed this instrument and acknowledged it as the **President of Vibe Coffee Group, Inc.**, a Washington corporation, to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

DATED this 30th day of June, 2016.



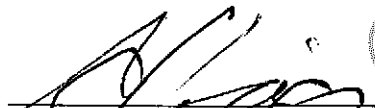

Peter A. Deming
NOTARY PUBLIC in and for the State
of Washington, residing at Kent.
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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 12 of City of Burlington Binding Site Plan No. BURL-01-04, approved March 8, 2004 and recorded March 15, 2004 under Skagit County Auditor's File No. 200403150156, being a portion of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ and a portion of Government Lot 8, Section 7, Township 34 North, Range 4 East, W.M.

Situate in the City of Burlington, County of Skagit, State of Washington.