



201701060070

Skagit County Auditor

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1/6/2017 Page

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4 2:23PM

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Laura Minton Breckenridge
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

(Space Above this Line for Recorder's Use Only)

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: Memorandum of Lease**Landlord:** VOROBK INVESTMENT PROPERTY, LLC, a Washington limited liability company**Tenant:** EDCO, INC., a Washington corporation**Abbreviated Legal Description:** LOTS B, C and D OF SHORT PLAT #93-007 AF#9307200029 PRTN OF
NW1/4 NE1/4**Complete or Additional Legal Description on Exhibit A of Document.****Assessor's Parcel Number:** 340309-1-006-0000/P109667, 340309-1-007-0000/P109668 and
340309-1-008-0000/P109669**MEMORANDUM OF LEASE**

THIS MEMORANDUM OF LEASE (the "Memorandum") is entered into January 1, 2017, by and between VOROBK INVESTMENT PROPERTY, LLC, a Washington limited liability company ("Landlord"), whose address is 6496 Bayview-Edison Road, Bow, Washington 98232 and EDCO, INC., a Washington corporation ("Tenant"), whose address is 14508 Ovenell Road, Mount Vernon, Washington 98273.

RECITALS

A. The parties have entered into a Lease Agreement in which Tenant has leased the property, the legal description of which is set forth in **Exhibit A**, which by this reference is incorporated herein ("Property"), from Landlord.

B. The purpose of this Memorandum is to put third parties on notice of certain terms of the Lease Agreement.

AGREEMENT

1. Defined Terms. All capitalized terms used herein that are not defined shall have the same meaning as used in the Lease Agreement.

2. Term of Lease Agreement. The term of the Lease Agreement is for a period of five (5) years commencing January 1, 2017 with three (3) additional options to renew and extend the Lease Agreement, each five (5) years in length.

3. Successors and Assigns. This Memorandum and the Lease Agreement binds and inures to the benefit of the parties and their respective heirs, successors, and assigns.

4. No Alteration of Lease Agreement. This Memorandum is subject to the terms, covenants, conditions and provisions of the Lease Agreement and is not intended to, and shall not be construed to alter, modify, limit or abridge any of the terms, covenants, conditions or provisions of the Lease Agreement. In the event of any conflict or inconsistency between this Memorandum and the Lease Agreement, the Lease Agreement shall control.

5. Governing Law. This Memorandum and the Lease Agreement shall be governed by and construed in accordance with the laws of the State of Washington. Venue for any action with respect to the interpretation or enforcement of the Lease Agreement or this Memorandum shall be in Skagit County.

IN WITNESS WHEREOF, the undersigned have caused this Memorandum to be executed by their duly authorized representatives as of the date first set forth above.

GRANTOR:

VOROBK INVESTMENT PROPERTY,
LLC, a Washington limited liability
company

By: _____

Mark Vorobik, its Manager

GRANTEE:

EDCO, INC., a Washington corporation

By: _____

Leslie Smith, its President

MEMORANDUM OF LEASE

GRANTOR: VOROBK INVESTMENT PROPERTY, LLC

GRANTEE: EDCO, INC.

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STATE OF WASHINGTON)
) SS.
COUNTY OF Skagit)

On this day 5th of January, 2017, before me personally appeared MARK VOROBİK, to me known to be the Manager of VOROBİK INVESTMENT PROPERTY, LLC, a Washington limited liability company, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he was duly authorized to execute the same and that the seal affixed is the corporate seal of said entity.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Kathryn L. Sutton
(Signature)

Kathryn L. Sutton
(Print Name)

Notary Public in and for the State of Washington

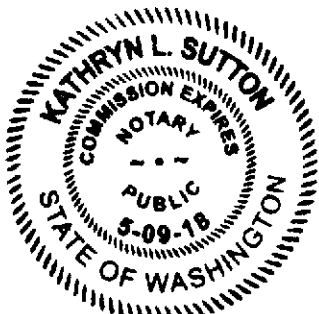
Residing at Sedro Woolley

My appointment expires: 5-9-2018

STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

On this day 5th of January, 2017, before me personally appeared LESLIE SMITH, to me known to be the President of EDCO, INC., a Washington corporation, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that she was duly authorized to execute the same and that the seal affixed is the corporate seal of said entity.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Kathryn L. Sutton
(Signature)

Kathryn L. Sutton
(Print Name)

Notary Public in and for the State of Washington

Residing at Sedro Woolley

My appointment expires: 5-9-2018

MEMORANDUM OF LEASE
GRANTOR: VOROBİK INVESTMENT PROPERTY, LLC
GRANTEE: EDCO, INC.

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EXHIBIT A

Legal Description

Lots "B," "C" and "D" of Short Plat No. 93-007, approved June 21, 1993, recorded July 20, 1993, in Volume 10 of Short Plats, pages 217 and 218, under Auditor's File No. 9307200029 and being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 9, Township 34 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.