

After recording return to:  
Bendich, Stobaugh & Strong, P.C.  
701 Fifth Avenue, #4850  
Seattle, WA 98104



Skagit County Auditor \$75.00  
2/24/2017 Page 1 of 3 11:36AM

### SUBORDINATION OF SUBLEASE AGREEMENT

Reference No. (if applicable): 201702240059  
201702240062

Grantor: Chuckanut Brewery, LLC

Grantee: Evergreen Business Capital

Land Title and Escrow

#01760198-  
0

Legal description: Lot 11, Amended Skagit Regional Airport B.S.P., Phase I

Tax Parcel ID#: #P133020 and #P115569

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR LEASEHOLD ESTATE IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT. IT IS RECOMMENDED THAT PRIOR TO EXECUTION OF THIS SUBORDINATION AGREEMENT THE SUBORDINATOR CONSULT WITH AN ATTORNEY.

The undersigned subordinator agrees as follows:

1. Chuckanut Brewery, LLC, referred to herein as "Subordinator", is the sublessee of a sublease covering the premises located at: 11937 Higgins Airport Way, Burlington, WA 98233. The legal description of the property is attached hereto as Exhibit "A."

2. MW Kemper LLC is the sublessor of the lease described in Paragraph 1 and is referred to herein as "Owner."

3. Owner has executed, or is about to execute, a deed of trust in favor of Evergreen Business Capital ("CDC") to secure a note in the original principal amount of \$270,000. This deed of trust and note will be assigned by CDC to the United States Small Business Administration ("SBA"). The deed of trust will be referred to in this document as "the SBA Deed of Trust" and CDC and SBA will be referred to collectively as "Lender."

4. In consideration of benefits to Subordinator from Owner, receipt and sufficiency of which is hereby acknowledged, and to induce Lender to advance funds under

the note and all agreements in connection therewith the Subordinator does hereby unconditionally subordinate its interest in the lease identified in paragraph 1 above to the lien of the SBA Deed of Trust, and all advances or charges made or accruing thereunder, including any extension or renewal thereof.

5. It is understood by the parties hereto that Lender would not make the loan secured by the SBA Deed of Trust without this agreement.

6. This agreement shall be the whole and only agreement between the parties hereto with regard to the subordination of the lien or charge of the lease above mentioned to the SBA Deed of Trust and shall supersede and cancel any prior agreements as to such.

7. The heirs, administrators, assigns and successors in interest of the Subordinator shall be bound by this agreement. Where the word "mortgage" appears herein it shall be considered as "deed of trust", and vice versa. Gender and number of pronouns are considered to conform to undersigned.

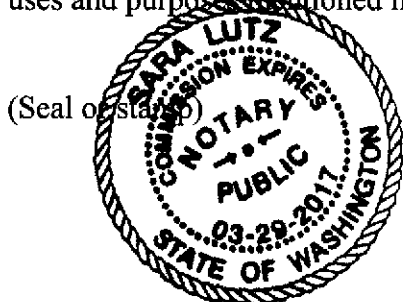
EXECUTED this 15<sup>th</sup> day of February, 2017.

Chuckanut Brewery, LLC

By: Mari G. Kemper  
Mari G. Kemper, Member

State of Washington )  
County of Whitcom ) ss.

I certify that I know or have satisfactory evidence that Mari G. Kemper is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the Member of Chuckanut Brewery, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 2/15/17

NOTARY PUBLIC in and for the State of  
Washington, residing at Bellingham WA  
My commission expires: 3-29-17

**EXHIBIT A**

Legal Description

A leasehold estate in:

Lot 11, "AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1," as per plat recorded on March 4, 2003, under Auditor's File No. 200303040030, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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