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Skagit County Auditor

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When recorded return to:

Michael A. Winslow  
Attorney at Law  
1204 Cleveland Avenue  
Mount Vernon, Washington 98273

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**MEMORANDUM OF LEASE**

Grantor: Gary Lee Westad and Sandra E. Westad, husband and wife.  
Grantee: Kreider Construction, Inc., a Washington corporation.

Legal Description (abbreviated):

Plat of Anacortes, Block 194, Lots 6 to 9 and a portion of Lot 10, records of  
Skagit County, Washington.

Assessor's Tax Parcel ID#(s): P56191

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX****AUG 18 2017****MEMORANDUM OF LEASE**

Westad to Kreider Construction, Inc. Lease By

Amount Paid \$ ✓  
Skagit Co. Treasurer  
Deputy

This MEMORANDUM OF LEASE (this "Memorandum") is made as of July 27, 2017, by and between Gary Lee Westad and Sandra E. Westad, husband and wife ("Landlord"), and Kreider Construction, Inc., a Washington corporation ("Tenant"), as a memorandum of an unrecorded Lease (the "Lease") dated July 27, 2017, between Landlord and Tenant concerning the real property which is legally described herein above, together with the shop building located thereon (collectively, the "Premises").

**1. Lease.** Landlord leases to Tenant and Tenant leases from Landlord all of Landlord's right, title and interest in the shop located on 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.

Memorandum of Lease

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2. **Term.** The initial term of the Lease commenced on July 27, 2017, and shall continue for two (2) years from commencement date.

3. **Options to Purchase.** Tenant has an Option to Purchase for a period of two (2) years from the Lease commencement date. Said option shall be exercised in the manner provided in and in accordance with and subject to the provisions of the Lease.

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; and
- C. The Option to Purchase and Lease are not, in any way, modified by this Memorandum.

**LANDLORD:**

Gary Lee Westad  
Gary Lee Westad

Sandra E. Westad  
Sandra E. Westad

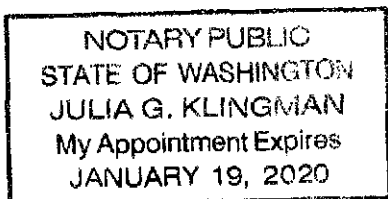
**TENANT:** Kreider Construction, Inc.

Greg Kreider  
Greg Kreider, President

State of Washington           )  
                                                  )ss  
County of Skagit               )

I certify that I know or have satisfactory evidence that Gary Lee Westad and Sandra E. Westad, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes in the instrument.

Dated: July 27, 2017.

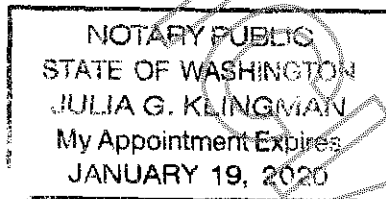


Julia G. Klingman  
Julia G. Klingman, Notary Public  
My appointment expires 1/19/2020

State of Washington )  
 )ss  
County of Skagit )

I certify that I know or have satisfactory evidence that Greg Kreider is the person who appeared before me; that he acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged as the President of Kreider Construction, Inc., to be the free and voluntary act of him for the uses and purposes contained in the instrument.

DATED: July 27, 2017.



Julia G. Klingman, Notary Public  
My commission expires 1/19/2020