



201806200070

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Skagit County Auditor

After recording return to:
Bendich, Stobaugh & Strong
701 Fifth Avenue, Suite 4850
Seattle, WA 98104

CHICAGO TITLE
020034020

SUBORDINATION OF LEASE AGREEMENT

Reference No. (if applicable): _____

Grantor: Northwest Physical Therapy Sports Rehabilitation Center, Inc., P.S.

Grantee: Evergreen Business Capital

Legal description: Lot(s): PTN 6-8 Block: 1 NORRIS ADD TO BURLINGTON AND
PTN TRACT 32 BURLINGTON ACREAGE

Tax Parcel ID#: P72761 / 4091-001-008-0002

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 HER ATTORNEY.

The undersigned subordinator agrees as follows:

1. Northwest Physical Therapy Sports Rehabilitation Center, Inc., P.S., referred to herein as "Subordinator", is the lessee of a lease with Lost Lake, LLC covering the premises described at attached Exhibit "A." A Memorandum of that Lease was recorded at Skagit County Recording No. 201806200069

2. Lost Lake, LLC owns the real property 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 \$811,000.00. 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." The SBA Deed of Trust was recorded at Skagit County Recording No. 201806200067.

Exhibit ALegal Description

For APN/Parcel ID(s): P72761 / 4091-001-008-0002

Parcel "A":

Lots 6, 7 and 8, Block 1, "NORRIS ADDITION TO BURLINGTON", as per plat recorded in Volume 6 of Plats, Page 3, Records of Skagit County, Washington.

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

Parcel "B":

That portion of the South 140 feet of the East 140 feet of Tract 32 of the "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, Page 49, Records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Tract 32; thence North 2° 15' 33" East along the East line of said Tract 32, a distance of 140.01 feet to the North line of the South 140 feet of said Tract 32; thence North 88° 24' 44" West along the North line of the South 140 feet of said Tract 32, a distance of 10.00 feet to the true point of beginning; thence continue North 88° 24' 44" West a distance of 120.01 feet; thence South 2° 15' 33" West, parallel with the East line of said Tract 32, a distance of 97.15 feet to the beginning of a curve to the left having a radius of 9.82 feet; thence along the arc of said curve to the left through a central angle of 144° 17' 49" an arc length of 24.72 feet to a point of reverse curvature from which the radius point of the following curve bears South 52° 02' 16" East a distance of 150.50 feet; thence along the arc of said curve to the right in a Northeasterly direction through a central angle of 46° 39' 39" an arc length of 122.56 feet to a point which bears South 2° 15' 33" West from the true point of beginning; thence North 2° 15' 33" East a distance of 42.94 feet to the true point of beginning.

EXCEPT from Parcel "B", that portion of the South 140 feet of the East 140 feet of Tract 32, "PLAT OF BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, Page 49, Records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southeast corner of said Tract 32; thence North 2° 15' 33" East, along the East line of said Tract 32, a distance of 140.01 feet to the Northeast corner of the South 140 feet of said Tract 32; thence North 88° 24' 44" West, along the North line of the said South 140 feet, a distance of 10.00 feet to the true point of beginning; thence South 2° 15' 33" West a distance of 42.95 feet to a point on a non-tangent curve to the left having a radius of 150.50 feet, a central angle of 15° 52' 47", a chord bearing of South 76° 41' 11" West and a chord distance of 41.58 feet; thence Southwesterly, along said curve, a distance of 41.71 feet to a point on a non-tangent curve to the left having a radius of 50.00 feet, a central angle of 66° 29' 15", a chord bearing of North 35° 30' 10" East and a chord distance of 54.82 feet; thence Northeasterly along said curve, a distance of 58.02 feet; thence North 2° 15' 33" East, a distance of 8.15 feet to the North line of the South 140 feet of said Tract 32; thence South 88° 24' 44" East, a distance of 10.00 feet to the point of beginning.

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

Exhibit A
(continued)

Parcel "C":

That portion of a 20.00 foot wide alley in Block 1 of the Plat of "NORRIS ADDITION TO BURLINGTON", as per plat recorded in Volume 6 of Plats, Page 3 and also that portion of Tract 32, "PLAT OF

BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, Page 49, Records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southeast corner of said Tract 32; thence North 2° 15' 33" East, along the East line of said Tract 32, a distance of 140.01 feet to the Northeast corner of the South 140 feet of said Tract 32; thence North 88° 24' 44" West, along the North line of said South 140 feet of said Tract 32, a distance of 130.03 feet to the true point of beginning, being the Northwest corner of a tract of land as described in deed recorded under Auditor's File No. 8107070053, Records of Skagit County, Washington; thence South 2° 15' 33" West, a distance of 97.15 feet to a point of curvature of a curve to the left having a radius of 9.82 feet; thence through a central angle of 144° 17' 49", an arc distance of 24.73 feet to a point on a non-tangent curve to the right, having a radius of 89.50 feet and a central angle of 38° 09' 09", a chord bearing South 57° 02' 18" West, a chord distance of 58.50 feet; thence Southwesterly along said curve, a distance of 59.60 feet to a point on the East line of Lot 7 in Block 1 of said Norris Addition to Burlington; thence North 2° 15' 33" East, along the East line of said Lots 7 and 6, a distance of 144.32 feet to the Southeast corner of Lot 5 of said Plat of Norris Addition to Burlington; thence South 88° 24' 44" East, a distance of 10.00 feet; thence South 2° 15' 33" West, a distance of 8.05 feet; thence South 88° 24' 44" East, along the North line of the South 140 feet of said Tract 32, a distance of 20.00 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.