

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

  
**201903110095**  
03/11/2019 02:39 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

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MEMORANDUM OF LEASE

Grantor: (1) Nordic Property Holdings, LLC  
Grantee: (1) Nordic Temperature Control, Inc. *Land Title and Escrow*  
*167763*  
Abbreviated Legal: Ptn NW ¼ NW ¼, 8-34-4 E W.M., Skagit County, Washington  
Tax Parcel No.: 340408-0-066-0009 *(P24185)*

THIS INDENTURE made and entered into this 20<sup>th</sup> day of February, 2019, by and between **Nordic Property Holdings, LLC**, a Washington limited liability company, hereinafter called "Lessor", and **Nordic Temperature Control, 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 **May 15, 2018** (including any amendments or addendums thereto), and which commenced on **May 15, 2018**, 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 **May 15, 2018** and terminating on **May 14, 2039**.

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:

**Nordic Property Holdings, LLC,**  
a Washington limited liability company

By:   
Jacob S. Hovik, Member

By:   
Kevin Hansen, Member

LESSEE:

**Nordic Temperature Control, Inc.,**  
a Washington corporation

By:   
Jacob S. Hovik, President

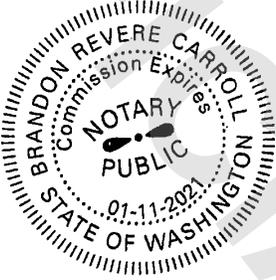
By:   
Kevin Hansen, Vice President

[Notary's Acknowledgments on next Page]

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Skagit )

I certify that I know or have satisfactory evidence that **Jacob S. Hovik** is the person who signed this instrument and acknowledged it as the Member of Nordic Property Holdings, 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 20<sup>th</sup> day of February, 2019.

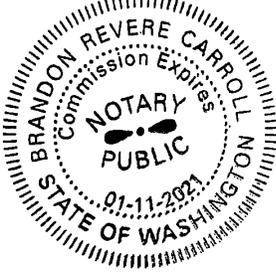


  
Brandon R. Carroll  
NOTARY PUBLIC in and for the  
State of Washington, residing in Seattle  
My commission expires: January 11, 2021

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Skagit )

I certify that I know or have satisfactory evidence that **Kevin Hansen** is the person who signed this instrument and acknowledged it as the Member of Nordic Property Holdings, 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 20<sup>th</sup> day of February, 2019.

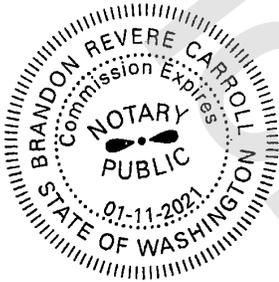


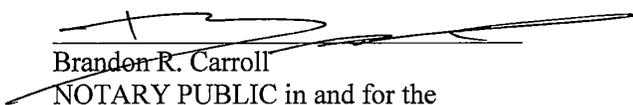
  
Brandon R. Carroll  
NOTARY PUBLIC in and for the  
State of Washington, residing in Seattle  
My commission expires: January 11, 2021

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Skagit )

I certify that I know or have satisfactory evidence that **Jacob S. Hovik** is the person who signed this instrument and acknowledged it as the President of Nordic Temperature Control, 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 20<sup>th</sup> day of February, 2019.



  
Brandon R. Carroll  
NOTARY PUBLIC in and for the  
State of Washington, residing in Seattle  
My commission expires: January 11, 2021

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Skagit )

I certify that I know or have satisfactory evidence that **Kevin Hansen** is the person who signed this instrument and acknowledged it as the Vice President of Nordic Temperature Control, Inc., 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 20<sup>th</sup> day of February, 2019.



  
Brandon R. Carroll  
NOTARY PUBLIC in and for the  
State of Washington, residing in Seattle  
My commission expires: January 11, 2021

EXHIBIT "A"  
LEGAL DESCRIPTION

That portion of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 8, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision;  
Thence West along the North line of said subdivision, a distance of 112.76 feet to the true point of beginning of this description;  
Thence continuing West along the North line of said subdivision, a distance of 197.72 feet;  
Thence South  $2^{\circ}17'15''$  East a distance of 611.31 feet;  
Thence East a distance of 193.38 feet;  
Thence North  $2^{\circ}21'00''$  West a distance of 611.31 feet to the true point of beginning, EXCEPT the North 30 feet thereof, being that County road known as the Pease Road, AND EXCEPT the west 30 feet thereof.

TOGETHER WITH that portion of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 8, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of that certain parcel, as conveyed to Marvin K. Youngquist and Evelyn Youngquist, under Statutory Warranty Deed recorded in Volume 933, pages 340 and 341, under Auditor's File No. 9010010110, records of Skagit County, Washington;  
Thence South  $89^{\circ}01'59''$  East along the South line of said parcel 163.36 feet to the Southeast corner of said parcel;  
Thence South  $1^{\circ}23'18''$  East, 6.21 feet;  
Thence North  $89^{\circ}01'59''$  west, 163.36 feet to a point which bears South  $1^{\circ}19'35''$  East from the point of beginning;  
Thence North  $1^{\circ}19'35''$  West, 6.20 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.