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08/17/2020 12:16 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

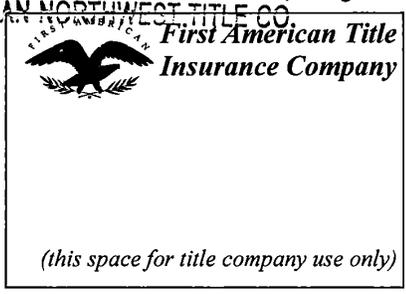
AFTER RECORDING MAIL TO:

Brian Bollich
MCP Birchview WA PropCo, LLC
12377 Merit Drive, Suite 500
Dallas, Texas 75251

Document Title(s): (or transactions contained herein)

1. Memorandum of Lease

20-4558
GUARDIAN NORTHWEST TITLE CO.
First American Title
Insurance Company



Reference Number(s) of Documents assigned or released:

N/A

Grantor(s): (Last name first, then first name and initials)

1. MCP Birchview WA PropCo LLC

(this space for title company use only)

Grantee(s): (Last name first, then first name and initials)

1. MCP Birchview OpCo, LLC

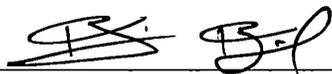
Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Lots 1-15 and 17-20 Block 115 SEDRO

Assessor's Property Tax Parcel/Account Number(s):

PARCEL NUMBERS: 4152-115-010-0002
4152-115-015-0007
4152-115-030-0008

I AM REQUESTING AN EMERGENCY NONSTANDARD RECORDING FOR AN ADDITIONAL FEE AS PROVIDED IN RCW 36.18.010. I UNDERSTAND THAT THE RECORDING PROCESSING REQUIREMENTS MAY COVER UP OR OTHERWISE OBSCURE SOME PART OF THE TEXT OR THE ORIGINAL DOCUMENT.

 , Vice President of Grantor

Memorandum. The Lease Term will automatically renew for additional five (5) year periods, unless earlier terminated pursuant to the terms of the Lease.

Section 4 **Rent.** The rentals to be paid by Tenant and all of the rights and obligations of the parties with respect to the above-described Premises are set forth in the Lease.

Section 5. **Successors and Assigns.** This Memorandum and the Lease shall bind and inure to the benefit of the Parties and their respective successors and assigns, subject however, to the provisions of the Lease regarding assignment.

{Signature Page to Follow}

IN WITNESS WHEREOF, the parties hereby execute this Memorandum on the day and year first written above.

LANDLORD:

TENANT:

MCP Birchview WA PropCo, LLC

MCP Birchview WA OpCo, LLC

By: [Signature]
Name: Michael Graham
Title: President

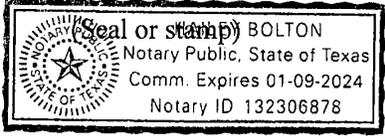
By: [Signature]
Name: Michael Graham
Title: President

State of Texas §
§
County of Dallas §

I certify that I know or have satisfactory evidence that Michael Graham is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and Michael Graham acknowledged it as the President of MCP Birchview WA PropCo, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/29/2020

[Signature]
Signature
Notary
Title



State of Texas §
§
County of Dallas §

I certify that I know or have satisfactory evidence that Michael Graham is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and Michael Graham acknowledged it as the President of MCP Birchview WA OpCo, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/29/2020

[Signature]
Signature
Notary
Title

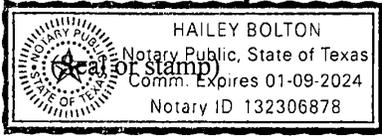


EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

LOTS 1 THROUGH 15 AND 17 THROUGH 30, BLOCK 115, PLAT OF THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 18, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF VACATED WOODS AVENUE, GRAVES STREET ALSO KNOWN AS FAIRHAVEN STREET, AND THE ALLEY LOCATED IN SAID BLOCK VACATED UNDER CITY OF SEDRO WOOLLEY ORDINANCE NO. 1253-96, DATED FEBRUARY 12, 1996, WHICH ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PROPERTY ADDRESS: 925 Dunlop Avenue, Sedro-Woolley, WA

PARCEL NUMBERS: 4152-115-010-0002
4152-115-015-0007
4152-115-030-0008