

POOR ORIGINAL

RETURN ADDRESS:

Umpqua Bank
PO Box 1580
Roseburg, OR 97470

GNW 20-5934



NOTICE: THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE COLLATERAL BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN AGREEMENT AND ESTOPPEL CERTIFICATE

Reference # (If applicable): XXXXX440Z unrecorded lease

Additional on page ____

Grantor(s):

1. NWEYE - Mount Vernon Real Estate, L.L.C.

Grantee(s)

1. Umpqua Bank DT #202009250119

Legal Description: Lots 56-58 and 80-81 Parker Business Center

Additional on page ____

Assessor's Tax Parcel ID#: P80416; P80417

THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN AGREEMENT dated August 31, 2020 ("Agreement"), is made and executed among NWEYE - Mount Vernon Real Estate, L.L.C., whose address is 10330 Meridian Ave N Suite 370, Seattle, WA 98133 ("Landlord"); N.W. Eye Surgeons, P.C., whose address is 10330 Meridian Ave N Suite 370, Seattle, WA 98133 ("Tenant"); and Umpqua Bank, CBC Western WA, C/O Loan Support Services, PO Box 1580, Roseburg, OR 97470 ("Lender").

**SUBORDINATION, NON-DISTURBANCE AND ATTORNMENMENT AGREEMENT
(Continued)**

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SUBORDINATED LEASE. Tenant and Landlord have executed a lease dated December 1, 2008 of the property described herein (the "Lease"). The following information is the summary of the basic terms and conditions of the Subordinated Lease: The Lease to Sight Partners, LLC dated December 1, 2008 is for a 20 year term which commenced August 1, 2009, and expiring at 11:59 PM on July 31, 2029. Monthly Minimum Rent is \$33,000.00 in the first 12 months and a \$33,000.00 deposit paid by July 31, 2009. This includes a 3% annual escalation or CPI whichever is greater. A 5% late charge is assessed if payment is not received by the 10th of the month. All other sums paid by tenant are called 'additional rent'. The premises is located at 1306 Roosevelt Ave, Mount Vernon, WA 98273 and is to be used as medical offices. Said Lease was modified by Sublease to N.W. Surgeons, P.C. dated August 1, 2019 which was Consented to in the NWEYE-Mount Vernon Real Estate, L.L.C. Landlord Consent to Assignment and Sublease Agreement at consented to the lease assignment form Sight Partners, LLC to N.W. Eye Surgeons, P.C. in September 2019 re-dated and initialed on August 14, 2020..

REAL PROPERTY DESCRIPTION. The Lease covers The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

PARCEL "A":

Lots 56, 57, 80 and 81, "PARKER BUSINESS CENTER", as per plat recorded in Volume 11 of Plats, pages 91 through 96, inclusive, records of Skagit County, Washington.

TOGETHER WITH those portions of the West 1/4 of the private roadway known as Buck Way adjoining Lots 56 and 81, as delineated on the face of said plat, and of the North 1/4 of the private roadway known as William Way adjoining Lots 80 and 81, as delineated on the face of said plat. Said West 1/4 of the private roadway known as Buck Way having been replatted as Auditor's File No. 200605010167.

PARCEL "B":

Lot 58, "PARKER BUSINESS CENTER, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 11 of Plats, pages 91 through 96, inclusive, records of Skagit County, Washington.

The above described Parcels "A" and "B" have been replatted and are now described as follows:

Lots A and B as delineated on Lot Line Adjustment Survey recorded November 16, 2009 under Auditor's File No. 200911160072, being portions of Lots 56, 57, 58, 80 and 81, Buck Way and William way, "Parker Business Center" as per plat recorded in Volume 11 of Plats, pages 91 through 96, inclusive, records of Skagit County, Washington. of the following described real property (the "Real Property") located in Skagit County, State of Washington:

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

PARCEL "A":

Lots 56, 57, 80 and 81, "PARKER BUSINESS CENTER", as per plat recorded in Volume 11 of Plats, pages 91 through 96, inclusive, records of Skagit County, Washington.

TOGETHER WITH those portions of the West 1/4 of the private roadway known as Buck Way adjoining Lots 56 and 81, as delineated on the face of said plat, and of the North 1/4 of the private roadway known as William Way adjoining Lots 80 and 81, as delineated on the face of said plat. Said West 1/4 of the private roadway known as Buck Way having been replatted as Auditor's File No. 200605010167..

PARCEL "B":

Lot 58, "PARKER BUSINESS CENTER, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 11 of Plats, pages 91 through 96, inclusive, records of Skagit County, Washington.

The above described Parcels "A" and "B" have been replatted and are now described as follows:

Lots A and B as delineated on Lot Line Adjustment Survey recorded November 16, 2009 under Auditor's File No. 200911160072, being portions of Lots 56, 57, 58, 80 and 81, Buck Way and William way, "Parker Business

**SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
(Continued)**

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Center" as per plat recorded in Volume 11 of Plats, pages 91 through 96, inclusive, records of Skagit County, Washington.

The Real Property or its address is commonly known as 1306 Roosevelt Avenue, Mount Vernon, WA 98273. The Real Property tax identification number is P80416; P80417.

SUPERIOR INDEBTEDNESS. Lender has extended or has agreed to extend the following described financial accommodations to Landlord, secured by the Real Property (the "Superior Indebtedness"):

All "Indebtedness", as that term is defined in Lender's Lien.

LENDER'S LIEN. The Superior Indebtedness is or will be secured by the Real Property and evidenced by a mortgage, deed of trust, or other lien instrument, dated August 31, 2020, from Landlord to Lender (the "Lender's Lien"). As a condition to the granting of the requested financial accommodations, Lender has required that the Lender's Lien be and remain superior to the Subordinated Lease and all of Tenant's rights in the Real Property ("Lease Rights").

REQUESTED FINANCIAL ACCOMMODATIONS. Landlord and Tenant each want Lender to provide financial accommodations to Landlord in the form of the Superior Indebtedness. Landlord and Tenant each represent and acknowledge to Lender that Landlord and Tenant will benefit as a result of these financial accommodations from Lender to Landlord, and Landlord and Tenant acknowledge receipt of valuable consideration for entering into this Agreement.

IN EXCHANGE FOR GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH ARE HEREBY ACKNOWLEDGED, LENDER, LANDLORD, AND TENANT HEREBY AGREE AS FOLLOWS:

ESTOPPEL CERTIFICATE. Tenant hereby certifies to and agrees with Lender that as of the date of this Agreement, Lender is relying on all of the following certifications and agreements of Tenant as consideration for Lender executing this Agreement:

- (A) The Lease is in full force and effect and is the valid and binding obligation of Tenant, enforceable in accordance with its terms.
- (B) All requirements for the commencement and validity of the Lease have been satisfied.
- (C) Neither Tenant nor Landlord is in default under the Lease and no event has occurred and no condition exists, which with the giving of notice, the passage of time, or both, would constitute a default by Tenant or Landlord under the Lease.
- (D) There are no defenses, counterclaims or setoffs against rents or charges due or which may become due under the Lease and no claim by Tenant of any nature exists against Landlord under the Lease. All obligations of Landlord have been fully performed.
- (E) None of the rent, which Tenant is required to pay under the Lease, has been prepaid, or will in the future be prepaid, more than one month in advance.
- (F) The Lease shall not after the date of this Agreement be modified, terminated, or amended, without the prior written consent of Lender for any termination and each such amendment or modification. Any attempted modification, termination, or amendment without the prior written consent of Lender shall be void.
- (G) Tenant has not assigned, mortgaged, sublet, encumbered or otherwise transferred any or all of its interest under the Lease and, during the term of the Loan, agrees to not assign, mortgage, sublet, encumber, or otherwise transfer any or all of its interest under the Lease without the prior written consent of Lender.

SUBORDINATION. Notwithstanding anything in the Lease to the contrary, the parties acknowledge and agree that the Lease and Lease Rights are and shall be subject and subordinate in right, interest and lien, and for all purposes, to Lender's Lien, and to all renewals, modifications, consolidations, replacements, and extensions thereof, and to any

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENMENT AGREEMENT
(Continued)

Page 4

subsequent lien of the Lender with which Lender's Lien may be spread or consolidated, to the full extent of the principal sum and all other amounts secured thereby and interest thereon. Tenant will not cause the Lease to be subordinated to any interests other than those held by or made for the benefit of Lender, and its successors and assigns, without the prior written consent of Lender.

NON-DISTURBANCE. So long as the Lease is in full force and effect and Tenant is not in default under the Lease beyond any applicable cure period, Lender shall not name or join Tenant as a defendant in any exercise of Lender's rights and remedies arising upon a default of the Loan under the Note and/or under Lender's Lien unless applicable law requires Tenant to be made a party thereto as a condition to proceeding against Landlord or pursuing such rights and remedies. In the latter case, Lender may join Tenant as a defendant in such action only for such purpose and not to terminate the Lease or otherwise adversely affect Tenant's rights under the Lease or this Agreement in such action. If the Lease has not been terminated, then, when Lender succeeds to the interest of Landlord, the Lender shall not terminate or disturb Tenant's possession of Tenant's premises under the Lease, except in accordance with the terms of the Lease and this Agreement.

ATTORNMENMENT. If Lender shall succeed to the interest of the Landlord under the Lease, and the Lease shall not have expired or been terminated in accordance with the terms of the Lease or this Agreement, Tenant shall, from and after such event, attorn to Lender, all rights and obligations under the Lease to continue as though the interest of Landlord had not terminated. Such attornment shall be effective and self-operative without the execution of any further instrument on the part of the parties hereto. Tenant agrees, however, to execute and deliver at any time and from time to time, upon the request of Lender, any instrument or certificate which, in the sole judgment of Lender, may be necessary or appropriate in any such foreclosure proceeding or otherwise to evidence such attornment.

NO LIABILITY FOR LENDER. Lender in the event of attornment shall have the same remedies in the event of any default by Tenant (beyond any period given Tenant to cure such default) in the payment of annual base rent or additional rent or in the performance of any of the terms, covenants, and conditions of the Lease on Tenant's part to be performed that are available to Landlord under the Lease. Tenant shall have the same remedies against Lender for the breach of an agreement contained in the Lease that Tenant might have had against Landlord if Lender had not succeeded to the interest of Landlord; provided, however, that Lender shall not be:

- (A) Liable for any act or omission of or any claims against any prior landlord, including Landlord; or
- (B) Subject to any offsets or defenses which Tenant might have against any prior landlord, including Landlord; or
- (C) Bound by any rent or additional rent which Tenant might have paid for more than the current month to any prior landlord, including Landlord; or
- (D) Bound by any amendment or modification of the Lease, or waiver of any of its terms, made without its consent; or
- (E) Liable for any sum that any prior landlord, including Landlord, owed to Tenant, including without limitation any security deposit, unless the amount owed was actually delivered to Lender; or
- (F) Bound by any surrender, cancellation, or termination of the Lease, in whole or in part, agreed upon between Landlord and Tenant; or
- (G) Liable for any construction obligation of any prior landlord, including Landlord; or
- (H) Liable for any breach of representation or warranty of any prior landlord, including Landlord.

NEW LEASE. If Lender shall succeed to the interest of the Landlord under the Lease, upon the written request of Lender to Tenant, Tenant shall execute and deliver to Lender a lease of the Real Property upon the same terms and conditions as the Lease between Landlord and Tenant, which lease shall cover any unexpired term of the Lease existing

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENMENT AGREEMENT
(Continued)

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prior to such transfer.

ACKNOWLEDGMENT AND AGREEMENT BY LANDLORD. Landlord, as landlord under the Lease, acknowledges and agrees for itself and its heirs, successors and assigns to each of the following:

(A) This Agreement does not in any way release Landlord from its obligations to comply with the terms, provisions, conditions, covenants, agreements and clauses of the Note, Lender's Lien or any other documents executed in connection with the Loan.

(B) In the event of a default under the Note, or any of the other documents executed in connection with the Loan, Landlord hereby consents to Tenant's attornment to Lender and, upon such event, Tenant shall pay all rent and all other sums due under the Lease to Lender as provided in the Lease.

VENUE. The undersigned hereby (a) irrevocably submits to the jurisdiction of any state or federal court in the State of Oregon or in any state or federal court sitting in the county that any of Lender's collateral is located, in any action or proceeding brought to enforce, or otherwise arising out of or relating to, this Agreement; (b) irrevocably waives to the fullest extent permitted by law any objection that the undersigned may now or hereafter have to the laying of venue in any such action or proceeding in any such forum; and (c) further irrevocably waives any claim that any such forum is an inconvenient forum. The undersigned agrees that a final judgment in any such action or proceeding shall be conclusive and may be enforced in any other jurisdiction by suit on the judgment or in any other manner provided by law. Nothing herein shall impair the right of Lender to bring any action or proceeding against the undersigned in any court of any other jurisdiction. As used in this paragraph, the term "Agreement" means the promissory note, guaranty, security agreement or other agreement, document or instrument in which this paragraph is found, even if it is described by another name as well.

CLASS ACTION WAIVER. EACH PARTY WAIVES THE RIGHT TO LITIGATE IN COURT ANY CLAIM OR DISPUTE AS A CLASS ACTION, EITHER AS A MEMBER OF A CLASS OR AS A REPRESENTATIVE, OR TO ACT AS A PRIVATE ATTORNEY GENERAL.

ATTORNEY FEES AND EXPENSES. The undersigned agrees to pay on demand all of Lender's costs and expenses, including Lender's attorney fees and legal expenses, incurred in connection with enforcement of this Agreement. Lender may hire or pay someone else to help enforce this Agreement. Lender may also use attorneys who are salaried employees of Lender to enforce this Agreement. The undersigned shall pay all costs and expenses of all such enforcement. In the event arbitration, suit, action or other legal proceeding is brought to interpret or enforce this Agreement, the undersigned agrees to pay all additional sums as the arbitrator or court may adjudge reasonable as Lender's costs, disbursements, and attorney fees at hearing, trial, and on any and all appeals. As used in this paragraph "Agreement" means the loan agreement, promissory note, guaranty, security agreement, or other agreement, document, or instrument in which this paragraph is found, even if this document is also described by another name. Whether or not an arbitration or court action is filed, all reasonable attorney fees and expenses Lender incurs in protecting its interests and/or enforcing this Agreement shall become part of the indebtedness evidenced or secured by this Agreement, shall bear interest at the highest applicable rate under the promissory note or credit agreement, and shall be paid to Lender by the other party or parties signing this Agreement on demand. The attorney fees and expenses covered by this paragraph include without limitation all of Lender's attorney fees (including the fees charged by Lender's in-house attorneys, calculated at hourly rates charged by attorneys in private practice with comparable skill and experience), Lender's fees and expenses for bankruptcy proceedings (including efforts to modify, vacate, or obtain relief from any automatic stay), fees and expenses for Lender's post-judgment collection activities, Lender's cost of searching lien records, searching public record databases, on-line computer legal research, title reports, surveyor reports, appraisal reports, collateral inspection reports, title insurance, and bonds issued to protect Lender's collateral, all to the fullest extent allowed by law.

**SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
(Continued)**

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MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Agreement:

Amendments. This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Expenses. If Lender institutes any suit or action to enforce any of the terms of this Agreement, Lender shall be entitled to recover such sum as the court may adjudge reasonable. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees and title insurance, to the extent permitted by applicable law. Landlord also will pay any court costs, in addition to all other sums provided by law.

Authority. Any person who signs this Agreement on behalf of Landlord and Tenant represents and warrants that he or she has authority to execute this Agreement.

Caption Headings. Caption headings in this Agreement are for convenience purposes only and are not to be used to interpret or define the provisions of this Agreement.

Counterparts. This Agreement may be executed in multiple counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts, taken together, shall constitute one and the same Agreement.

Governing Law. This Agreement will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Washington without regard to its conflicts of law provisions. This Agreement has been accepted by Lender in the State of Washington.

Notices. Any notice required to be given under this Agreement shall be given in writing, and, shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Agreement. Any party may change its address for notices under this Agreement by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Agreement unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Agreement shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Agreement. No prior waiver by Lender, nor any course of dealing among Lender, Landlord, and Tenant shall constitute a waiver of any of Lender's rights or of any of Landlord's and/or Tenant's obligations as to any future transactions. Whenever the consent of Lender is required under this Agreement, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Agreement to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so

**SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
(Continued)**

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that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Agreement. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Agreement shall not affect the legality, validity or enforceability of any other provision of this Agreement.

Successors. This Agreement shall extend to and bind the respective heirs, personal representatives, successors and assigns of the parties to this Agreement.

Waive Jury. All parties to this Agreement hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

EACH PARTY TO THIS AGREEMENT ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS AGREEMENT, AND EACH PARTY AGREES TO ITS TERMS. THIS AGREEMENT IS DATED AUGUST 31, 2020.

LANDLORD:**NWEYE - MOUNT VERNON REAL ESTATE, L.L.C.**

By: Bruce D. Cameron, Member of NWEYE - Mount Vernon Real Estate, L.L.C.

By: Michael W. Field, Member of NWEYE - Mount Vernon Real Estate, L.L.C.

By: Audrey R. Talley Rostov, Member of NWEYE - Mount Vernon Real Estate, L.L.C.

By: Aaron A. Kuzin, Member of NWEYE - Mount Vernon Real Estate, L.L.C.

By: Kristi Bailey, Member of NWEYE - Mount Vernon Real Estate, L.L.C.

By: Brett G. Bence, Member of NWEYE - Mount Vernon Real Estate, L.L.C.

By: Werner Cadera, Member of NWEYE - Mount Vernon Real Estate, L.L.C.

LENDER:**UMPOUA BANK**

X 
Authorized Officer

**SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
(Continued)**

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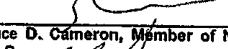
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LANDLORD:**NWEYE - MOUNT VERNON REAL ESTATE, L.L.C.**

By: 
Bruce D. Cameron, Member of NWEYE - Mount Vernon Real Estate, L.L.C.

By: 
Michael W. Field, Member of NWEYE - Mount Vernon Real Estate, L.L.C.

By: 
Audrey R. Talley Rostov, Member of NWEYE - Mount Vernon Real Estate, L.L.C.

By: 
Aaron A. Kuzin, Member of NWEYE - Mount Vernon Real Estate, L.L.C.

By: 
Kristi Bailey, Member of NWEYE - Mount Vernon Real Estate, L.L.C.

By: 
Brett G. Bence, Member of NWEYE - Mount Vernon Real Estate, L.L.C.

By: 
Werner Cadera, Member of NWEYE - Mount Vernon Real Estate, L.L.C.

LENDER:**UMPQUA BANK**

X _____
Authorized Officer

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
(Continued)

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TENANT:

N.W. EYE SURGEONS, P.C.

By: [Signature]

Bruce D. Cameron, President of N.W. Eye Surgeons, P.C.

By: [Signature]

Werner Cadera, Secretary/Treasurer of N.W. Eye Surgeons, P.C.

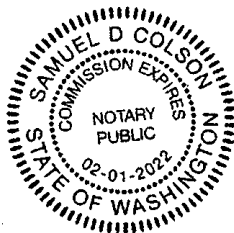
LIMITED LIABILITY COMPANY ACKNOWLEDGMENTSTATE OF Washington

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) SS

COUNTY OF King

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This record was acknowledged before me on September 3, 20 20 by Bruce D. Cameron, Member of NWEYE - Mount Vernon Real Estate, L.L.C..[Signature]
(Signature of notary public)Notary Public
(Title of office)

My commission expires:

02-01-2022
(date)

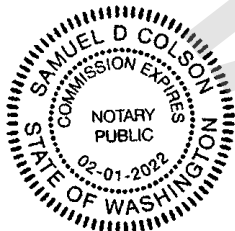
SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
(Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF WashingtonCOUNTY OF King)
) SS
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This record was acknowledged before me on September 3, 2020 by Michael W.
Field, Member of NWEYE - Mount Vernon Real Estate, L.L.C..



SEDCOL
(Signature of notary public)

Notary Public
(Title of office)

My commission expires:

02.01.2022

(date)

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
(Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington

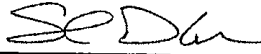
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) SS

COUNTY OF King

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This record was acknowledged before me on September 3, 2020 by Audrey R. Talley Rostov, Member of NWEYE - Mount Vernon Real Estate, L.L.C.,



(Signature of notary public)

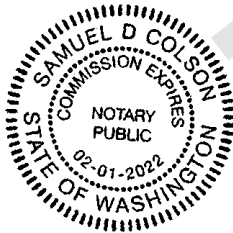


(Title of office)

My commission expires:

02-01-2022

(date)



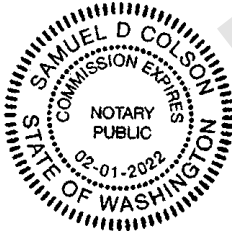
SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
(Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington)
) SS
)COUNTY OF Whatcom

This record was acknowledged before me on September 3, 2020 by Aaron A. Kuzin,
Member of NWEYE - Mount Vernon Real Estate, L.L.C.,



[Signature]
(Signature of notary public)

Notary Public
(Title of office)

My commission expires:
02/01/2022
(date)

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
(Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington

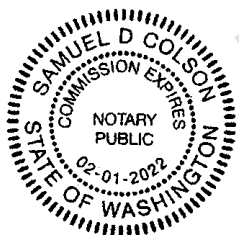
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COUNTY OF Skagit

) SS

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This record was acknowledged before me on September 3, 2020 by Kristi Bailey,
Member of NWEYE - Mount Vernon Real Estate, L.L.C..



Samuel D. Colson
(Signature of notary public)

Notary Public
(Title of office)

My commission expires:

02-01-2022
(date)

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
(Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington

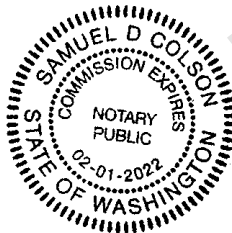
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) SS

COUNTY OF Snohomish

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This record was acknowledged before me on September 3, 2020 by Brett G. Bence,
Member of NWEYE - Mount Vernon Real Estate, L.L.C..



[Signature]
(Signature of notary public)

Notary Public
(Title of office)

My commission expires:

02-01-2022
(date)

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
(Continued)

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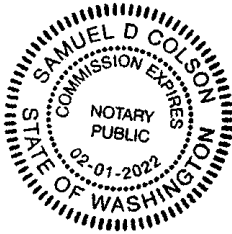
LIMITED LIABILITY COMPANY ACKNOWLEDGMENTSTATE OF Washington

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COUNTY OF King

) SS

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This record was acknowledged before me on September 3, 2020 by Werner Cadera,
Member of NWEYE - Mount Vernon Real Estate, L.L.C..Seder
(Signature of notary public)Notary Public
(Title of office)

My commission expires:

02-01-2022
(date)

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
(Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENTSTATE OF Washington

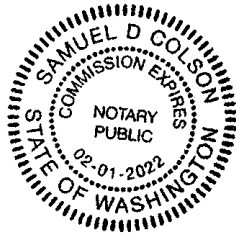
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COUNTY OF King

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This record was acknowledged before me on September 3, 2020 by Werner Cadera,
Member of NWEYE - Mount Vernon Real Estate, L.L.C.,

SeDca
(Signature of notary public)Notary Public
(Title of office)

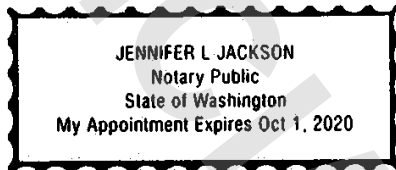
My commission expires:

02-01-2022

(date)

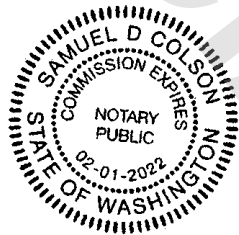
SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
(Continued)

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LENDER ACKNOWLEDGMENTSTATE OF Washington)
COUNTY OF Snohomish) SS
)This record was acknowledged before me on Sept. 1, 20 20 by Ryan
MartinsonJennifer Jackson
(Signature of notary public)Notary Public
(Title of office)My commission expires:
Oct 1 2020
(date)

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
(Continued)

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CORPORATE ACKNOWLEDGMENTSTATE OF WashingtonCOUNTY OF King)
) SS
)This record was acknowledged before me on
Cameron, President of N.W. Eye Surgeons, P.C.,
DirectorSeptember 3, 2020 by Bruce D.SED

(Signature of notary public)

Notary Public

(Title of office)

My commission expires:

02-01-2022

(date)

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
(Continued)

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CORPORATE ACKNOWLEDGMENTSTATE OF Washington

)

) SS

COUNTY OF King

)

This record was acknowledged before me on September 3, 20 20 by Werner Cadena,
Secretary/Treasurer of N.W. Eye Surgeons, P.C..
(Signature of notary public)Notary Public
(Title of office)

My commission expires:

22-01-2022
(date)