

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

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Chelsea Stalcup  
DATE 03/31/2021

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MEMORANDUM OF LEASE

Grantor: (1) Bastion Holdings LLC 1ST AM ④  
1043025  
Grantee: (1) Bastion Brewing Company LLC  
Abbreviated Legal: Por. W ¼ of Sec. 4, Twp. 34 N. R. 2 E. WM., Skagit County,  
Washington  
Tax Parcel No.: P19867/340204-0-074-0005

THIS INDENTURE made and entered into this 16<sup>th</sup> day of March, 2021, by and between **Bastion Holdings LLC**, a Washington limited liability company, hereinafter called "Lessor", and **Bastion Brewing Company LLC**, a Washington limited liability company, hereinafter called "Lessee".

WITNESSETH

That for the term and upon the terms and conditions set forth in the Lease Agreement dated **January 19, 2016** (including any amendments or addendums thereto), and which commenced on **January 1, 2016**, 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 thirty (30) years commencing on **January 1, 2016** and terminating on **December 31, 2046**.

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:

**Bastion Holdings LLC,**  
a Washington limited liability company

By:   
Joseph Behan, Managing Member

LESSEE:

**Bastion Brewing Company LLC,**  
a Washington limited liability company

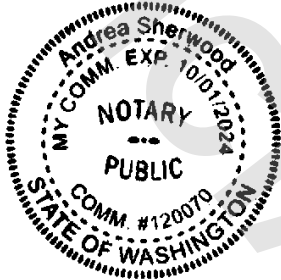
By:   
Joseph Behan, Managing Member

[Notary's Acknowledgments on next Page]

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **Joseph Behan** is the person who signed this instrument and acknowledged it as the Managing Member of Bastion 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 16<sup>th</sup> day of March, 2021.

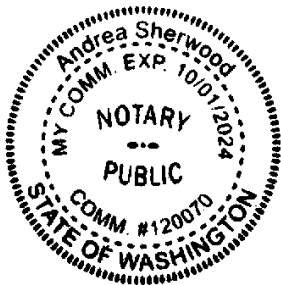


Andrea Sherwood  
 Print name: Andrea Sherwood  
 NOTARY PUBLIC in and for the State  
 of Washington, residing at Punton  
 My appointment expires: 10-1-24

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **Joseph Behan** is the person who signed this instrument and acknowledged it as the Managing Member of Bastion Brewing Company 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 16<sup>th</sup> day of March, 2021.



Andrea Sherwood  
 Print name: Andrea Sherwood  
 NOTARY PUBLIC in and for the State  
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 My appointment expires: 10-1-24

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:

That portion of the West  $\frac{1}{4}$  of Section 4, Township 34 North, Range 2 East, W.M., described as follows:

Parcel "D" of City of Anacortes Boundary Line Adjustment No. 220-0002 recorded September 18, 2020 as Auditor's File No. 202009180085.