

Return Address
Northwest Business Development Assoc.
9019 E. Appleway Blvd., Suite 200
Spokane Valley, WA 99212

1st AM

NCS-1092325

MEMORANDUM OF LEASE

③
Reference #: _____ Additional on page _____
Grantor: AIT INVESTMENTS, LLC, a Washington limited
liability company
Additional on page _____
Grantee: LOPEZ ISLAND CREAMERY LLC, a Washington limited
liability company
Additional on page _____

Legal Description:

LOT B, CITY OF ANACORTES SHORT PLAT NO. ANA-09-003 RECORDING
NUMBER 201006030060, BEING A PORTION OF LOT 2, SHORT PLAT NO.
95-020. APPROVED MAY 6, 1996 AND RECORDED MAY 13, 1996, IN
VOLUME 12 OF SHORT PLATS, PAGES 96 AND 97, UNDER AUDITOR'S
FILE NO. 9605130078; BEING A PORTION OF THE NORTHWEST QUARTER
AND THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH,
RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, RECORDS OF SKAGIT
COUNTY, WASHINGTON;
EXCEPT THAT PORTION GRANTED TO THE CITY OF ANACORTES, A
MUNICIPAL CORPORATION BY QUIT CLAIM DEED DATED JULY 7, 2004,
AND RECORDED AUGUST 3, 2004, UNDER AUDITOR'S FILE NO.
200408030192, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's Tax Parcel Number: P130234/340203-2-004-0201

THIS INDENTURE made and entered into this 29th day of
October, 2021, by and between AIT INVESTMENTS, LLC, a
Washington limited liability company, hereinafter called the
lessor (whether one or more) and LOPEZ ISLAND CREAMERY LLC, a
Washington limited liability company, hereinafter "LLC"

WITNESSETH

That for the term and upon the terms and conditions set
forth in the Lease Agreement dated October 1, 2020, from the
lessor to LLC the lessor has leased, demised and let, and does

hereby lease, demise and let unto LLC the following described real property, situated in the County of Skagit, State of Washington, more particularly described as follows;

FOR A COMPLETE LEGAL DESCRIPTION SEE LEGAL DESCRIPTION DESCRIBED ABOVE.

The lease shall be for a term of 317 months commencing October 1, 2020, and terminating February 28, 2047.

In witness thereof, the parties hereto have caused their respective names to be hereto subscribed as of the day and the year first above written.

AIT INVESTMENTS, LLC,
a Washington limited liability company



ALEXANDER N. THIEMAN, Member

LOPEZ ISLAND CREAMERY LLC,
a Washington limited liability company

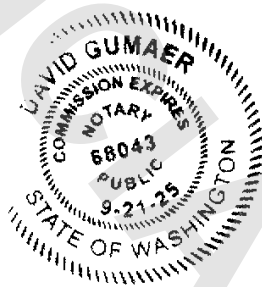


ALEXANDER N. THIEMAN, Member

STATE OF WASHINGTON)
) ss.
 County of Spokane)

I certify that I know or have satisfactory evidence that ALEXANDER N. THIEMAN signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of AIT INVESTMENTS, LLC, a Washington limited liability company, to be the free and voluntary act of such company, for the uses and purposes mentioned in the instrument.

DATED: October 29, 2021

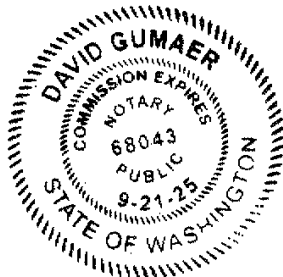


David Gumaer
 Notary Public in and for the
 State of Washington, residing
 at Spokane.
 My appointment expires
9-21-25.

STATE OF WASHINGTON)
) ss.
 County of Spokane)

I certify that I know or have satisfactory evidence that ALEXANDER N. THIEMAN signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of LOPEZ ISLAND CREAMERY LLC, a Washington limited liability company, to be the free and voluntary act of such company, for the uses and purposes mentioned in the instrument.

DATED: October 29, 2021



David Gumaer
 Notary Public in and for the
 State of Washington, residing
 at Spokane. My appointment
 expires 9-21-25.