

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

MEMORANDUM OF LEASE

Reference #: _____ Additional on page _____
Grantor: SHERCO INVESTMENTS LLC, a Washington limited
liability company
Additional on page _____
Grantee: BC ACCOUNTING, INC., a Washington corporation
Additional on page _____

Legal Description:

FIRSTAM

③

NCS-1106410

PARCEL "A":

LOTS 16, 17 AND THE WEST 12 FEET OF LOT 18, BLOCK 97
"AMENDED PLAT OF BURLINGTON" AS PER PLAT THEREOF
RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF
SKAGIT COUNTY,;
TOGETHER WITH LOTS A AND B OF CITY OF BURLINGTON SHORT
PLAT NO. BURL 1-85 APPROVED JUNE 18, 1985 AND RECORDED
JULY 9, 1985 IN VOLUME 7 OF PLATS, PAGE 30 AS AUDITOR'S
FILE NO. 8507090073, BEING PORTIONS OF LOTS 14 AND 15,
BLOCK 97 "AMENDED PLAT OF BURLINGTON", AS PER PLAT
THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 17.

PARCEL "B":

LOTS 5, 6 & 7 BLOCK 97 "AMENDED PLAT OF BURLINGTON" AS
PER PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE
17; EXCEPT THE NORTH 32.85 FEET THEREOF;

(ALSO KNOWN AS LOT 2A OF BOUNDARY LINE ADJUSTMENT
RECORDED AS AUDITOR'S FILE NO. 202102020069, RECORDS OF
SKAGIT COUNTY, WASHINGTON.)

Assessor's Tax Parcel Account Numbers: P71957/4076-097-
018-0007 and P71948/4076-097-007-0001

THIS INDENTURE made and entered into this 30th day of March,
2022, by and between SHERCO INVESTMENTS LLC, a Washington
limited liability company, hereinafter called the lessor
(whether one or more) and BC ACCOUNTING, INC., a Washington

corporation, hereinafter called the "Lessee" (whether one or more).

WITNESSETH

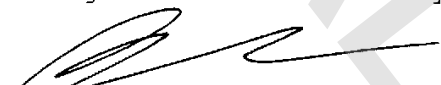
That for the term and upon the terms and conditions set forth in the Lease Agreement dated September 1, 2021, from the lessor to Lessee the lessor has leased, demised and let, and does hereby lease, demise and let unto Lessee the following described real property, situated in the County of Skagit, State of Washington, more particularly described as follows;

FOR A COMPLETE LEGAL DESCRIPTION SEE LEGAL DESCRIPTION DESCRIBED ABOVE.

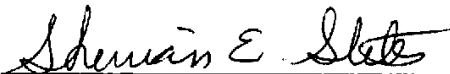
The lease shall be for a term of 312 months commencing September 14, 2021, and terminating September 13, 2047.

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.

SHERCO INVESTMENTS LLC,
a Washington limited liability company

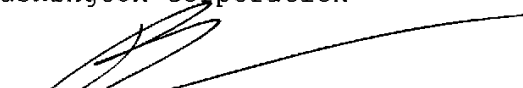


REBEKAH M. COX, Member



SHERRIAN E. STITES, Member

BC ACCOUNTING, INC.,
a Washington corporation

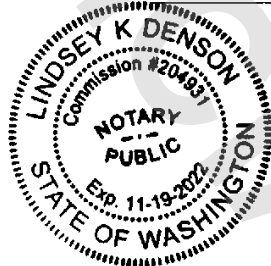


REBEKAH M. COX, President

STATE OF WASHINGTON)
) ss.
 County of Skagit)

I certify that I know or have satisfactory evidence that REBEKAH M. COX and SHERRIAN E. STITES, signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it each as a Member of SHERCO INVESTMENTS LLC, a Washington limited liability company, to be the free and voluntary act of such limited liability company, for the uses and purposes mentioned in the instrument.

DATED: 3-30, 2022

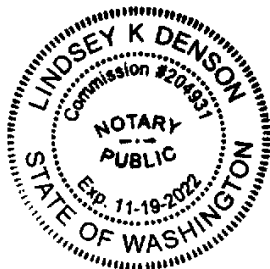


Lindsey K Denson
 Notary Public in and for the
 State of Washington, residing at
Skagit Co.
 My appointment expires 11/19/2022.

STATE OF WASHINGTON)
) ss.
 County of Skagit)

I certify that I know or have satisfactory evidence that REBEKAH M. COX signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as President of BC ACCOUNTING, INC., a Washington corporation, to be the free and voluntary act of corporation, for the uses and purposes mentioned in the instrument.

DATED: 3-30, 2022



Lindsey K Denson
 Notary Public in and for the
 State of Washington, residing at
Skagit Co.
 My appointment expires 11/19/2022.