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12/29/2023 08:47 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

WHEN RECORDED RETURN TO:
MARK A. LACKEY
900 DUPONT STREET
BELLINGHAM, WA 98225-3105

Document Title:	Memorandum of Lease
Lessor:	Wolfe & Wolfe, LLC, a Washington limited liability company
Tenant/assignee/beneficiary:	Industrial Resources, Inc., a Washington corporation
Legal Description:	Ptn of Gov Lots 8 & 11, Sec 7, Twn 34 N, R 3 E of W.M.
Assessor's Tax Parcel ID#:	P21185 / 340307-0-021-0104

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, dated this 16th day of November, 2023, is entered into by and between WOLFE & WOLFE, LLC, a Washington limited liability company ("**Lessor**") and INDUSTRIAL RESOURCES, INC., a Washington corporation ("**Lessee**").

1. PREMISES. The Lessor has leased to Lessee a portion of the real property legally described on the attached Schedule 1 (the "**Property**") and granted Tenant the right to lease the remainder of the real property.
2. TERM. The term of the Lease shall be for ten (10) years, ending October 31, 2033, with two (2) five-year renewal options.
3. PURPOSE OF MEMORANDUM OF LEASE. This Memorandum of Lease is prepared for the purpose of recordation, and it in no way modifies the Commercial Lease. Anyone acquiring any interest in the real property takes that interest subject to the rights contained in the Commercial Building Lease.

LESSOR:

WOLFE & WOLFE, LLC.

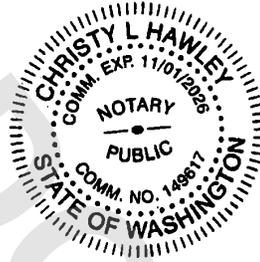
By 
MARK WOLFE, Member

STATE OF WASHINGTON)
)
) : ss.
COUNTY OF Skagit)

On this 14th day of November, 2023, before me personally appeared MARK WOLFE, to me known to be a Member of WOLFE & WOLFE, LLC, the limited liability company that executed the within and foregoing instrument to be the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Christy L Hawley
PRINTED NAME: Christy L Hawley
Notary Public in and for the State of Washington,
residing at Burlington
My commission expires: 11/1/2026



LESSEE:

INDUSTRIAL RESOURCES, INC.

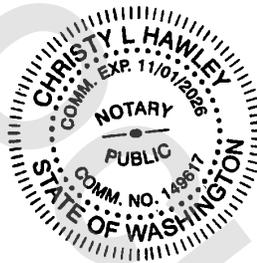
By *[Signature]*
Jan Kallshian, President

STATE OF WASHINGTON)
) : ss.
COUNTY OF Skagit)

On this 14 day of November, 2023, before me personally appeared JAN KALLSHIAN, to me known to be the President of INDUSTRIAL RESOURCES, INC., the corporation that executed the within and foregoing instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

[Signature]
PRINTED NAME: Christy L Hawley
Notary Public in and for the State of Washington,
residing at Burlington
My commission expires: 11/1/26



SCHEDULE 1 TO MEMORANDUM OF LEASE
PROPERTY

TRACT "A" OF SKAGIT COUNTY SHORT PLAT NO. 29-80, REVISED, APPROVED MAY 2, 1980 AND RECORDED MAY 2, 1980, UNDER AUDITOR'S FILE NO. 8005020018, IN VOLUME 4 OF SHORT PLATS, PAGES 78 TO 80, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOTS 8 AND 11, IN SECTION 7, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS A 30 FOOT STRIP OF LAND, THE CENTER LINE OF WHICH IS DESCRIBD AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO THE SEATTLE AND NORTHERN RAILROAD COMPANY BY DEED RECORDED AUGUST 27, 1891 UNDER AUDITOR'S FILE NO. 4351 IN VOLUME 19 OF DEEDS, PAGE 600; THENCE NORTHERLY ALONG THE WEST LINE EXTENDED OF SAID RAILROAD COMPANY TRACT 15 FEET TO THE TRUE POINT OF BEGINNING OF SAID CENTER LINE; THENCE EASTERLY ALONG A LINE THAT IS PARALLEL TO AND 15 FEET NORTHERLY OF THE NORTH LINE OF SAID TRACT TO A POINT 15 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF A TRACT CONVEYED TO CASCADE NATURAL GAS CORPORATION BY DEED DATED APRIL 30, 1965, RECORDED MAY 3, 1965 UNDER AUDITOR'S FILE NO. 665635; THENCE NORTHERLY, EASTERLY AND SOUTHEASTERLY ALONG A LINE THAT IS PARALLEL TO AND 15 FEET DISTANT FROM THE WESTERLY, NORTHERLY AND NORTHEASTERLY LINES OF SAID CASCADE NATURAL GAS CORPORATION TRACT TO THE NORTHERLY LINE OF THAT CERTAIN TRACT CONDEMNED BY THE STATE OF WASHINGTON IN SKAGIT COUNTY SUPERIOR COURT, CAUSE NO. 31675 AND THE TERMINUS OF SAID CENTER LINE.

SITUATE IN SKAGIT COUNTY, WASHINGTON.