

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

THIS SPACE RESERVED FOR RECORDER'S USE

Ballard Spahr LLP
 Attn: Matthew W. Buckley
 2000 IDS Center, 80 South 8th Street
 Minneapolis, MN 55402-2119

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: MEMORANDUM OF PURCHASE OPTION
Grantor: HENDERSON, ATWOOD, MILLER, LLC, a Washington limited liability company
Grantee: EUROFINS ENVIRONMENT TESTING NORTHWEST, LLC, a Delaware limited liability company
Abbreviated Legal: Lot 13, Hopper Road Business Park, Revised Binding Site Plan
Additional Legal(s) on page: See **Exhibit A** attached hereto and made a part hereof
Parcel and Tax Numbers: P116586 (8025-000-013-0000)
Reference Number(s) of Documents Affected: N/A
Full Legal Description set forth in Exhibit A of Document.

MEMORANDUM OF PURCHASE OPTION

THIS MEMORANDUM OF PURCHASE OPTION (this "**Memorandum**") is dated as of December 3, 2024, by and between **Grantor**, Henderson, Atwood, Miller, LLC, a Washington limited liability company, and **Grantee**, Eurofins Environment Testing Northwest, LLC, a Delaware limited liability company or its assigns ("**Grantee**"), with respect to those certain rights described in that certain Lease Agreement, dated as of December 2, 2024, by and between Grantor, as landlord, and Grantee, as tenant (the "**Lease**").

1. Pursuant to the Lease, Grantor has granted to Grantee an exclusive purchase option ("**Option**") on terms and conditions stated in the Lease to purchase certain real property commonly known as 1620 South Walnut Street, Burlington, Skagit County, Washington, and legally described on Exhibit A, attached hereto and incorporated herein by this reference (the "**Property**").

2. The Option is effective as of December 2, 2024 through the Initial Term of the Lease, expiring on December 31, 2027, subject to: (i) Grantee's exercise of its option to extend the Initial Term of the Lease for one additional period of two (2) years, and (ii) further subject to Grantee's exercise of its Early Termination Option of the Lease.

3. If not previously exercised, the Option shall terminate with no additional action required by either Grantor or Grantee on December 31, 2027 or, in the event Grantee exercises its

option to extend the Initial Term of the Lease, on December 31, 2029, or, in the event of Grantees' Early Termination Option, upon the date of termination thereunder.

4. This Memorandum is solely for recording purposes and shall not be construed to alter, modify, amend, or supplement the Option or the Lease.

5. All capitalized terms used herein that are not defined herein shall have the same meaning as set forth in the Lease.

6. This Memorandum may be executed in counterparts, each of which shall constitute an original and all of which together shall constitute one and the same instrument.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum as of the date first hereinabove written.

GRANTOR:

HENDERSON, ATWOOD, MILLER, LLC,
a Washington limited liability company

By: Patrick D. Miller
Patrick D. Miller, its Co-Manager

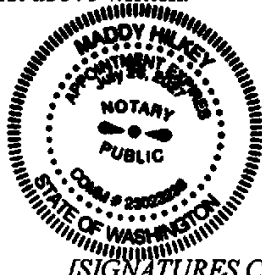
By: Charles T. Atwood
Charles T. Atwood, its Co-Manager

By: Lawrence J. Henderson
Lawrence J. Henderson, its Co-Manager

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

On this 19th day of December, 2024 I certify that I know or have satisfactory evidence that **PATRICK D. MILLER, CHARLES T. ATWOOD, and LAWRENCE J. HENDERSON** are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Co-Managers of **HENDERSON, ATWOOD, MILLER, LLC**, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

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




Printed Name: MADDY HILKEY
Notary Public in and for the State of Washington
residing at Mount Vernon
My commission expires: July 21st, 2027

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

GRANTEE:

**EUROFINS ENVIRONMENT TESTING
NORTHWEST, LLC**, a Delaware limited liability
company

By: 
Name: Joshua Grindstaff
Title: President

STATE OF CA)
) ss:
COUNTY OF Orange)

On this 31 day of December, 2024 I certify that I know or have satisfactory evidence that Joshua Grindstaff is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the President of **EUROFINS ENVIRONMENT TESTING NORTHWEST, LLC**, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

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



Printed Name: Cynthia Jih
Notary Public in and for the State of CA
residing at Orange County
My commission expires: NOV 27, 2027

EXHIBIT A

Legal Description of the Property

Skagit County Parcel No. P116586:

Lot 13, "HOPPER ROAD BUSINESS PARK, REVISED BINDING SITE PLAN," recorded January 30, 2003, under Auditor's File No. 200301300162, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

SUBJECT TO covenants, conditions, restrictions, reservations, easements, and agreements of record, including but not limited to those set forth in the Hopper Road Business Park, Revised Binding Site Plan as may be amended.