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Skagit County Auditor

RETURN DOCUMENT TO:

Enterprise Holdings
500 Naches Ave SW, Suite 300
Renton, WA 98057

Use dark black ink and print legibly. Documents not legible will be rejected per RCW 65.04.045 & 65.04.047

DOCUMENT TITLE(S):

Memorandum of Lease

**AUDITOR FILE NUMBER & VOL. & PG. NUMBERS OF DOCUMENT(S)
BEING ASSIGNED OR RELEASED:**

Additional reference numbers can be found on page _____ of document.

GRANTOR(S)

Echo Six L.L.C., a Washington limited liability company

Additional grantor(s) can be found on page _____ of document.

GRANTEE(S):

EAN Holdings, LLC, a Delaware limited liability company

Additional grantee(s) can be found on page _____ of document.

ABBREVIATED LEGAL DESCRIPTION: (Lot, block, plat name OR; qtr/qtr, section, township and range OR; unit, building and condo name.)

(1.1200 ac) DK 17: E 200FT N 271.9FT OF S 815.7FT OF SW1/4 NE1/4, SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LY WLY OF FRONTAGE RD CONDEMNED BY ST OF WASH-SKAGIT CO CAUSE #34348 ALSO EXC S 30FT THOF

Additional legal(s) can be found on page 5 of document.

ASSESSOR'S PARCEL NUMBER:

P26253

Additional numbers can be found on page _____

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

EXHIBIT "G"**MEMORANDUM OF LEASE**

This Memorandum of Lease dated the ____ day of ____, 20__, is by and between Echo Six L.L.C., a Washington limited liability company ("Landlord") and EAN Holdings, LLC, a Delaware limited liability company ("Tenant").

WITNESSETH

WHEREAS, on the ____ day of ____, 20__, Landlord and Tenant entered into a written lease agreement (hereinafter referred to as "Lease") for certain premises (the "Premises") located in the City of Mount Vernon, County of Skagit and State of Washington, as more particularly set forth in the Lease and described on Exhibit "A" attached hereto; and

WHEREAS, the parties wish to place their interests in the Lease as a matter of record.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and the parties intending to be legally bound thereby, the parties agree as follows:

1. The term of the Lease (the "Term") will be for sixty (60) months beginning on the "Commencement Date" as set forth in the Lease and ending on the last day of the 60th full calendar month following the Commencement Date.
2. Landlord has granted to Tenant the right and option to extend the Term for five (5) additional period(s) of sixty (60) months each upon the terms, covenants and conditions set forth in the Lease.
3. The Lease provides that neither Landlord nor any persons associated or affiliated with Landlord will enter into a lease with or grant a right to any other person or entity which would permit the use of the Premises for the sale, rental or leasing of cars or trucks during the Term. This restriction does not apply to (a) storage or parking of any motor vehicles or motorized equipment; (b) sale, rental or leasing of motorcycles; and (c) sale, rental or leasing of motor vehicles or motorized equipment typically used primarily for recreational, commercial or agricultural purposes.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease the day and year first above written.

WITNESSES:

Gregory A. Thomsen

Printed Name:

Gregory A. Thomsen

Printed Name:

Marcia R. Thomsen

Marcia R. Thomsen

LANDLORD:

ECHO SIX L.L.C.,
a Washington limited liability company

By: THE HARTSON FAMILY TRUST
its Managing Member

By: Debra D. Hartley
Debra D. Hartley, as Trustee

WITNESSES:

Michelle A. Keen
Printed Name: Michelle Keen

Corbin Klinkhammer
Printed Name: Corbin Klinkhammer

TENANT:

EAN HOLDINGS, LLC
a Delaware limited liability company

By: Christopher Hay
Christopher Hay
Vice President / General Manager

[ACKNOWLEDGEMENTS ON FOLLOWING PAGE]

ACKNOWLEDGMENTS

STATE OF WashingtonCOUNTY OF Whatcom

This record was acknowledged before me on September 27, 2019 by Debra D. Harley as Trustee of The Hartson Family Trust, Managing Member of Echo Six L.L.C., a Washington limited liability company.



(Stamp)

[Signature]
Signature of Notary Public

Notary Public in and for the State of WA
Title of Office

My Commission Expires: March 22, 2021

STATE OF WASHINGTONCOUNTY OF King

This instrument was acknowledged before me on OCT. 02, 2019 by Christopher Hay as Vice President / General Manager of EAN Holdings, LLC, a Delaware limited liability company.



(Stamp)

[Signature]
Signature of Notarial Officer

NOTARY
Title and Rank

My Commission Expires: 7/20/2021

Exhibit "A-1"

LEGAL DESCRIPTION OF THE PROPERTY

Legal Description – Parcel P26253

The East 200 feet of the following described parcel:

The North 1/3 of the South 815.7 feet of the Southwest 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M., lying Westerly of the Frontage Road (Freeway Drive) condemned by the State of Washington for highway purposes by Decree entered in Skagit County Superior Court Cause No. 34348, EXCEPT that portion, if any, lying within the North 512.6 feet of said Southwest 1/4 of the Northeast 1/4.

ALSO EXCEPT the South 30 feet of said premises also being known as Tract 3 of Binding Site Plan No. MV-1-92, recorded September 18, 1992, in Volume 10 of Short Plats, pages 120, 121 and 122, under Auditor's File No. 9209180248, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

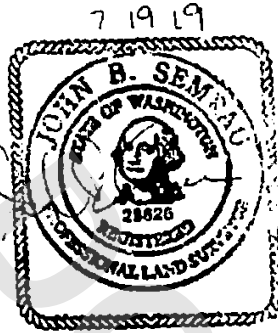


Exhibit "A-2"

DEPICTION OF THE PROPERTY

