

Recording Requested By,
And After Recording, Return To:

WELLS FARGO BANK,
NATIONAL ASSOCIATION
DC COE - WLS Image First
4101 Wiseman Blvd.
Bldg. 108, Floor 1 - MAC T7408-020
San Antonio, TX 78251
Attention: Loan Documentation

LEASE SUBORDINATION AGREEMENT
(DEED OF TRUST)

Grantor (Lessee): JANICKI INDUSTRIES, INC.

Grantee (Bank): WELLS FARGO BANK, NATIONAL ASSOCIATION

Legal Description (abbreviated): Ptn. SE, 18-35-5E, W.M. / Lot(s) 6 and 7, Sunset Industrial Park
BSP-1-93

Additional legal(s) on Exhibit A.
Assessor's Tax Parcel/Account
Number(s):

P39412 / 350518-4-029-0003, P39415 / 350518-4-031-0009,
P107870 / 350518-4-0240300, P107869 / 350518-4-024-0100,
P107872 / 350518-4-024-0200, P39397 / 350518-4-015-0009,
P135220 / 350518-4-029-0103 / P105289 / 8003-000-006-0005,
P105290 / 8003-000-007-0006

Reference No. of Leases: Unrecorded Lease dated June 17, 2020; Deed of Trust with Assignment of
Rents and Leases, Security Agreement and Fixture Filing Recording No.
202504100089

THIS AGREEMENT is entered into as of April 10, 2025, by and between JANICKI INDUSTRIES,
INC. ("Lessee"), and WELLS FARGO BANK, NATIONAL ASSOCIATION, as administrative agent ("Bank").

RECITALS

A. Bank has extended credit or may hereafter extend credit to Lessee ("Borrower") secured, in whole or in part, by that certain Deed of Trust With Assignment of Rents and Leases, Security Agreement and Fixture Filing dated as of April 10, 2025 (the "Deed of Trust") covering that certain real property situated in Skagit County, Washington, and described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

B. Lessee leases a portion of the Property pursuant to that certain Lease entered into between Moore Street East, LLC, an affiliate of Borrower ("Lessor") and Lessee dated as of June 17, 2020, as amended (the "Moore Lease"), and Lessee leases a portion of the Property pursuant to that certain Lease entered into between Lessor and Lessee dated as of June 17, 2020, as amended (the "Sunset Lease," and together, collectively, with the Moore Lease, the "Leases"). It is a condition of Bank's agreement to extend or continue to extend credit to Borrower secured by the Property that the security of the Deed of Trust be unconditionally and at all times remain a lien or charge upon the Property prior and superior to the rights of Lessee under the Leases.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. SUBORDINATION.

(a) Subordination of Leases. The Deed of Trust and any and all extensions, renewals, modifications or replacements thereof shall be and at all times remain a lien or charge on the Property prior and superior to the Leases. Lessee intentionally and unconditionally waives, relinquishes and subordinates the priority and superiority of the Leases and Lessee's right and interest to the Property thereunder to the lien or charge of the Deed of Trust, and any and all extensions, renewals, modifications or replacements thereof.

(b) Reliance. Lessee acknowledges that Bank, in extending or continuing to extend credit to Borrower secured by the Property is doing so in material reliance on this Agreement.

(c) Acknowledgments of Lessee. Lessee acknowledges that it has such information with respect to any credit extended by Bank to Borrower, and all loan documents executed in connection therewith as Lessee deems necessary in order to grant this subordination. Lessee further agrees that Bank is under no obligation or duty to, nor has Bank represented that it has or will, see to the application of the proceeds of the credit extended by Bank to Borrower by any person or entity, and any application or use of any such proceeds from the credit extended by Bank to Borrower for purposes other than those for which they were intended, shall not defeat this subordination.

(d) Entire Subordination Agreement. This Agreement constitutes the whole and only agreement between the parties hereto with regard to the subordination of the Leases to the lien or charge of the Deed of Trust; there are no agreements (written or oral) outside or separate from this Agreement with respect to the subject matter hereof; and all prior negotiations with respect thereto, if any, are merged into this Agreement. This Agreement shall supersede and cancel, but only insofar as would affect the priority between the Deed of Trust and the Leases, any prior agreements as to such subordination, including without limitation those provisions, if any, contained in the Leases which provide for the subordination thereof to the lien of a deed of trust or mortgage affecting all or any portion of the Property.

2. LEASES. Lessee hereby covenants and agrees that, so long as the Deed of Trust remains in force and effect:

(a) No Modification, Termination or Cancellation. Lessee shall not consent to any modification, termination or cancellation of the Leases without Bank's prior written consent, which consent, with respect to modifications of the Leases only, shall not be unreasonably withheld, conditioned or delayed. Notwithstanding anything to the contrary, Bank's prior written consent shall not be required for (i) such amendments, modifications, terminations or cancellations made to memorialize Lessee exercising a unilateral right expressly provided to Lessee pursuant to the Leases, and (ii) any amendments or modifications to the Leases that could not reasonably be determined to be adverse to the interests of the Bank.

(b) Notice of Default. Lessee shall notify Bank in writing concurrently with any notice given to Lessor of any breach of or default by Lessor under the Leases. Lessee agrees that Bank shall have the right (but not the obligation) to cure any breach or default specified in such notice within the time periods set forth below, and Lessee shall not declare a default of the Leases, as to Bank, if Bank cures such breach or default within thirty (30) days after the expiration of the time period provided in the Leases for the cure thereof by Lessor; provided however, that if such breach or default cannot with diligence be cured by Bank within such thirty (30) day period, so long as Bank commences action to remedy the same within such thirty (30) day period and pursues such cure with diligence, Bank shall be afforded a reasonable period of time (such reasonable period of time to include the time necessary for Bank (or its designee) to gain possession or control of the Property) to cure such default.

(c) No Advance Rents. Lessee shall not make any payments or prepayments of rent more than one (1) month in advance of the time when the same become due under the Leases.

(d) Assignment of Rents. Upon receipt by Lessee of written notice from Bank that Bank has elected to terminate the license granted to Lessor to collect rents, as provided in the Deed of Trust, and directing Lessee to make payment thereof to Bank, Lessee shall comply with such direction to pay and shall not be required to determine whether Lessor or Borrower is in default under any obligations to Bank.

3. NO LIABILITY OF BANK. Bank shall not be liable to Lessee for any act or omission of any person or entity as a lessor under the Leases, nor for the return of any sums which Lessee may have paid to any other person or entity as a lessor under the Leases as security deposits, advances or otherwise.

4. ESTOPPEL. Lessee acknowledges and represents that as of the date of this Agreement:

(a) Leases Effective. The Leases have been duly executed and delivered by Lessee and, subject to the terms and conditions thereof, the Leases are in full force and effect, the obligations of Lessee thereunder are valid and binding, and there have been no amendments, modifications or additions to the Leases (written or oral), other than those included in the Leases definition set forth above. The Leases constitute the entire agreement between Lessor and Lessee with respect to the Property, and Lessee claims no rights to the Property other than as set forth in the Leases.

(b) No Default. As of the date hereof and to the best of Lessee's knowledge, (i) there exists no breach of or default under the Leases, nor any condition, act or event which with the giving of written notice or the passage of time, or both, would constitute such a breach or default, and (ii) there are no existing claims, defenses or offsets against rental due or to become due under the terms of the Leases.

(c) No Prepaid Rent. No deposits or prepayments of rent have been made in connection with the Leases, except as follows: (i) _____ under the Moore Lease, and (ii) _____ under the Sunset Lease.

5. MISCELLANEOUS.

(a) Remedies Cumulative. All remedies provided herein are cumulative, not exclusive, and shall be in addition to any and all other rights and remedies provided by law and by other agreements between Bank and Borrower, Lessor or any other person or entity.

(b) Costs, Expenses and Attorneys' Fees. If any party hereto institutes any judicial or administrative action or proceeding to enforce any rights or obligations under this Agreement, or seeking damages or any other judicial or administrative remedy, the prevailing party shall be entitled to recover from the other party all costs and expenses, including reasonable attorneys' fees, whether incurred at the trial or appellate level, in an arbitration proceeding or otherwise, and including any of the foregoing incurred in connection with any bankruptcy proceeding (including without limitation, any adversary proceeding, contested matter or motion brought by Bank or any other person) relating to Borrower, Lessee or any other person or entity.

(c) Notices. All notices, requests and demands which any party is required or may desire to give to any other party under any provision of this Agreement must be in writing delivered to each party at the address set forth below its signature, or to such other address as any party may designate by written notice to all other parties. Each such notice, request and demand shall be deemed given or made as follows: (i) if sent by hand delivery, upon delivery; (ii) if sent by mail, upon the earlier of the date of receipt or three (3) days after deposit in the U.S. mail, first class and postage prepaid; and (iii) if sent by telecopy, upon receipt.

(d) Further Assurances. At the request of any party hereto, each other party shall execute, acknowledge and deliver such other documents and/or instruments as may be reasonably required by the requesting party in order to carry out the purpose of this Agreement, provided that no such document or instrument shall modify or increase (other than to a de minimis extent) the rights and obligations of the parties set forth herein.

(e) Borrower: Lessor. If Borrower and Lessor are the same, each reference in this Agreement to Borrower or Lessor shall be deemed a reference to said person or entity in its respective capacity.

(f) Successors. Assigns: Governing Law. This Agreement shall be binding upon and inure to the benefit of the heirs, executors, legal representatives, successors, assigns and other transferees of the parties hereto, and shall be governed by and construed in accordance with the laws of the State of Washington.

(g) Conflicts. In the event of any inconsistency between the terms of this Agreement and the Leases, the terms of this Agreement shall control.

(h) Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute and be construed as one and the same instrument.

[Signature page follows]

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

LESSEE:

JANICKI INDUSTRIES, INC.

By: 

Name: John P. Janicki

Title: President

BANK:

WELLS FARGO BANK,
NATIONAL ASSOCIATION

By: _____

Name: Lachlan Pegg

Title: Senior Vice President

Address: 719 Metcalf Street
Sedro-Woolley, WA 98284
Attn: President

Address: MAC P6478-059
205 108th Ave. N.E., Suite 500
Bellevue, WA 98004
Attn: Lachlan Pegg

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

LESSEE:

JANICKI INDUSTRIES, INC.

BANK:

WELLS FARGO BANK,
NATIONAL ASSOCIATION

By: _____
Name: John P. Janicki
Title: President

By: _____
Name: Lachlan Pegg
Title: Senior Vice President

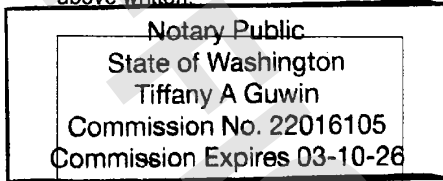
Address: 719 Metcalf Street
Sedro-Woolley, WA 98284
Attn: President

Address: MAC P6478-059
205 108th Ave. N.E., Suite 500
Bellevue, WA 98004
Attn: Lachlan Pegg

STATE OF WASHINGTON)
COUNTY OF Snohomish) ss.

On this 4 day of April, 2025, before me personally appeared John Janicki, to me known to be the President of JANICKI INDUSTRIES, INC., that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



(Use this space for notarial stamp/seal)

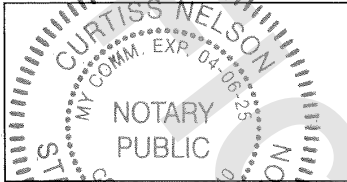
[Signature]

(Signature of officer)
Notary Public in and for the state of
Washington, residing at Sedro Woolley
My commission expires: 03-10-26

STATE OF WASHINGTON)
) ss.
 COUNTY OF King)

On this 31st day of March, 2025, before me personally appeared Lachlan Pegg, to me known to be the Senior Vice President of WELLS FARGO BANK, NATIONAL ASSOCIATION, that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



(Use this space for notarial stamp/seal)

Curtiss R Nelson
 (Signature of officer)
 Notary Public in and for the state of
 Washington, residing at Bellevue, WA
 My commission expires: 04-06-2025

EXHIBIT A
TO
LEASE SUBORDINATION AGREEMENT
(DEED OF TRUST)

Description of Property

PARCEL A:

Tracts 1, 2 and 3, SKAGIT COUNTY SHORT PLAT NO. 11-84, approved May 23, 1984 and recorded October 17, 1984 in Volume 6 of Short Plats, pages 179 and 180, under Auditor's File No. 8410170004, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter in Section 18, Township 35 North, Range 5 East of the Willamette Meridian.

EXCEPT that portion deed to the City of Sedro-Woolley by Quit Claim Deed recorded under Auditor's File No. 200902200074, records of Skagit County, Washington.

TOGETHER WITH that portion of the East Half of the Southwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian, lying Northerly of the Great Northern Railway Company right-of-way;

EXCEPT the West 30 feet thereof;

AND EXCEPT the North 60 feet thereof;

AND ALSO EXCEPT that portion thereof lying Southerly of a sewer line as the same existed on May 1, 1970 and was referred to in Real Estate Contract recorded May 18, 1970, under Auditor's File No. 739080, records of Skagit County, Washington; and which runs in a Westerly direction from a point on the West line of the county road along the East line of said subdivision which is 351 feet, more or less, North of the centerline of the State Highway 20;

AND ALSO EXCEPT the East 20 feet for a road conveyed to Skagit County by Deed recorded under Auditor's File No. 57468, records of Skagit County, Washington;

AND FURTHER EXCEPTING any portion lying within the boundaries of Short Plat 92-019 recorded August 30, 1995 under Auditor's File No. 9508300056, records of Skagit County, Washington.

AND FURTHER EXCEPTING that portion deed to the City of Sedro-Woolley by Quit Claim Deed recorded under Auditor's File No. 200902200074, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

Lot 6, BINDING SITE PLAT NO. SW-01-93, (Sunset Industrial Park), recorded in Volume 11 of Short Plats, pages 83 & 84, under Auditor's File No. 9406100051, records of Skagit County, Washington, being a portion of the Southwest Quarter of the Southeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian, and Tracts 14, Sedro Acreage, according to the Plat thereof recorded in Volume 3 of plats, page 35, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL C:

Lot 7, BINDING SITE PLAT NO. SW-01-93, (Sunset Industrial Park), recorded in Volume 11 of Short Plats, pages 83 & 84, under Auditor's File No. 9406100051, records of Skagit County, Washington, being a portion of the Southwest Quarter of the Southeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian, and Tracts 14, Sedro Acreage, according to the Plat thereof recorded in Volume 3 of plats, page 35, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B1/C1:

A non-exclusive easement for ingress, egress and utilities as described in and created by Binding Site Plan of Sunset Industrial Park, upon and subject to the provisions therein contained, recorded in Volume 11 of Short Plats, pages 83 & 84, under Auditor's File No. 9406100051, records of Skagit County, Washington, EXCEPT those portions thereof lying within Parcels B and C.

Situated in Skagit County, Washington.

PARCEL D:

The South Half of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian;

EXCEPT county road, State Highway and railway right of way;

AND EXCEPT the West 396 feet thereof.

Situated in Skagit County, Washington.

PARCEL E:

Tracts 1, 3 and 4 of SKAGIT COUNTY SHORT PLAT NO. 92-019, approved August 25, 1995, and recorded August 30, 1995, in Volume 12 of Short Plats, page 25, under Auditor's File No. 9508300056, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL F:

That portion of the West half of the Northwest quarter of the Southeast quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian, lying South and East of the County Road (McGarigle Road), (formerly right of way of the Puget Sound and Baker River Railway Company).

Except the West 194 feet thereof.

Situated in Skagit County, Washington.