

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

MEMORANDUM OF LEASE

Reference #: n/a Additional on page _____
Grantor: 2428 NORTHWEST LLC, a Washington limited liability
company
Additional on page _____
Grantee: NORTHWEST L.E.D. LIGHTING, INC., a Washington
corporation

Legal Description:

THE WEST 200 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4
OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE
4 EAST, W.M.,

EXCEPT THE NORTH 250 FEET THEREOF,

1ST AM
1271661

AND EXCEPT THE SOUTH 215 FEET THEREOF,

AND ALSO EXCEPT STATE HIGHWAY RIGHT OF WAY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's Tax Parcel Number: P28198/340429-0-053-0009

THIS INDENTURE made and entered into this 19th day of
August, 2025 by and between 2428 NORTHWEST
LLC, a Washington limited liability company, hereinafter
called the lessor (whether one or more) and NORTHWEST L.E.D.
LIGHTING, INC., a Washington corporation, hereinafter
"corporation"

WITNESSETH

That for the term and upon the terms and conditions set
forth in the Lease Agreement dated March, 28, 2025, from the
lessor to corporation the lessor has leased, demised and let,
and does hereby lease, demise and let unto corporation 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 CONTAINED ABOVE AND INCORPORATED HEREIN BY REFERENCE.

The lease, including 1 option to renew of 1 year, shall be for a term of 312 months commencing April 1, 2025, and terminating March 31, 2051.

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.

2428 NORTHWEST LLC,
a Washington limited liability company



RANDALL W. KING, Member



ANN L. SKINNER, Member

NORTHWEST L.E.D. LIGHTING, INC.,
a Washington corporation,



RANDALL W. KING, President



ANN L. SKINNER, Secretary

STATE OF WASHINGTON)
County of Snohomish) ss.

I certify that I know or have satisfactory evidence that RANDALL W. KING and ANN L. SKINNER, signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Members of 2428 NORTHWEST 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.

DATE: 8-19, 2025

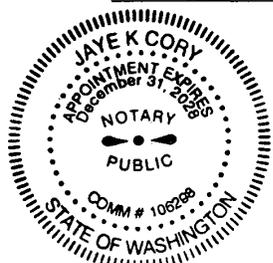


Jaye K Cory
Notary Public in and for the
State of Washington, residing
at Carlsbad.

STATE OF WASHINGTON)
County of Snohomish) ss.

I certify that I know or have satisfactory evidence that RANDALL W. KING and ANN L. SKINNER signed this instrument, on oath stated they were authorized to execute the instrument and acknowledged it as President and Secretary, respectively of NORTHWEST L.E.D. LIGHTING, INC., a Washington corporation, to be the free and voluntary act of such corporation, for the uses and purposes mentioned in the instrument.

DATED: 8-19, 2025



Jaye K Cory
Notary Public in and for the
State of Washington, residing
at Carlsbad.
My appointment expires
12.31.2025.