

After Recording, Please Return to:
CHEMTRADE SULEX INC.
155 Gordon Baker Road suite 300
Toronto Ontario M2H 3N5
Canada

Tax Parcel No. P130700

TERMINATION OF LEASE

THIS TERMINATION OF LEASE (this "**Termination**") is entered into as of October 1, 2025 (the "**Effective Date**"), by **DAHLSTEDT FAMILY PROPERTIES, LLC**, by **RESOURCE TRANSITION CONSULTANTS LLC**, General Receiver, ("**Lessor**") and **CHEMTRADE SULEX INC.**, a California corporation, as successor in interest to Sulex, Inc., a California corporation ("**Tenant**").

WITNESSETH:

WHEREAS, Lessor and Tenant entered into that certain Second Amended and Restated Lease Agreement made and entered into as of May 1, 2010 (the "**Lease**"), which provides that Lessor leases to Tenant and Tenant leases from Lessor that certain real property commonly known as 13221 Farm to Market Road, Mt. Vernon, WA, APN P130700 as more particularly described in the Lease (the "**Premises**") and memorialized by that certain Memorandum of Lease recorded at Auditor's File No.: 201108180031;

WHEREAS, Tenant is under contract to purchase the Premises from Lessor pursuant to the Commercial & Investment Real Estate Purchase & Sale Agreement with a Reference Date of August 11, 2025, as amended, by and between Lessor and Tenant (the "Purchase Agreement"); and

WHEREAS, Lessor and Tenant intend to terminate the Lease pursuant to the terms and conditions of this Termination.

NOW, THEREFORE, for and in consideration of the promises and the covenants herein contained, and intending to be legally bound hereby, Lessor and Tenant hereby agree as follows:

1. Preamble. The foregoing recitals are incorporated by reference as if set forth herein at length.
2. Termination. Subject to the terms and conditions of this Termination, the Lease along with all memorandums and otherwise of record and associated therewith, are terminated and are of no further force or effect as of the Effective Date. For purposes of this Termination, the "Effective Date" means the date that the deed conveying title to the Premises by Lessor to Tenant is recorded in the official records of Skagit County, Washington or such other date as the Lessor and Tenant agree in writing is the Effective Date. Notwithstanding the foregoing or anything to the contrary, the corresponding provisions of the Lease shall survive termination of the Lease: (i) those provisions regarding Rent, taxes, insurance, and other charges for purposes of prorating them between Lessor and Tenant in accordance with the Purchase Agreement; (ii) Section 17 (Indemnification); (iii) the provisions reasonably necessary to give effect to the corresponding provisions of the Lease referenced under the Lease Agreement made and entered into as of

Abbreviated Legal:

Lot 2, BSP PL07-0187 AF #801108100067

Tax Parcel Number(s): P130700

February 24, 2025 by and between LAUT BALL PROPERTIES LLC, a Washington limited liability company, as lessor, and Lessor, as lessee (the "Sulex Lease"); (iv) Section 32 (Hazardous Substances and Clean Up); (v) those provisions that are to expressly survive termination/expiration of the Lease; and (vi) those provisions reasonably necessary to give effect to or for the enforceability of the foregoing provisions. Capitalized terms not otherwise defined in this Termination or the Lease shall have the meanings ascribed thereto under the Sulex Lease.

3. Binding Effect. This Termination shall be binding upon, and shall inure to the benefit of, Lessor and Tenant and each of their successors and assigns.

4. Governing Law. This Termination and the rights of the parties hereunder shall be construed, interpreted, and governed in accordance with the laws of the State of Washington.

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IN WITNESS WHEREOF, Lessor and Tenant have executed this Termination as of the date last written below.

LESSOR:

DAHLSTEDT FAMILY PROPERTIES, LLC,
a Washington limited liability company

By: RESOURCE TRANSITION CONSULTANTS LLC
a Washington limited liability company
Its: General Receiver

By:

Name: Kevin P. Hanchett
Title: Manager

State of Washington

County of Snohomish

This record was acknowledged before me on 30th day of September, 2025 by Kevin P. Hanchett, as Manager of Resource Transition Consultants LLC, a Washington limited liability company, as General Receiver of DAHLSTEDT FAMILY PROPERTIES, LLC, a Washington limited liability company.



LaShona D. Fairman
Name: LaShona Fairman
Notary Public
My commission expires:

TENANT:

CHEMTRADE SULEX INC.,
a California corporation

By: _____
Name: Timothy Montgomery
Title: EVP Manufacturing Engineering

State of Indiana)
) SS:
County of Clark)

The record was acknowledged before me on September 25th, 2025, by Timothy Montgomery in his capacity as Group Vice President of Chemtrade Sulex Inc.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public
My commission expires: 02/16/2031
Commissioned in Clark County

