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Skagit County Auditor

AFTER RECORDING, RETURN TO:

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Blaine, WA 98231-1258

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY *Denna Thompson*
DATE *8-24-26*

ASSIGNMENT OF COMMERCIAL LEASE

GRANTOR: MOUNT VERNON LIQUOR CENTER, LLC

GRANTEE: HENSON ROAD BUSINESS CENTER, LLC

Abbreviated Legal Description: PORTION OF SW¼ S29 T34N R4E

Assessor's Tax Parcel Number: 340429-3-020-0201 / P28732

This assignment is in regard to a certain lease of commercial property ("Commercial Lease") between Mt. Vernon Liquor Center, LLC ("Landlord") and Two Singhs, LLC, a Washington Limited Liability Company, Kashmir Kaur, an individual, and Tejinder Kaur, an individual (collectively "Tenant") entered into on August 29, 2025.

The Commercial Lease leases the real property commonly known as: 2714 Henson Road, Mt. Vernon, WA 98273; and legally described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 50 FEET SOUTHEASTERLY (WHEN MEASURED RADially) FROM HIGHWAY ENGINEER'S STATION F9 2+00 AS SHOWN ON WASHINGTON STATE HIGHWAY DEPARTMENT

RIGHT OF WAY MAP SR5 MP 222.08 TO MP 225.62 JOHNSON ROAD TO BLACKBURN STREET SHEET 9 OF 23 SHEETS, LATEST REVISION DATE SEPT 10, 1971, SAID POINT BEING ON A 250 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, A RADIAL AT SAID POINT BEARING SOUTH 74°-58'-06" EAST THENCE NORTHERLY ALONG SAID CURVE 132 FEET;

THENCE S 45°-07'-01" EAST 145.49 FEET TO A POINT ON THE NORTHWESTERLY MARGIN OF THE DL RAMP, AS SHOWN ON SAID MAP;

THENCE SOUTH 24°-15'-30" WEST 96.00 FEET TO A POINT 110 FEET NORTHERLY FROM (WHEN MEASURED AT RIGHT ANGLES TO) HIGHWAY ENGINEER'S STATION A16+00;

THENCE SOUTH 84°-40'-07" WEST 100.50 FEET TO A POINT 100 FEET NORTHERLY FROM (WHEN MEASURED AT RIGHT ANGLES TO) HIGHWAY ENGINEER'S STATION A15+00;

THENCE NORTH N 18°-34'-00" WEST 91.47 FEET TO THE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

For Value Received, the Landlord hereby grants, conveys, assigns, and transfers to Henson Road Business Center, LLC, a Washington Limited Liability Company ("Successor Landlord") all rights and interest in the Commercial Lease, including any security deposit. This Assignment shall only become effective upon the closing of the transfer of Landlord's Real Property to Successor Landlord. In the event that the transaction contemplated by their Purchase Agreement does not close, this assignment shall be void and of no further force or effect and Landlord shall remain liable under the Commercial Lease.

Landlord warrants to Successor Landlord that:

1. Landlord has the right to assign the lessor interest in the Commercial Lease, and there are no encumbrances or clauses in the Commercial Lease that would prevent such a transfer.
2. No representation respecting the condition of the Premises has been made by the Landlord to the Successor Landlord or the Tenant.
3. With respect to all obligations under the Lease, Landlord has performed and fulfilled all terms under the Lease.


Successor Landlord warrants to Landlord that:

1. Landlord shall have no further obligations under the Lease. Successor Landlord shall assume all lessor rights and obligations and shall be solely liable for continued performance of any obligations under the Lease.
2. Successor Landlord shall defend, indemnify and hold harmless Landlord from and against all claims, judgments, damages, liabilities, settlements, losses, costs and expenses including attorneys' fees and disbursements, arising from or relating to the lease stemming from acts that occur after the assignment.

Landlord
Mount Vernon Liquor Center, LLC


 By: Fereydoon Pakzad
 Its: Managing Member

Successor Landlord
Henson Road Business Center LLC

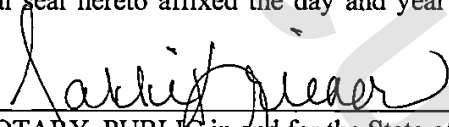

 By: Fereydoon Pakzad
 Its: Managing Member

STATE OF WASHINGTON)
) ss.
 COUNTY OF WHATCOM)

On this 13 day of February 2026, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Fereydoon Pakzad, to me known to be the Managing Member of the entities that executed the within and foregoing instrument, and acknowledged such instrument to be the free and voluntary act and deed of the above-mentioned entities, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.




 NOTARY PUBLIC in and for the State of
 Washington, residing at Blaine
 My commission expires: 10/08/26