

NAME AND RETURN ADDRESS:

Gordon Truck Centers, Inc.
277 Stewart Road SW
Pacific, WA 98047
Attn: Jeff Ota

DOCUMENT TITLE(S) (or transaction contained therein) Memorandum of Lease Agreement
LANDLORD(S) (Last name, first name, middle name/initials): GB MOUNT VERNON LLC, a Washington limited liability company
TENANT(S) (Last name, first name, middle name/initials): GORDON TRUCK CENTERS, INC., a Washington corporation
LEGAL DESCRIPTION (Abbreviated: i.e. lot, block, plat or section, township, range): PTN NW1/4 OF SW1/4, 32-34-4 E. W.M., aka Lot 9, Hilde Commercial Facility BSP No. 97-0361, Skagit County, WA <input checked="" type="checkbox"/> Full legal description is on Exhibit A of document
ASSESSOR'S PROPERTY TAX PARCEL NUMBER p113741 / 8020-000-009-0000

MEMORANDUM OF LEASE AGREEMENT

RECITALS

A. L and V Properties II, LLC, a Washington limited liability company, as assigned to GB MOUNT VERNON LLC, a Washington limited liability company (the “**Landlord**”), and Tenant entered into that certain Lease Agreement dated as of January 1, 2023 (as amended, the “**Lease**”), pursuant to which Landlord leased to Tenant the real property described on Exhibit A attached hereto, located at 524 Jack’s Lane, Mount Vernon, Washington (the “**Premises**”).

NOW THEREFORE, IN CONSIDERATION of the covenants and agreements of the parties hereto, as are hereinafter set forth, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by each party hereto, Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the Premises together with the Premises,

TO HAVE AND TO HOLD the Premises unto Tenant, its successors and permitted assigns, for the sole purpose and term of years set forth herein,

ON THE TERMS AND SUBJECT TO THE CONDITIONS which are set forth in the Lease.

Specific reference is hereby made to the following provisions of the Lease:

1. Defined terms. Capitalized terms used but not otherwise defined herein shall have the meanings given to such terms in the lease.
2. Term. The Lease shall be for a term (“**Term**”) commencing on January 1, 2023 (“**Commencement Date**”), and terminating at on January 31, 2038 (the “**Expiration Date**”).
3. All terms, conditions, provisions, and covenants of the Lease are incorporated in this Memorandum by reference as though fully set forth herein, and the Lease and this Memorandum shall be deemed to constitute a single instrument or document. This Memorandum has been entered into by Landlord and Tenant for purposes of recordation in the Official Records of Skagit County, Washington.

[SIGNATURE PAGES FOLLOW].

IN WITNESS WHEREOF, each party hereto has executed this Memorandum of Master Lease or caused it to be executed on its behalf by its duly authorized representatives, on April 22, 2026.

LANDLORD:

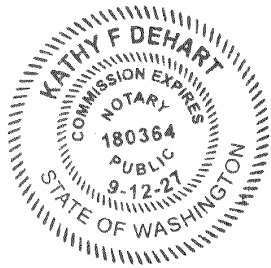
GB MOUNT VERNON LLC, a Washington limited liability company

By: Scott A. Gordon
Scott A. Gordon, Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF Pierce)

On this 28th day of April, 2026, before me personally appeared Scott A. Gordon, known or proved to me to be the Manager of the GB MOUNT VERNON LLC, a Washington limited liability company, the entity that executed the within and foregoing instrument, and acknowledged that instrument to be the free and voluntary act and deed of that entity, for the uses and purposes mentioned therein, and on oath stated that he was authorized to execute such instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Kathy F. DeHart
(Signature of Notary)

Kathy F. DeHart
(Legibly Print or Stamp Name of Notary)

Notary public in and for the State of Washington,
residing at Pierce County
My appointment expires Sept 12, 2027

[SIGNATURE PAGE TO MEMORANDUM OF LEASE AGREEMENT]

TENANT:

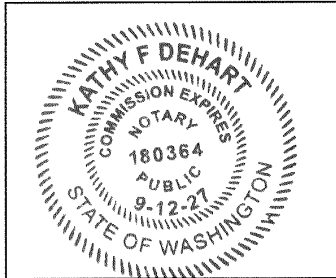
GORDON TRUCK CENTERS, INC., a
Washington corporation

By: Scott Gordon
Name: Scott Gordon
Title: President

STATE OF WASHINGTON)
) ss.
COUNTY OF Pierce)

On this 22nd day of April, 2026, before me personally appeared SCOTT GORDON, to me known to be the President of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, 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)

Kathy F. Dehart
(Signature of officer)
Notary Public in and for the State of
Washington, residing at Pierce County
My commission expires: Sept 12, 2027

EXHIBIT A TO MEMORANDUM OF LEASELegal Description of Land

LOT 9, HILDE COMMERCIAL FACILITY BINDING SITE PLAN NO. 97-0361,
APPROVED NOVEMBER 25, 1998, RECORDED NOVEMBER 25, 1998 IN VOLUME 13
OF SHORT PLATS, PAGES 186 AND 187, UNDER AUDITOR'S FILE NO. 9811250022
AND BEING A PORTION OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, SECTION
32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.