

THIS DOCUMENT PREPARED BY  
AND UPON RECORDING RETURN  
TO:



200404280136  
Skagit County Auditor

4/28/2004 Page 1 of 5 3:34PM

U.S. Bank National Association  
Attn: Closing Audit Department  
9918 Hibert Street, 2<sup>nd</sup> Floor  
San Diego, CA 92131  
Loan No. 6517374147  
Loan 1 of 2  
Abbreviated legal: Lot 16, Hopper Business Park Rev. BSP.  
Parcel No. 116589

111468-P

LAND TITLE OF SKAGIT COUNTY

## MEMORANDUM OF LEASE

This Memorandum of Lease dated as of **April 13, 2004** is entered into between **Axis Ventures, LLC** ("Landlord") and **H.B. JAEGER COMPANY, L.L.C.** ("Tenant").

### Recitals

A. On or about **March 11, 2004** (date of lease), Landlord and Tenant entered into a lease agreement ("Lease"), pursuant to which Landlord leased to Tenant and Tenant leased from Landlord property more particularly described in attached **Exhibit "A"** and incorporated by reference ("Premises").

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

### Section 1

#### Term.

Landlord leases to Tenant the Premises for a term of **25 years** commencing on **May 1, 2004** (date) and ending on **April 30, 2029** (date).


### Section 2

#### Lease Terms.

This lease of the Premises to Tenant is on all of the terms and conditions of the Lease, which is incorporated in this Memorandum by reference.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 28 2004

Amount Paid \$  
Skagit Co. Treasurer  
By  Deputy

**Section 3**

**Assignment.**

Tenant's rights and obligations under the Lease shall not be assigned without Landlord's prior written consent, and any assignment without this consent shall be void.

**Section 4**

**Successors and Assigns.**

This Memorandum and the Lease shall bind and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject, however, to the provisions of the Lease on assignment.

**Section 5**

**Governing Law.**

This Memorandum and the Lease are governed by **Washington State law.**

Executed as of the date first written above.



200404280136

Skagit County Auditor

LANDLORD: Axis Ventures, LLC

By Robert E. Jaeger  
Robert E. Jaeger, Managing Member

Date 4-19-04

By Herbert W. Braicks  
Herbert W. Braicks, Managing Member

Date 4/19/04

TENANT: H.B. JAEGER COMPANY, L.L.C.

By Robert E. Jaeger  
Robert E. Jaeger, Managing Member

Date 4-19-04

By Herbert W. Braicks  
Herbert W. Braicks, Managing Member

Date 4/19/04



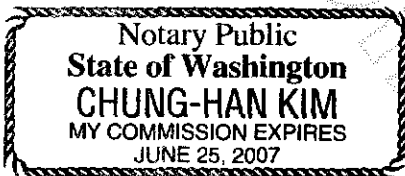
200404280136  
Skagit County Auditor

STATE OF WASHINGTON  
COUNTY OF KING

ss. (REPRESENTATIVE CAPACITY ACKNOWLEDGEMENT)

On this 19th day of April, 2004, personally appeared before me **Robert E. Jaeger and Herbert W. Braicks** to me known to be managing member and managing member, respectively of **Axis Ventures, LLC** that executed the within and foregoing instrument, and mentioned, and on oath stated that he is authorized to execute said instrument and that the seal affixed (if any) is the company seal of said company.

WITNESS my hand and Official seal hereto affixed the day and year in this certificate above written.



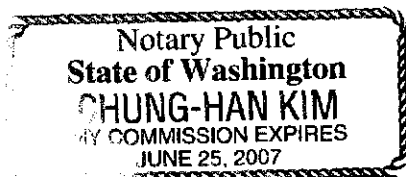
Print Name Chung-Han Kim  
Notary Public in and for the State of Washington  
My appointment expires: 6-25-07

STATE OF WASHINGTON  
COUNTY OF KING

ss. (REPRESENTATIVE CAPACITY ACKNOWLEDGEMENT)

On this 19th day of April, 2004, personally appeared before me **Robert E. Jaeger and Herbert W. Braicks** to me known to be managing member and managing member, respectively of **H.B. Jaeger Company, LLC** that executed the within and foregoing instrument, and mentioned, and on oath stated that he is authorized to execute said instrument and that the seal affixed (if any) is the company seal of said company.

WITNESS my hand and Official seal hereto affixed the day and year in this certificate above written.



Print Name Chung-Han Kim  
Notary Public in and for the State of Washington  
My appointment expires: 6-25-07



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**EXHIBIT A**

**Legal Description of the Real Property**

Lot 16, "HOPPER ROAD BUSINESS PARK, REVISED BINDING SITE PLAN," recorded January 30, 2003, under Auditor's File No. 200301300162, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

*AD*  
*[Signature]*



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Skagit County Auditor