

THIS DOCUMENT PREPARED BY
AND UPON RECORDING RETURN
TO:



200404280138
Skagit County Auditor

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U.S. Bank National Association
Attn: Closing Audit Department
9918 Hibert Street, 2nd Floor
San Diego, CA 92131
Loan No. 6517374147
Loan 2 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 26 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.



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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



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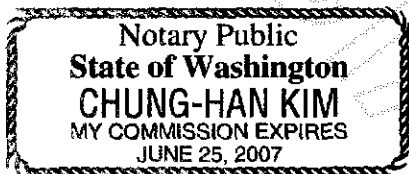
STATE OF WASHINGTON

ss. (REPRESENTATIVE CAPACITY ACKNOWLEDGEMENT)

COUNTY OF KING

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

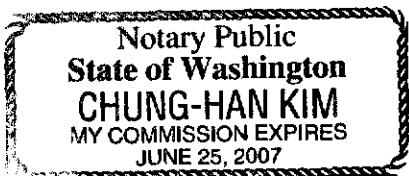
STATE OF WASHINGTON

ss. (REPRESENTATIVE CAPACITY ACKNOWLEDGEMENT)

COUNTY OF KING

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



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.

RJ



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