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WHEN RECORDED RETURN TO:

DAVID F GUMAER P.S.
9 S. WASHINGTONSUITE 215
SPOKANE WA 99201

LAND TITLE OF SKAGIT COUNTY

125391-S

DOCUMENT TITLE(S):

ASSIGNMENT OF LEASE AND ASSUMPTION AGREEMENT

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

2007050 *80146*

GRANTORS:

MALIBU PROPERTIES LLC

GRANTEES:

ALL ABOUT HEARING INC

ABBREVIATED LEGAL DESCRIPTION:

LOTS 4, 5, and West 1/2 of lot 6 BLK 2 SUPPLEMENTAL PLAT
OF KNUTZENS ADD TO BURLINGTON

TAX PARCEL NUMBER(S):

4089-002-006-0006

UNNOTIFIED
ASSIGNMENT OF LEASE AND ASSUMPTION AGREEMENT

Grantor: MALIBU PROPERTIES, LLC
Grantee: ALL ABOUT HEARING, INC.

Premises Description: The Premises which are the subject of this Lease are a portion of the real property identified by the address of 218 E. Rio Vista Ave, Burlington, Washington 98233. The Lease in question consists of approximately 192 square feet of structure. Said Premises are a portion of the real property legally described as follows:

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Legal Description:

Lots 4 and 5 and the West ½ of Lot 6, Block 2, "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON," as per plat recorded in Volume 4 of Plats, page 7, records of Skagit County Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

Assessor's Parcel No. 4089-002-006-0006

FOR VALUE RECEIVED, the undersigned, MALIBU PROPERTIES, LLC, a Washington limited liability company (hereinafter referred to as "Assignor") hereby grants, assigns and transfers to ALL ABOUT HEARING, INC., a Washington corporation (hereinafter referred to as "Assignee"), all of its right, title and interest in and to that certain Lease dated as follows: April 1, 2007, by and between MALIBU PROPERTIES, LLC, "Landlord" and Brian C. Rickards, "Tenant."

Now therefore, in consideration of the above recitals, the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. The effective date of this agreement shall be the date of

ASSIGNMENT OF LEASE AND
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execution.

2. Effective upon the date of execution, Assignor hereby assigns, sells, transfers, and delivers to Assignee all of Assignor's estate, right, title and interest in and to the Lease described above and Assignee hereby accepts such assignment.

3. Assignee hereby assumes the performance of all of the terms, covenants, conditions and liabilities imposed upon Assignor or incurred by Assignor under the Lease described above accruing prior to, on or after the Effective Date.

4. This agreement shall in all respects be governed by the laws of the state of Washington.

5. No amendment, change or modification of this agreement shall be valid, unless in writing and signed by the parties hereto. This agreement may be executed in counterparts and by facsimile signature.

6. All of the terms and provisions contained herein shall inure to the benefit of and shall be binding upon the parties hereto and their respective heirs, legal representatives, successors and assigns.

7. This agreement constitutes the entire understanding and agreement of the parties with respect to its subject matter and any and all prior agreements, understandings or representations with respect to its subject matter are hereby canceled in their entirety and are of no further effect.

8. If any provision of this agreement is determined to be invalid or unenforceable, then that provision shall be deleted and the remainder of this agreement shall continue in effect and be enforceable to the fullest extent permitted by law. It is the intention of the parties that if any provision of this agreement is capable of two constructions, one of which would render the provision void, and the other of which would render the provision valid, then the provision shall have the meaning that renders it valid.

9. Except as specifically modified by this agreement, the original terms of the Lease dated April 1, 2007, are reaffirmed and ratified.



