

After Recording Return To:
Peter A. Deming
Attorney at Law
P.O. Box 68
Kent, WA 98035



200710020087
Skagit County Auditor

10/2/2007 Page 1 of 4 3:32PM

126909-50

UNRECORDED COPY

MEMORANDUM OF LEASE

Grantor: (1) ANACORTES CHOCOLATE FACTORY LLC

Grantee: (1) Sam Yam
(2) Sik-Cheung Oeng

Abbreviated Legal: Ptn Lots 1, 2 & 3, Blk 8, First Add. to Ana.

Tax Parcel No.: 3788-008-003-0002 (Prop. ID No. P57213); 3788-008-005-0000
(Prop. ID No. P57215)

THIS INDENTURE made and entered into this 25th day of September, 2007, by and between ANACORTES CHOCOLATE FACTORY LLC, a Washington limited liability company, hereinafter called "Lessor" (whether one or more) and SAM YAM and SIK-CHEUNG OENG, husband and wife, hereinafter called "Lessee".

WITNESSETH

That for the term and upon the terms and conditions set forth in the Lease Agreement dated August 1, 2007 (including any amendments or addendums thereto), and which commenced on August 1, 2007 from the Lessor to Lessee, the Lessor has leased, demised and let, and does hereby lease, demise and let unto Lessee its interest in the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

The lease, including options to renew or extend, is for a term of twenty one (21) years commencing on August 1, 2007 and terminating on July 31, 2028.

In witness thereof, the parties hereto have caused their respective names to be hereto subscribed as of the day and year first above written.

LESSOR:
ANACORTES CHOCOLATE FACTORY LLC,
a Washington limited liability company

By: [Signature]
Sam Yam, ~~Operating Manager~~

LESSEE:
SAM YAM and SIK-CHEUNG OENG,
husband and wife

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 02 2007

[Signature]
Sam Yam, Individually

Amount Paid \$ 0
Skagit Co. Treasurer
By [Signature] Deputy

[Signature]
Sik-Cheung Oeng, Individually

[Notary's Acknowledgments on next Page]



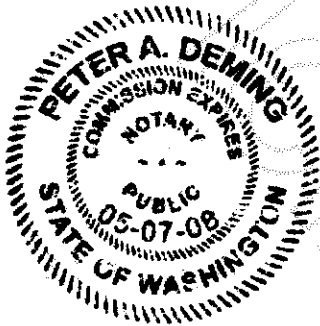
200710020087


Skagit County Auditor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that SAM YAM is the person who signed this instrument and acknowledged it as the OPERATING MANAGER of ANACORTES CHOCOLATE FACTORY LLC, a Washington limited liability company, to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

DATED this 25th day of September, 2007.



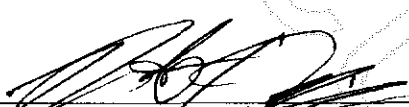

Peter A. Deming
NOTARY PUBLIC in and for the State
of Washington, residing at Kent.
My appointment expires: May 7, 2008

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that SAM YAM and SIK-CHEUNG OENG signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 25th day of September, 2007.




Peter A. Deming
NOTARY PUBLIC in and for the State
of Washington, residing at Kent.
My appointment expires: May 7, 2008



200710020087
Skagit County Auditor

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

THE NORTH 70 FEET OF LOTS 1, 2 AND 3, BLOCK 8, "FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT CO., WASHINGTON", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

LOTS 4 AND 5, BLOCK 8, "FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT CO., WASHINGTON", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

