



201002190065

Skagit County Auditor

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Document Title:

Memorandum of sublease

Reference Number:

Grantor(s):

☐ additional grantor names on page ____

1. Skagit Valley Medical Center, Inc. P.S.
- 2.

Grantee(s):

☐ additional grantee names on page ____

1. The Coffee Doctor, Inc.
- 2.

Abbreviated legal description:

☐ full legal on page(s) ____

Portion of SW 1/4 of the SE 1/4 of section
20, Twn. 34N, Range 4 East W. M

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P 26778

P 52385

P 52384

P 125894

MEMORANDUM OF SUBLEASE

THIS MEMORANDUM OF SUBLEASE, dated as set forth below, between SKAGIT VALLEY MEDICAL CENTER, INC., P.S., a Washington Professional Service Corporation (hereinafter "SVMC") and THE COFFEE DOCTOR, INC., a Washington Corporation, (hereinafter "Subtenant").

SVMC and Subtenant entered into a Sublease Agreement, dated November 1, 2008 and executed on May 28, 2009 pursuant to which SVMC subleased to Subtenant and Subtenant subleased from SVMC its current space commonly known as 1400 E. Kincaid Street, Mount Vernon, Washington 98273, with the entire real property legally described on Exhibit "A" attached to this Memorandum of Sublease for a term of Fourteen (14) months, commencing November 1, 2008 and ending January 1, 2010, together with a Eight (8) options to extend the term of this Sublease for an additional term of Twelve (12) months each.

This Memorandum is not a complete summary of the Sublease Agreement and should not be used in interpreting provisions of the Sublease Agreement. In the event of conflict between this Memorandum and the Sublease Agreement, the Sublease Agreement shall control. This Memorandum is executed solely for the purpose of recording and making public notice of the existence of the Sublease Agreement.

IN WITNESS WHEREOF, the parties have executed this instrument dated as set forth below.

SVMC:

SKAGIT VALLEY MEDICAL CENTER, INC., P.S.,

By: John Bond
JOHN BOND, President

SKAGIT COUNTY WASHINGTON
PROPERTY TAX
Date 2/10/10

lease
FEB 19 2010

SUBTENANT:

THE COFFEE DOCTOR, INC.

By: Gretchen Pickett
GRETCHEN PICKETT, President

Paid
Treasurer
Deputy

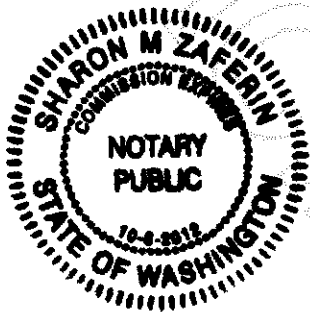
2.3.10
Date



STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me JOHN BOND, to me known to be an Officer of SKAGIT VALLEY MEDICAL CENTER, INC., P.S., a Washington Professional Service Corporation, and acknowledged the said instrument to be the free and voluntary act and deed of said Officer for the uses and purposes therein mentioned, and on oath stated that JOHN BOND was authorized to execute said instrument on behalf of said Corporation.

GIVEN under my hand and official seal this 10th day of February, 2010.



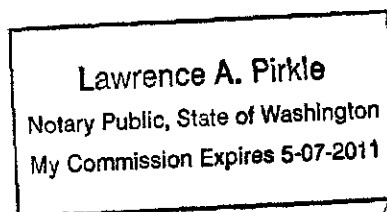
SHARON M. ZAFERIN
(Notary's printed name)

Sharon M. Zaferin
NOTARY PUBLIC in and for the
State of Washington,
Residing at Mount Vernon, WA
My Commission expires: 10-08-2012

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me GRETCHEN PICKETT, to me known to be President of THE COFFEE DOCTOR, INC., a Washington Corporation, and acknowledged the said instrument to be the free and voluntary act and deed of said Officer for the uses and purposes therein mentioned, and on oath stated that GRETCHEN PICKETT was authorized to execute said instrument on behalf of said Corporation.

GIVEN under my hand and official seal this 3rd day of February, 2010.



LAWRENCE A. PIRKLE
Lawrence A. Pirkle
NOTARY PUBLIC in and for the
State of Washington,
Residing at Mount Vernon
My Commission expires: 5/7/11



EXHIBIT "A"

That portion of the Southwest Quarter of the Southeast Quarter of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 30.83 feet South of the Northwest corner of said Southwest Quarter of the Southeast Quarter, Thence North $89^{\circ} 48' 35''$ East, parallel to the North line of said Southwest Quarter of the Southeast Quarter 203.81 feet, more or less, to the northerly extension of the East line (East face of building) of the existing medical building as the same exists on January 1, 2007, Thence South $0^{\circ} 22' 16''$ East, along the line of the East face of the existing building and the same projected a distance of 134.45 feet; more or less to the Southeast corner of said building, Thence South $89^{\circ} 37' 44''$ West along the Southerly face of the existing building, a distance of 22.83 feet, Thence South $0^{\circ} 13' 17''$ East 125.39 feet more or less, to the Northerly margin of Broadway Street, Thence South $89^{\circ} 46' 43''$ West, along said margin, 177.30 feet to the West line of said Southwest Quarter of the Southeast Quarter of Section 20, Thence North $1^{\circ} 06' 34''$ West, along said line, 260.05 feet to the point of beginning.

The basis of bearing for the above legal description is North $1^{\circ} 06' 35''$ West between the found South Quarter corner of the found and accepted 1/16th corner on Kincaid Street.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



SKAGIT VALLEY

Medical Center

Working together for your best health

May 22, 2009

To: The Coffee Doctor, Inc
From: John Bond, MD, President, SVMC

Re: Sublease Recordation

Skagit Valley Medical Center (SVMC) hereby grants consent for recordation of a "short form" of the Coffee Doctor's Sublease from SVMC as described in Article 20 of the Sublease Agreement between SVMC and the Coffee Doctor.

John Bond, MD
John Bond, MD
President, SVMC



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Mount Vernon
1400 E. Kincaid
Mount Vernon, WA 98274

Sedro Woolley
1990 Hospital Drive
Sedro Woolley, WA 98284

Stanwood Camano
9631 269th Street
Stanwood, WA 98292

Arlington
326 S. Stillaguamish Avenue
Arlington, WA 98223