



201012020085
Skagit County Auditor

12/2/2010 Page 1 of 4 4:14PM

AFTER RECORDING RETURN TO:

WITHERSPOON • KELLEY
ATTN: Patricia Johnson
422 WEST RIVERSIDE AVENUE
SUITE 1100
SPOKANE, WA 99201

LAND TITLE OF SKAGIT COUNTY
137871.5
P126621

MEMORANDUM OF LEASE

LESSOR: LJB MOUNT VERNON LLC

LESSEE: MOUNT VERNON KIDS 'N US, INC.

Abbreviated

Legal Description: Lot 8, "SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN", City of Mount Vernon, County of Skagit, State of Washington.

Tax Parcel No.: 8072-000-008-0000

MEMORANDUM OF LEASE

This Memorandum of Lease ("Memorandum") is made this 12th day of November, 2010, by and between LJB MOUNT VERNON LLC, a Washington limited liability company ("Lessor"); and MOUNT VERNON KIDS 'N US, IN., a Washington corporation ("Lessee").

1. On or about June 10, 2010, Lessor and Lessee entered into a written Commercial Lease Agreement ("Lease") for certain premises commonly known as 325 Chenoweth Street, Mount Vernon, Washington 98273, commonly known as Parcel No. 8072-000-008-0000 ("Leased Premises"). The full legal description of the Leased Premises is attached hereto as Exhibit A.

2. Pursuant to the terms of the Lease, the term of the Lease commenced June 15, 2010, and expires on July 15, 2031.

3. This Memorandum may be executed in counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

4. This Memorandum is prepared for purposes of recordation and in no way modifies the provisions of the Lease.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the date first above written.

LESSEE: MOUNT VERNON KIDS 'N US, INC.
a Washington corporation
(Operating Company)

By: Lori J. Blades
Lori J. Blades, President

LESSOR: LJB MOUNT VERNON, LLC,
a Washington limited liability company

By: Lori J. Blades
Lori J. Blades, Member

SKAGIT COUNTY WASHINGTON
COUNTY CLERK

DEC 02 2010

RECORDED
BY: CM



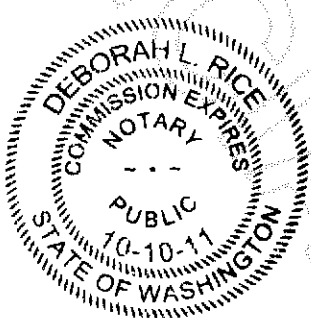
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STATE OF WASHINGTON)

COUNTY OF Snohomish)

On November 15, 2010, before me, a Notary Public in and for said State, personally appeared Lori J. Blades, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same freely and voluntarily in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

DATED this 15 day of November, 2010.



Deborah L. Rice
Print Name: Deborah L. Rice
NOTARY PUBLIC in and for the State of
Washington, residing at Jaki Stevens, WA
My commission expires: 10/10/11

EXHIBIT A

Legal Description

Lot 8, "SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN", Mount Vernon Land Use No. LU05-061, as per plat approved August 30, 2007, recorded September 10, 2007 under Auditor's File No. 200709100133, records of Skagit County, Washington.

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

Assessor's Parcel No. 8072-000-008-0000

