



201710030058

Skagit County Auditor \$77.00
10/3/2017 Page 1 of 4 12:11PM

After Recording Return to:

FURLONG & BUTLER
ATTORNEYS
825 CLEVELAND AVENUE
MOUNT VERNON, WASHINGTON 98273

Landlord: Mount Vernon Center Associates LLP

Tenant: The Hagen Group, Inc.

Legal Description (abbreviated): Portion of SW 1/4 of NW 1/4 Sec. 17, Township 34 N, Range 4 E. W.M. See attached Exhibit A for full legal description

Assessor's Parcel/Tax I.D. Numbers: P53856

**MEMORANDUM OF LEASE
RE COMMERCIAL LEASE**

This Memorandum of Lease dated the 30th day of June, 2017, is by and between **MOUNT VERNON CENTER ASSOCIATES L.L.P.**, a Washington limited liability partnership ("Landlord") and **THE HAGEN GROUP, INC., dba EXPRESS EMPLOYMENT PROFESSIONALS**, a Washington corporation ("Tenant").

1. **Property Leased.** The Landlord has leased to Tenant, and Tenant has leased from Landlord, that property described in Exhibit A hereto pursuant to a Commercial Lease dated June 30, 2017 ("Lease").
2. **Term of Lease.** The term of the Lease shall be for a period of ten (10) years from the Lease Commencement Date as set forth in Paragraph 2 ("Term, Possession, Termination of Existing Lease").
3. **Options to Extend.** There is an Option to extend this Lease for three (3) renewal options as described in Paragraph 25 ("Option to Renew").
4. **Purpose.** The purpose of this memorandum is to give notice of the Lease. This memorandum does not alter or affect any term or condition of the Lease.
5. **Termination.** Upon termination of the Lease the Tenant agrees to execute and deliver to Landlord an acknowledged document in form reasonably required by Landlord acknowledging the termination, within ten days of being requested to do so. This requirement applies upon termination of the Lease for any reason and in any manner, including, but not limited to, its expiration or earlier termination, whether by

agreement, legal action or otherwise. In the event of Tenant's failure to comply, Landlord is also entitled to recover legal fees and costs incurred in quieting title of this Memorandum. Landlord may, at its own cost, record such acknowledgement.

TENANT:

THE HAGEN GROUP, INC.

By: [Signature]
Mark Hagen
Its: President
Date: 6/26/17

LANDLORD:

MOUNT VERNON CENTER ASSOCIATES, LLP

By: [Signature]
Debra Genauer
Its: Manager
Date: 9/28/17

STATE OF Washington)
) ss.
COUNTY OF Skagit)

On this day personally appeared before me Mark Hagen, to me known to be the President of THE HAGEN GROUP, INC. the company that executed the within and foregoing instrument, and acknowledged to me the said instrument was the free and voluntary act and deed of said company for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument for and on its behalf.

SUBSCRIBED AND SWORN TO before me by Mark Hagen on this 28th day of June, 2017.



[Signature]
PRINTED NAME: Sarah M G Hastings
NOTARY PUBLIC
in and for the State of Washington
My commission expires: 9-19-18

STATE OF WA)
) ss.
COUNTY OF King)

On this day personally appeared before me Ezra Genauer, to me known to be the ~~Managing Member~~ of MOUNT VERNON CENTER ASSOCIATES, LLP the limited liability partnership that executed the within and foregoing instrument, and acknowledged to me the said instrument was the free and voluntary act and deed of said partnership for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument for and on its behalf.

SUBSCRIBED AND SWORN TO before me by Ezra Genauer on this 28th day of Sept, 2017

Beverly E. Carberry
PRINTED NAME: Beverly Carberry
NOTARY PUBLIC
in and for the State of WA
My commission expires: 6-13-19

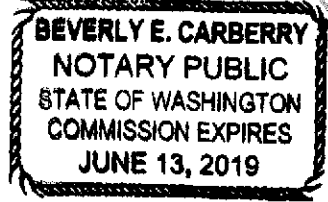


EXHIBIT A
LEGAL DESCRIPTION - MOUNT VERNON CENTER

Portion of SW 1/4 of NW 1/4 Sec. 17, Township 34 N, Range 4 E. W.M., Mount Vernon, Washington, as follows:

All those portions of "The Plat of Mount Vernon Acreage, Skagit County, Washington," as per plat recorded in Volume 3 of Plats, Page 102, records of Skagit County, Washington, described as follows:

Tracts 5 & 6, except the West 256.41 feet thereof; Tract 7, except the West 179 feet thereof; All of Tract 8; Tract 9, except the West 245 feet of the North 29.5 feet thereof and except the West 245 feet of the South 100 feet thereof; Tract 10, except the West 245 feet thereof, and all of Tract 11.

Together with the Westerly 10 feet of that portion of the abandoned Puget Sound and Cascade Railway Company right-of-way in the Southwest quarter (SW 1/4) of the Northwest quarter (NW 1/4) of Section Seventeen (17), Township Thirty-Four (34) North, Range (4) East of the Willamette Meridian, lying between the Easterly extension of the North line of Tract 5 and the South line of Tract 11 of said "Plat of Mount Vernon Acreage," except the South 10 feet, thereof, as originally conveyed to the State of Washington for State Secondary Highway 1-G by Arthur E. Johnson and Beatrice L. Johnson, husband and wife, by that instrument dated March 20, 1951, and recorded May 4, 1951, under Auditor's File No. 460430.

MEMORANDUM OF LEASE
LANDLORD: MOUNT VERNON CENTER ASSOCIATES, LLP
TENANT: THE HAGEN GROUP, INC.

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