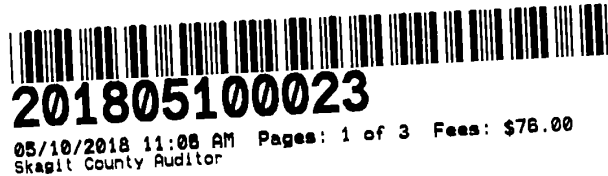


After Recording Mail To:
Norm Nelson, Inc.
P. O. Box 444
Burlington, WA 98233



MEMORANDUM OF LEASE

THIS IS A MEMORANDUM of that certain Lease dated the 10th day of January, 2018, by and between ALEXANDER BALL, a married man as his separate estate, hereinafter called "Lessor," and NORM NELSON, INC., a Washington corporation, hereinafter called "Lessee" for the following described real property situated in Skagit County, Washington, to wit:

Tax Parcel Nos. P21203, P21202, P22117, P22092, P20306, P21201, P22107, P22108, P20290 and P20304.

Legal Description: Lot 1, Section 18, Township 34 North, Range 3 East, W. M. Also beginning at the corner to Section 7, 12, 13 and 18 on the Township line between 34 North, Range 2 East and Township 34 North, Range 3 East and thence running South, following the said township line a distance of 1320 feet; thence turning and running East a distance of 1295.6 feet; thence turning and running South a distance of 590.7 feet; thence turning and running North 74 degrees 30' West a distance of 556.5 feet; thence turning and running South 78 degrees 15' West a distance of 486 feet; thence turning and running North 82 degrees 30' West a distance of 289.4 feet to an intersection with the said Township line, which point of intersection is 1822.8 feet South of said corner to Sections 7, 12, 13 and 18; thence turning and running North 62 degrees West a distance of 671 feet; thence turning and running North 41 degrees 45' West a distance of 250 feet; thence turning and running North 5 degrees West a distance of 862 feet to a point marked "Sta. B" on the plan which is a part and parcel of this description; thence turning and running North 20 degrees 15' West a distance of 300 feet; thence turning and running North 6 degrees 45' West a distance of 224 feet; thence turning and running North 10 degrees 45' East a distance of 300 feet; thence turning and running North 28 degrees 30' East a distance of 400 feet; thence turning and running North 47 degrees 12' East a distance of 970.2 feet to an intersection with the aforesaid Township line; thence turning and running South, following the said Township line a distance of 1350.9 feet to the corner to Sections 7, 12, 13, and 18 on the Township line between Township 34 North, Range 2 East, and Township 34 North, Range 3 East, the point of beginning.

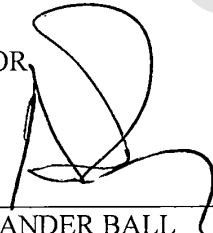
Also the SE1/4 of the SW1/4 and the south half of the SE1/4 of section 7; the NW1/4 of the NW1/4 of section 17; and the NE1/4 of the NE1/4 of section 18, ALL in Township 34 North, Range 3 East, W. M., EXCEPT ditch and dike rights of way and EXCEPT that portion thereof conveyed to Skagit County for road purposes, by deed dated Feb. 11, 1893, and recorded Feb. 13, 1893, in volume 27 of deeds, page 426.

Situate in the County of Skagit, State of Washington.

Said Lease is for a period of five (5) years ending December 31, 2022 and includes a First Right of Refusal to purchase any interest in the subject real property offered for sale except by gift, inheritance, or purchase among present owners of an undivided interest. Said Lease also includes a right to renew this Lease further described in the AGRICULTURAL LEASE between Landlord and Tenant.

Dated this 10th day of January, 2018.

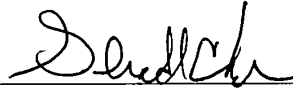
LESSOR



ALEXANDER BALL

LESSEE
NORM NELSON, INC.

BY

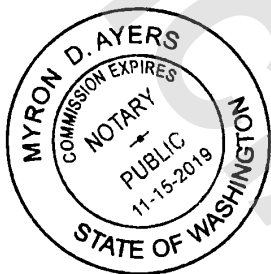


GERALD E. NELSON, PRESIDENT

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this 10TH day of January, 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared GERALD E. NELSON, to me known to be the President of NORM NELSON, INC., the Washington corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 10TH day of January, 2018.

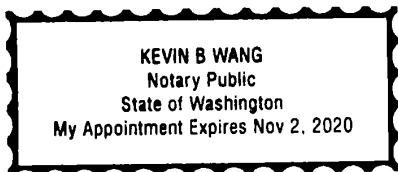


[Signature]
NOTARY PUBLIC in and for the
State of Washington
Residing at Mount Vernon
My commission expires: 11/15/19

STATE OF WASHINGTON)
)ss.
COUNTY OF king)

I hereby certify that I know, or have satisfactory evidence, that ALEXANDER BALL is the person who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 17th day of January, 2018.



[Signature]
NOTARY PUBLIC in and for the
State of Washington
Residing at Bellevue, WA
My commission expires: NOV 2, 2020