

CHAE LAW FIRM, P.S.  
15 S. Grady Way, Suite 410  
Renton, Washington 98057

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### MEMORANDUM OF MANAGEMENT AGREEMENT

THIS MEMORANDUM OF MANAGEMENT AGREEMENT (this "Memorandum") is executed this 13<sup>th</sup> day of JULY, 2020, as a memorandum of a Management Agreement of July 13, 2020 (the "Agreement"), by and between KAELEE CORPORATION, a Washington corporation, as Owner ("Owner"), GRANTOR, and VAJ SUGLANI INC., a Washington corporation, as Manager ("Manager"), GRANTEE, whose address is 2300 Market St., Mount Vernon, WA 98273, concerning the real property described below and in Exhibit A attached hereto and made a part hereof, and all improvements or appliances located thereon (collectively, the "Property"):

**Abbreviated Legal Description:** Pt. N E N E 18-34-04

**Full Legal Description on page 3 as Exhibit A.**

**Tax Parcel No.:** P26223/ 340418-1-001-0300

1. **Management:** For good and valuable consideration, Owner has agreed to allow, and Manager has the right to manage the business located upon the Property under all the terms, conditions and provisions set forth in the Agreement, which provisions are incorporated in this Memorandum by reference.
2. **Contract to Purchase:** Manager has the option to purchase the Property under the terms and conditions set forth in the Agreement and other accompanying documents.
3. **Miscellaneous:** This Memorandum is not a complete summary of the Agreement. Provisions in this Memorandum shall not be used in interpreting the Agreement provisions. In the event of a conflict between this Memorandum and the unrecorded Agreement, the unrecorded Agreement shall control.

DATED as of July 13, 2020.

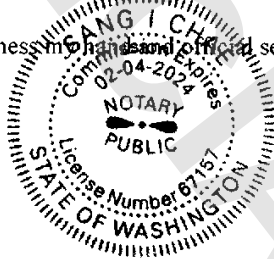
Owner:

Manager:

By: [Signature]  
Its: PresidentBy: [Signature]  
Its: PresidentState of Washington )  
) ss.  
County of King )

I certify that I know or have satisfactory evidence that Ok A. Lee is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized to execute the instrument and acknowledged it as the President (title) of Kaelee Corporation (name of party on behalf of whom instrument was executed) to be the free and voluntary act of the limited liability company, for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed on the 13th day of July, 2020.

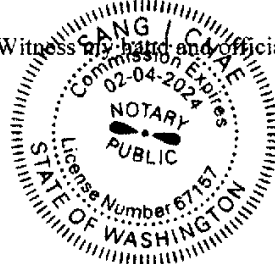


[Signature]  
Notary Public in and for the  
State of Washington  
residing at Bellevue  
My commission expires 2-4-24

State of Washington )  
) ss.  
County of King )

I certify that I know or have satisfactory evidence that Vijay Kumar is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized to execute the instrument and acknowledged it as the President (title) of VAJ Suglani Inc. (name of party on behalf of whom instrument was executed) to be the free and voluntary act of the limited liability company, for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed on the 13th day of July, 2020.



[Signature]  
Notary Public in and for the  
State of Washington  
residing at Bellevue  
My commission expires 2-4-24

ENCL: Exhibit A  
File#2020007.003

Exhibit "A"Legal Description

That portion of the North 3/4 of the North Half of the Northeast Quarter of the Northeast Quarter of Section 18, Township 34 North, Range 4 East of the Willamette Meridian, in Skagit County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said subdivision;  
 thence North 89°45'07" West along the South line thereof, 50.00 feet to the West margin of State Highway No. 1, as conveyed by deed recorded under Auditor's File No. 293262, records of Skagit County, Washington, and the point of beginning;  
 thence continuing North 89°45'07" West, 460.03 feet to the East line of that tract of land conveyed to the City of Mount Vernon, being described as the West 80.00 feet of the East 590.00 feet of the said subdivision;  
 thence North 00°24'10" West along said East line, 467.01 feet to the South margin of the County road as conveyed by deeds recorded under Auditor's File Nos. 80832 and 840582, records of Skagit County, Washington;  
 thence South 89°41'40" East along said South margin, 460.04 feet;  
 thence South 00°24'10" East along the aforesaid West State Highway margin, 466.55 feet to the point of beginning;

EXCEPT that portion of the North 3/4 of the North Half of the Northeast Quarter of the Northeast Quarter of said section, described as follows:

Beginning at the intersection of the South margin of Stewart Road and the West margin of State Highway No. 1;  
 thence South 00°24'10" East along said West highway margin 34.57 feet;  
 thence Northwesterly along a curve to the left, the center of which bears South 89°35'50" West having a radius of 35.00 feet through a central angle of 89°17'30" an arc distance of 54.55 feet to the said South margin of Stewart Road;  
 thence South 89°41'40" East along said margin, 34.57 feet to the point of beginning.

AND EXCEPT that portion of the Northeast Quarter of Section 18, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at the Northeast corner of said Section 18;  
 Thence North 88°16'16" West along the North line of said Section 18, a distance of 84.20 feet;  
 Thence South 1°43'44" West, 30.00 feet to the South right-of-way line of Stewart Road;  
 Thence Easterly and Southeasterly and Southerly along the existing right-of-way of Stewart Road and Riverside Drive the following courses, Southeasterly along a non-tangent curve concave to the Southwest whose radius point bears South 1°43'44" West, 35.00 feet through a central angle of 12°14'39", an arc distance of 7.48 feet to the true point of beginning;  
 Thence continue Southeasterly along said curve through a central angle of 77°02'51" an arc distance of 47.07 feet, said point being 50 feet West of, when measured at a right angle, from the centerline of said Riverside Drive;  
 Thence South 1°01'14" West along said right-of-way, 288.66 feet;  
 Thence Northerly along a non-tangent curve, concave to the West, whose radius point bears South 88°33'25" West, a distance of 2,164.00 feet, through a central angle of 2°48'13", an arc distance of 105.89 feet;  
 Thence North 4°14'48" West 218.05 feet to the true point of beginning.

Situated in Skagit County, Washington