

Return Address:

TAL Holdings, LLC
201 NE Park Place Drive, Suite 240
Vancouver, WA 98684
Attn: Amy Hanks Cornelius

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Heather Beauvais
DATE 04/22/2021

FATCO: NCS-1059579**AUDITOR/RECORDER'S INDEXING FORM**

Document Title(s):	Memorandum of Lease
Grantor(s):	SKAGIT VALLEY, L.L.C., a Washington limited liability company
Grantee(s):	TAL HOLDINGS, LLC, a Washington limited liability company
Legal Description: (abbreviated)	Lots 3 and 4 of Short Plat MV-06-95 in the SW of Sec. 17, Twp 34 N, R. 4 E., WM. Complete legal description attached as <u>Exhibit A</u>
Assessor's Property Tax Parcel/Account Number:	P109236/340417-3-024-000 P109234/340417-3-023-000

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (the "**Memorandum**") dated for reference purposes as of the ___ day of April, 2021, is entered into by and between SKAGIT VALLEY, L.L.C., a Washington limited liability company ("**Landlord**") and TAL HOLDINGS, LLC, a Washington limited liability company ("**Tenant**").

NOTICE is hereby given of the following described lease, as the same may be hereafter amended (the "**Lease**"), for the purpose of recording the same and giving notice of the existence of said Lease. Landlord hereby leases to Tenant the Premises for the Term, all in accordance with the following terms and conditions and those other terms and conditions contained in the Lease described below, which terms and conditions are hereby incorporated herein as if set forth in full.

1. **LANDLORD:** SKAGIT VALLEY, L.L.C., a Washington limited liability company.
2. **TENANT:** TAL HOLDINGS, LLC, a Washington limited liability company.
3. **LEASE:** That certain Lease dated as of April 19, 2021.
4. **TERM:** The Termination Date is April 30, 2031, unless sooner terminated term in accordance with the provisions contained within the Lease.
5. **RENEWAL:** Tenant has an option to extend the lease for 2 renewal periods of 5 years each.
6. **PREMISES:** That parcel of land, and improvements thereto, located at 815 Roosevelt Avenue, Mount Vernon, Washington 98273, being the property more particularly described on Exhibit A attached hereto and incorporated herein by reference ("**Property**").

[remainder of page intentionally blank; signature pages to follow]

[Landlord's signature page]

SKAGIT VALLEY, L.L.C.,
a Washington limited liability company

By: [Signature]
Name: _____
Title: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF S/Kagit)

WITNESS my hand and official seal.



~~Notary Public~~ – State of Washington

Lawrence A. Pirkle
05/07/2023

[Tenant's signature page]

TENANT:

TAL HOLDINGS, LLC,
a Washington limited liability company

By: M. David Dittmer
Name: M. David Dittmer

Title: Chief Executive Officer

STATE OF WASHINGTON)
) ss.
COUNTY OF Cowlitz)

The foregoing instrument was acknowledged before me this 16 day of April, 2021, by M. David Dittmer as Chief Executive Officer of TAL HOLDINGS, LLC, a Washington limited liability company, on behalf of said limited liability company.

WITNESS my hand and official seal.

Kirstin Troyer
Notary Public - State of Washington

NOTARY PUBLIC
STATE OF WASHINGTON
KIRSTIN TROYER
COMMISSION NO. 204941
MY COMMISSION EXPIRES
DECEMBER 15, 2022

Exhibit A
Memorandum of Lease

Legal Description

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

LOT 4 OF SHORT PLAT NO. MV-06-95, APPROVED OCTOBER 11, 1995 IN VOLUME 12 OF SHORT PLATS, PAGES 34 AND 35, UNDER AUDITOR'S FILE NO. 9510110093, AND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

(Assessor's Tax Parcel Number(s): 340417-3-024-000 / P109236 - 2.28 acres)

LOT 3 OF SHORT PLAT NO. MV-06-95, APPROVED OCTOBER 11, 1995 IN VOLUME 12 OF SHORT PLATS, PAGES 34 AND 35, UNDER AUDITOR'S FILE NO. 9510110093, AND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

(Assessor's Tax Parcel Number(s): 340417-3-023-000 / P109234 - 0.96 acres)