

Return Address  
Northwest Business Development Assoc.  
9019 E. Appleway Blvd., Suite 200  
Spokane Valley, WA 99212

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Shannon Burrow  
DATE 12/03/2024

MEMORANDUM OF LEASE

Reference #: \_\_\_\_\_ Additional on page \_\_\_\_\_  
Grantor: **GORILLA PROPERTIES, LLC**, a Washington limited liability company

Additional on page \_\_\_\_\_  
Grantee: **GOODWINDS COMPOSITES LLC**, a Washington limited liability company

Additional on page \_\_\_\_\_

Legal Description:

1ST AM (3)  
NCS 1239278

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

LOTS 1 AND 2, BLOCK 2, NOBLE'S ADDITION TO MOUNT VERNON, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED RAILROAD AVENUE WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Assessor's Tax Parcel Account Numbers: 3748-002-002-0005/P53935

THIS INDENTURE made and entered into this 26<sup>th</sup> day of November, 2024, by and between **GORILLA PROPERTIES, LLC**, a Washington limited liability company, hereinafter called the lessor (whether one or more) and **GOODWINDS COMPOSITES LLC**, a Washington limited liability company, hereinafter called the "Lessee" (whether one or more).

WITNESSETH

That for the term and upon the terms and conditions set forth in the Lease Agreement dated **October 25, 2024**, from the lessor to Lessee the lessor has leased, demised and let, and

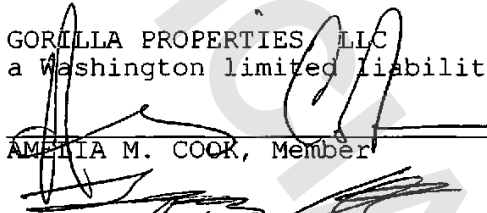
does hereby lease, demise and let unto Lessee the following described real property, situated in the **County of Skagit**, State of Washington, more particularly described as follows;

FOR A COMPLETE LEGAL DESCRIPTION SEE LEGAL DESCRIPTION DESCRIBED ABOVE.

The lease shall be for a term of **305** months commencing **October 28, 2024**, and terminating **March 27, 2050**.

In witness thereof, the parties hereto have caused their respective names to be hereto subscribed as of the day and the year first above written.

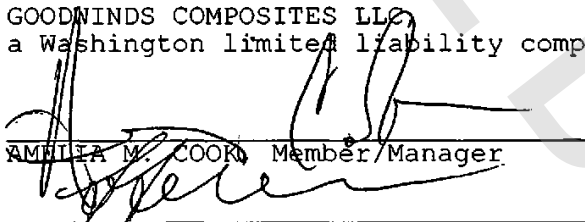
GORILLA PROPERTIES, LLC  
a Washington limited liability company

  
\_\_\_\_\_  
AMELIA M. COOK, Member

  
\_\_\_\_\_  
ANTHONY J. COOK, Member

  
\_\_\_\_\_  
LELAND R. HOLEMAN, Member

GOODWINDS COMPOSITES LLC  
a Washington limited liability company

  
\_\_\_\_\_  
AMELIA M. COOK, Member/Manager

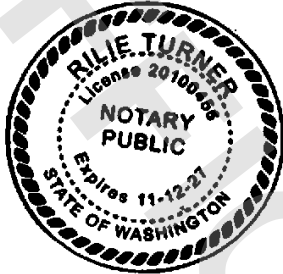
  
\_\_\_\_\_  
LELAND R. HOLEMAN, Member/Manager

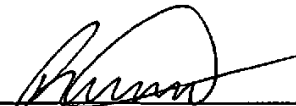
STATE OF WASHINGTON            )  
  ) ss.  
County of Skagit                )

I certify that I know or have satisfactory evidence that **AMELIA M. COOK**, **ANTHONY J. COOK** and **LELAND R. HOLEMAN**, signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as

Members of **GORILLA PROPERTIES, LLC**, a Washington limited liability company, to be the free and voluntary act of such limited liability company, for the uses and purposes mentioned in the instrument.

DATED: 11/26/2024

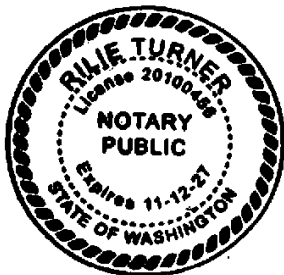



  
NOTARY PUBLIC in and for the State of Washington, residing at Peoples Bank  
My Appointment expires: 11/12/2027

STATE OF WASHINGTON )  
County of Skagit ) ss.

I certify that I know or have satisfactory evidence that **AMELIA M. COOK** and **LELAND R. HOLEMAN**, signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Member/Managers of **GOODWINDS COMPOSITES LLC**, a Washington limited liability company, to be the free and voluntary act of such limited liability company, for the uses and purposes mentioned in the instrument.

DATED: 11/26/2024



  
NOTARY PUBLIC in and for the State of Washington, residing at Peoples Bank  
My Appointment expires: 11/12/2027