

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 05/30/2024**Document Title:**

Memorandum of Lease

Reference Number: N/A Unrecorded Lease**Grantor(s):**☐ additional grantor names on page ____.

1. JTSK Burlington, L.L.C.

2. N/A

Grantee(s):☐ additional grantee names on page ____.

1. Ambrosia QSR Chicken, LLC

2. N/A

Abbreviated legal description:☒ full legal on page(s) 7.(0.7400 ac) DK 12: PTN LOT 5 CASCADE MALL BINDING SITE PLAN RECORDED UNDER
AF#8910190065, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. AKA LOT 5B
BURL S/P 3-91 REC AF#9204270026**Assessor Parcel / Tax ID Number:**☐ additional tax parcel number(s) on page ____.

340406-4-001-0522

MEMORANDUM OF LEASE

STATE OF WA §
COUNTY OF Skagit §

THIS MEMORANDUM OF LEASE (this "**Memorandum**") is entered into as of April 15, 2024, by and between JTSK Burlington, L.L.C. ("**Landlord**") and Ambrosia QSR Chicken, LLC ("**Tenant**").

RECITALS:

A. Landlord and Tenant have entered into that certain Lease Agreement dated as of September 1, 2023 (the "**Lease**") with respect to certain real property located in Skagit County, Washington, more particularly described in Exhibit A attached hereto ("**Property**");

B. Landlord and Tenant desire to evidence of record certain of the terms of the Lease, as more fully set forth hereinbelow; and

C. Capitalized terms used but not defined herein shall have the meanings attributed to same in the Lease.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LANDLORD and TENANT, for and in consideration of the Property and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby agree as follows:

1. The Lease is for an initial term ending on August 31, 2043, which term may be extended in accordance with the terms of the Lease for up to four (4) additional renewal terms of five (5) years each.

2. The Lease provides for the payment of certain rents by Tenant to Landlord, and sets forth certain covenants and agreements between Tenant and Landlord all as more particularly described therein.

3. The Lease also provides that Landlord has granted to Tenant a right of first refusal to purchase the Property if Landlord receives a bona fide offer from a third party to purchase the Property on terms Landlord is willing to accept. The terms of the right of first refusal are more particularly set forth in the Lease.

[Remainder of page intentionally left blank. Signature page(s) to follow.]

EXECUTED as of the date first set forth above.

TENANT:

AMBROSIA QSR CHICKEN, LLC,
a Delaware limited liability company

By:  _____

Printed: Luke Pisors

Title: President

LANDLORD:

JTSK BURLINGTON, L.L.C.,
a Washington limited liability

By: SUSAN MOSS IRREVOCABLE TRUST
Its: Member

By: _____

Printed: Terry Moss

Title: Trustee

EXECUTED as of the date first set forth above.

TENANT:

AMBROSIA QSR CHICKEN, LLC,
a Delaware limited liability company

By: _____
Printed: Luke Pisors
Title: President

LANDLORD:

JTSK BURLINGTON, L.L.C.,
a Washington limited liability

By: SUSAN MOSS IRREVOCABLE TRUST
Its: Member

By: _____
Printed: Terry Moss
Title: Trustee

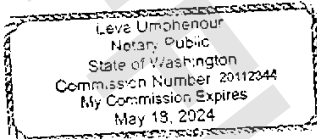
ACKNOWLEDGMENTS

STATE OF WASHINGTON)

) ss.

COUNTY OF CLARK)

This record was acknowledged before me on April 18, 2024, by Luke Pisors as the President and CEO of Ambrosia QSR Chicken, LLC, a Delaware limited liability company.



Notary Public in and for the State of Washington.

Residing at: Vancouver, WA 98682My Commission Expires: May 18, 2024

STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

On this day personally appeared before me Terry Moss, to me known to be the Trustee of the Susan Moss Irrevocable Trust, to me known to be the Member of JTSK BURLINGTON, L.L.C., a Washington limited liability company, the limited liability company that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument on behalf of said limited liability company.

GIVEN under my hand and official seal this ____ day of _____, 2024.

Notary Public in and for the State of Washington.

Residing at: _____

My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT

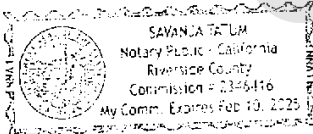
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of RiversideOn 04-15-2024 before me, Savanna Tatum, Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared Terry Moss
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Savanna Tatum

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer – Title(s): _____ ☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General ☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator☐ Other: _____ ☐ Other: _____

Signer is Representing: _____ Signer is Representing: _____

EXHIBIT A

Lot 5B of City of Burlington Short Plat No. BURL-3-91, as approved April 21, 1992, and recorded April 27, 1992, in Volume 10 of Short Plats, page 77, under Auditor's File No. 9204270026, records of Skagit County, Washington; being a portion of Lot 5 of the Cascade Mall Binding Site Plan, recorded in Volume 8 of Short Plats, pages 170 through 180, being a portion of the East 1/4 of the Southeast 1/4, Section 6, Township 34 North, Range 4 East, W.M.

TOGETHER WITH an easement for ingress and egress, as granted by easement recorded July 27, 1989, under Auditor's File No. 8907270006, records of Skagit County, Washington.

TOGETHER WITH an easement for storm drainage, as granted by easement recorded July 31, 1989, under Auditor's File No. 8907210036, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.