

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

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 06/09/2026

MEMORANDUM OF LEASE

Reference #: _____ Additional on page _____
Grantor: HOLDING WELLNESS LLC, a Washington limited
liability company
Additional on page _____
Grantee: ANACORTES MIDWIFERY CARE, LLC, a Washington limited
liability company
Legal Description:

Lots 19 and 20, Block 22, "MAP OF THE CITY OF ANACORTES,
SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2
of Plats, pages 4 through 7, records of Skagit County,
Washington.

Assessor's Tax Parcel Number: P55001

THIS INDENTURE made and entered into this 02 day of
June, 2026 by and between HOLDING WELLNESS LLC, a
Washington limited liability company, hereinafter called the
lessor (whether one or more) and ANACORTES MIDWIFERY CARE,
LLC, a Washington limited liability company, hereinafter
"LLC"

FIRST AM
WITNESSETH 1306056

That for the term and upon the terms and conditions set
forth in the Lease Agreement dated April 1, 2026, from the
lessor to LLC the lessor has leased, demised and let, and does
hereby lease, demise and let unto LLC 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 WHICH IS INCORPORATED HEREIN BY REFERENCE.

The lease shall be for a term of 305 months commencing April
1, 2026, and terminating September 1, 2051.

This lease replaces and supersedes the prior lease on these premises by and between Holding Wellness LLC, a Washington limited liability company, lessor, to Anacortes Midwifery Care, LLC, a Washington limited liability company, lessee, commencing July 1, 2022 and terminating January 31, 2048.

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.

HOLDING WELLNESS LLC,
a Washington limited liability company



MIRANDA T. MONTELLANO, Managing Member

ANACORTES MIDWIFERY CARE, LLC,
a Washington limited liability company

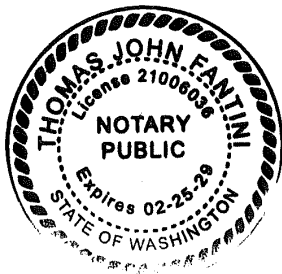


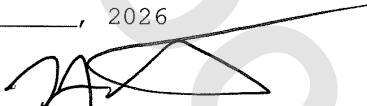
MIRANDA T. MONTELLANO, Managing Member

STATE OF WASHINGTON)
) ss.
County of SKAGUA)

I certify that I know or have satisfactory evidence that MIRANDA T. MONTELLANO signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as Managing Member of HOLDING WELLNESS LLC, a Washington limited liability company, to be the free and voluntary act of such company, for the uses and purposes mentioned in the instrument.

DATED: June 2nd, 2026

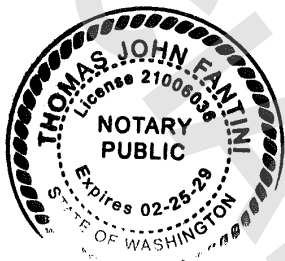



Notary Public in and for the
State of Washington, residing
at Reynolds Bank.
My appointment expires
2/25/29.

STATE OF WASHINGTON)
) ss.
County of SKAGIT)

I certify that I know or have satisfactory evidence that MIRANDA T. MONTELLANO signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as Managing Member of ANACORTES MIDWIFERY CARE, LLC, a Washington limited liability company, to be the free and voluntary act of such company, for the uses and purposes mentioned in the instrument.

DATED: June 2nd, 2026



[Signature]
Notary Public in and for the
State of Washington, residing
at Peoples Bank USA.
My appointment expires
2/25/29.