

MOLATORE, HOLMES, PRESTON & CO., an Oregon Partnership, whose partners are: Anthony Molatore, Jr., Fred H. Holmes, Larry Preston, Dennis Peugh, Gary B. Molatore and Richard A. Molatore, lessee,

under lease dated December, 1981, between Richard F. Bogatay and Jon Robert Bogatay as assigned to:
NINE PINE PROPERTIES, a partnership

as lessor, and lessee
for a portion of the premises located at 836 Pine Street, Klamath Falls,

Oregon commonly known as the NINE PINE PLAZA BUILDING

more particularly described as: Approximately 7,392 sq ft

SEE ATTACHED EXHIBIT "A"

lessee hereby agrees that the lease described above and lessee's interest therein shall be subject and subordinate at all times to the lien of a Deed of Trust in which U. S. CREDITCORP shall be beneficiary. Said Deed of Trust shall be granted by The Bank of Milwaukie, 10400 SE Main, Milwaukie, Oregon 97222 as trustee, and shall secure a promissory note of approximately \$267,000.00. Notwithstanding the foregoing in the event of a foreclosure of such Deed of Trust or any other action or proceeding for the enforcement thereof, or of any sale thereunder, the above-described lease and lessee's interest therein will not be barred, terminated, cutoff or foreclosed, nor will the rights and possession of lessee thereunder be disturbed, if lessee shall not then be in default under the terms of said lease, including, but not limited to, the payment of rent or other sums thereunder, and lessee shall attorn to the purchaser at such foreclosure, sale or other action or proceeding. Lessee further agrees to execute, acknowledge and deliver upon demand of U. S. CREDITCORP such further instruments evidencing subordination of the above described lease and lessee's interest therein to the lien of U. S. CREDITCORP'S Deed of Trust as may reasonably be required by U. S. CREDITCORP.

The consideration for this subordination agreement is \$10, the receipt of which is hereby acknowledged by lessee.

Dated this 10 day of January, 1984.

STATE OF OREGON)
County of Klamath) ss:

Personally appeared before me the above named ANTHONY MOLATORE, GARY MOLATORE and DENNIS PEUGH, and set their hand on the 10th day of January, 1984, as their voluntary act and deed:

Judy Alexander
NOTARY PUBLIC FOR OREGON
My Commission expires: 2/25/86

MOLATORE, HOLMES, PRESTON & CO., an Oregon partnership
By: Anthony Molatore partner/indv. Lessee

By: Gary B. Molatore partner/indv.
Gary B. Molatore

By: Dennis Peugh partner/indv.
Dennis Peugh

By: _____ partner

84 MAR 16 AM 11 30

NINE PINE PROPERTIES, a partnership/
U. S. CREDITCORP

EXHIBIT "A"

4299

Parcel 1: Lots 7 and 8 in Block 13 of Original Town of Linkville,
now City of Klamath Falls, Oregon, according to the
official plat thereof on file in the office of the County
Clerk, Klamath County, Oregon, EXCEPTING the Southeasterly
8 feet thereof heretofore deeded to the City of Klamath
Falls for alley purposes.

Return to:
U.S. Creditcrop
101 S.W. Main, Suite 275
Portland, Or 97204

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 16 day of March A.D. 19 84
at 11:30 o'clock A M, and duly
recorded in Vol. M84 of Mortgages
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EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 8.00