

24561

WAIVER OF LANDLORD OR MORTGAGEE

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This agreement made and entered into on the 16th day of April, 1990, by and between WESTERN BANK, (hereinafter called the "Secured Party") and ****CYNTHIA VANDERSYS AND EARL EYRE**** (hereinafter called "Landlord" or "Mortgagee").

1. The Landlord or Mortgagee hereby agrees that the Secured Party may remove now or hereafter the following described personal property:

****All inventory, Equipment, and Fixtures *as attached Exhibit "A"* now owned or hereafter acquired.**

from the following described premises:

**** Certain space located in the retail building operated by Landlord ("Building") in the Klamath Falls Fred Meyer Shopping Center located in Klamath County in Klamath Falls, Oregon, as marked in red on the layout drawing attached as Exhibit D, consisting of approximately 1200 sq. ft. of space; known as 2655 Shasta Way, Space #3, Klamath Falls, Oregon 97603. ****

located in the City of Klamath Falls

State of Oregon

2. The Landlord or Mortgagee agrees that the personal property described will remain personal property even though it may be affixed to or placed in, under or upon the premises.
3. The Landlord or Mortgagee hereby waives any right, title, claim, or interest in the ~~above described personal property, by reason of said personal property being attached to, resting upon or under the premises, and hereby grants the Secured Party permission to remove the personal property from the premises at any reasonable time. The Secured Party will not be liable for the condition of the premises after removal of the personal property so long as reasonable care is used in effecting such removal.~~ *as attached Exhibit "A"*
4. All of the terms and conditions of this waiver agreement shall be binding on and inure to the benefit of the parties, their heirs, administrators, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this waiver agreement on the day and year first written above.

LANDLORD OR MORTGAGEE

By Alex J. Lecl, Jr.
Authorized Signature

WESTERN BANK

By Stephen D. Fulton
Authorized Signature
Stephen D. Fulton/Branch Manager

STATE OF OREGON MULTNOMAH County ss:

On this 2ND day of JANUARY, 1991, personally appeared the above named Alex J. Lecl, Jr. HIS voluntary act and deed, and acknowledged the foregoing instrument to be

My commission expires:

11-13-93

Before me:

Carol A. Langut
Notary Public for Oregon

Exhibit "A"



LAZERQUICK
COPIES

560

2655 Shasta Way, Suite 3 • Klamath Falls, OR 97603
(503) 882-8821 FAX (503) 882-8868

RECEIVED

DEC 27 1990

MZ-RED

Pam,

Listed below is a list of Equipment and Inventory for the Klamath Falls Lazerquick franchise. Thank you for doing the necessary paperwork that our local bank is requiring.

Earl F. Eyre

List of Equipment

2- Macintosh Plus, Hard Drives
Laser Writer II NT
Brother Instafas 300
Light Table
AB Dick 9810 press
Itek 550 Camera/platemaker
Challenge Powerfold
3M Camera
Challenge 8 Bin Collator
FMC Jogger
Challenge 17" Cutter
Xerox 1065 Copier
Toshiba BD 4910 Copier
NCR Cash Register
Electric Stapler
TA 1121 Adding Machine
Desk, Chair
Conter, 6 work tables

Inventory

| | | |
|--------------------------------|--------|--------|
| Paper | \$3200 | |
| Press, Camera, Copier Supplies | | \$1000 |
| Office Supplies | \$250 | |

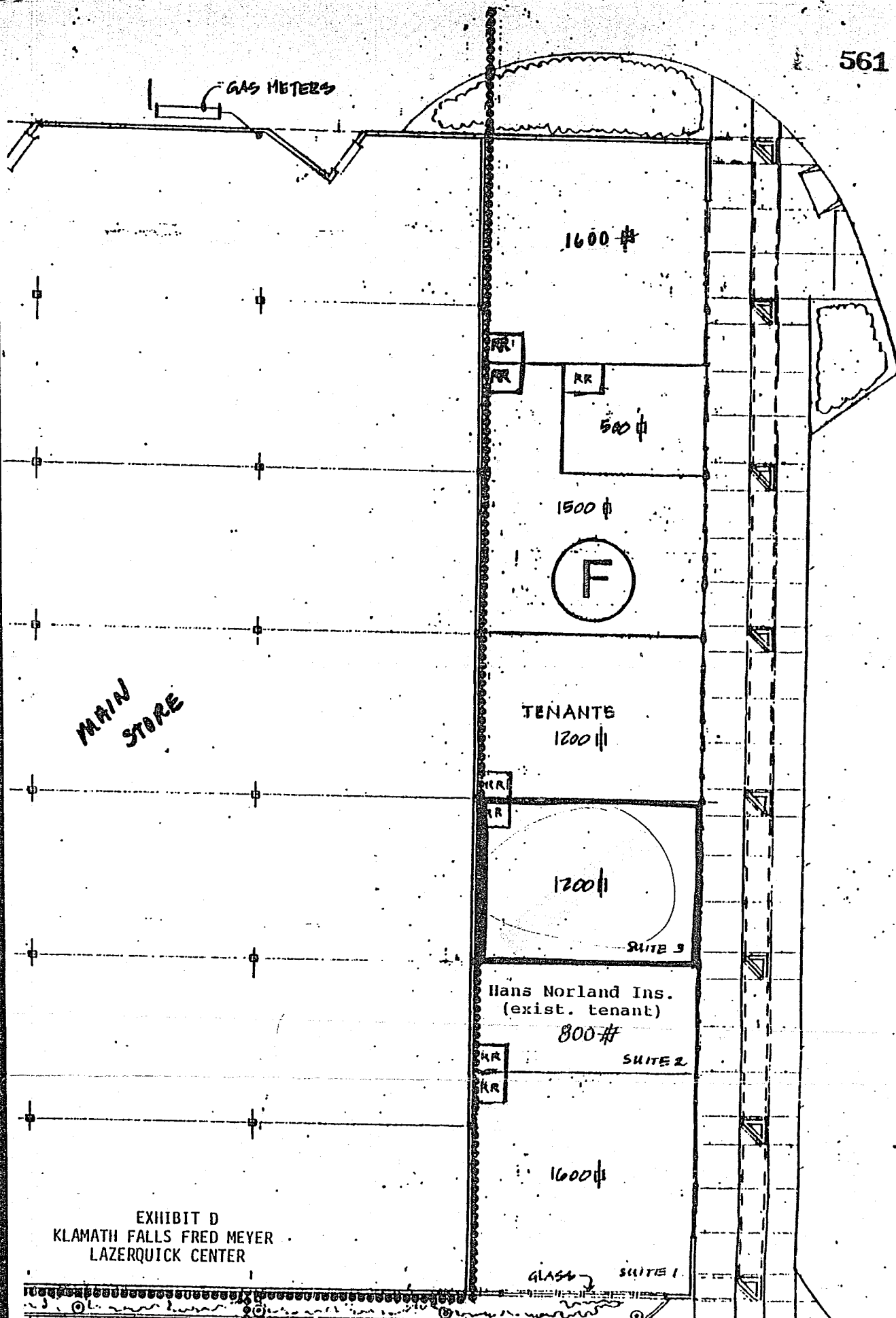


EXHIBIT D
KLAMATH FALLS FRED MEYER
LAZERQUICK CENTER

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Western Bank the 10th day
of Jan. A.D., 19 91 at 9:24 o'clock A M., and duly recorded in Vol. M91
of Mortgages on Page 559

FEE \$18.00

Evelyn Biehn County Clerk

By Pauline Mullendore