

46276

RECORDATION REQUESTED BY:

WESTERN BANK
421 South 7th Street
P.O. Box 669
Klamath Falls, OR 97601

WHEN RECORDED MAIL TO:

WESTERN BANK
421 South 7th Street
P.O. Box 669
Klamath Falls, OR 97601

SEND TAX NOTICES TO:

E. RONALD ISAKSON
4036 S. Sixth Street
Klamath Falls, OR. 97601

SPACE ABOVE THIS LINE IS
FOR RECORDER'S USE ONLY

LANDLORD'S CONSENT

THIS LANDLORD'S CONSENT is entered into among E. Ronald Isakson ("Borrower"), whose address is 4036 S. Sixth Street, Klamath Falls, OR 97601; WESTERN BANK ("Lender"), whose address is 421 South 7th Street, P.O. Box 669, Klamath Falls, OR 97601; and Fred Meyer, Inc. ("Landlord"), whose address is Riverside Center, Suite 500, 5100 SW Macadam Ave., Portland, Oregon 97201-3831. Borrower and Lender have entered into or are about to enter into, an agreement whereby Lender has acquired or will acquire a security interest or other interest in collateral. Some or all of the Collateral may be affixed or otherwise become located on Premises. To assist Borrower in obtaining Lender's agreement to extend the Loan to Borrower against such security interest in the Collateral and for other valuable consideration, Landlord hereby agrees with Lender and Borrower as follows.

DEFINITIONS. The following words shall have the following meanings when used in this Agreement. Terms not otherwise defined in this Agreement shall have the meanings attributed to such terms in the Uniform Commercial Code. All references to dollar amounts shall mean amounts in lawful money of the United States of America.

Agreement. The word "Agreement" means this Landlord's Consent, as this Landlord's Consent may be amended or modified from time to time, together with all exhibits and schedules attached to this Landlord's Consent from time to time.

Borrower. The word "Borrower" means E. Ronald Isakson.

Collateral. The word "Collateral" means certain of Borrower's personal property in which Lender has acquired or will acquire a security interest, including without limitation the following specific property:

All inventory, Accounts, Contract Rights, Equipment, General intangibles and Fixtures, See Exhibit "A".

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Landlord. The word "Landlord" means Fred Meyer, Inc. The term "Landlord" is used for convenience purposes only. Landlord's interest in the Premises may be that of a fee owner, lessor, sublessor or lienholder, or that of any other holder of an interest in the Premises which may be, or may become, prior to the interest of Lender.

Lease. The word "Lease" means that certain lease of the Premises, dated January 1, 1992, between Landlord and Borrower.

Lender. The word "Lender" means Western Bank its successors and assigns.

Loan. The word "Loan" means the loan, or any other financial accommodations, Lender has made or is making to Borrower.

Premises. The word "Premises" means the real property located in Klamath County, State of Oregon, commonly known as Corner Shasta Way/Washburn, Klamath Falls, OR 97603.

BORROWER'S ASSIGNMENT OF LEASE. Borrower hereby assigns to Lender all of Borrower's rights in the Lease, as partial security for the loan. The parties intend that this assignment will be a present transfer to Lender of all of Borrower's rights under the Lease, subject to Borrower's rights to use the Premises and enjoy the benefits of the Lease while not in default on the Loan or Lease. Upon full performance by Borrower under the Loan, this assignment shall be ended, without the necessity of any further action by any of the parties. This assignment includes all renewals of an amendments to the Lease or the Loan, until the Loan is paid in full. No amendments may be made to the Lease without Lender's prior written consent. Which shall not be unreasonable withheld or delayed.

CONSENT OF LANDLORD. Landlord consents to the above assignment. If Borrower defaults under the Loan or the Lease, Lender may reassign the Lease, (but any leasehold foreclosure sale or reassignment will be subject to written approval by Landlord of the transferee), and Landlord agrees that Landlord's consent to any such reassignment will not be unreasonable withheld or delayed. So long as Lender has not entered the Premises for the purpose of operating a business, Lender will have no liability under the Lease, including without limitation liability for rent. Whether or not Lender enters into possession of the Premises for any purpose, Borrower will remain fully liable for all obligations of Borrower as lessee under the Lease. While Lender is in possession of the Premises, Lender will cause all payments due under the Lease and attributable to that period of time to be made to Landlord. If Lender later or vacates the Premises without having acquired the leasehold estate, or if Lender reassigns the Lease to a third party (to be approved by Landlord pursuant to the terms of the Lease, subject to Landlord's agreement stated above that it will not unreasonably withhold or delay such consent) who assumes all of Borrower's obligations under the Lease, Lender will have no further obligation to Landlord.

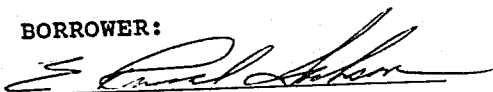
LEASE DEFAULTS. Both Borrower and Landlord agree and represent to Lender that to the best of their knowledge, there is no breach or offset existing under the Lease or under any other agreement between Borrower and Landlord relative to the Premises. Landlord agrees not to terminate the Lease, despite any default by Borrower, without giving Lender written notice of the default and a reasonable opportunity to cure the default. If the default is one that cannot reasonably be cured by Lender (such as insolvency, bankruptcy, or other judicial proceedings against Borrower), then Landlord will not terminate the Lease so long as Landlord receives all sums due under the Lease for the period during which Lender is in possession of the Premises, or so long as Lender reassigns the Lease to a new lessee reasonable satisfactory to Landlord.

ENTRY ONTO PREMISES. Landlord and Borrower grant to Lender the right to enter upon the Premises for the purpose of removing the Collateral from the Premises or conducting sales of the Collateral on the Premises. The rights granted to Lender in this Agreement will continue until a reasonable time after Lender receives notice in writing from Landlord that Borrower no longer is in lawful possession of the Premises. If Lender enters onto the Premises and removes the Collateral, Lender agrees with Landlord not to remove any Collateral in such a way that the Premises are damaged, without either repairing any such damage or reimbursing Landlord for the cost of repair.

MISCELLANEOUS PROVISIONS. This Agreement shall extend to and bind the respective heirs, personal representatives, successors and assigns of the parties to this Agreement. The covenants of Borrower and Landlord respecting subordination of the claim or claims of Landlord in favor of Lender shall extend to, include, and be enforceable by any transferee or endorsee to whom Lender may transfer any claim or claims to which this Agreement shall apply. Lender need not accept this Agreement in writing or otherwise to make it effective. This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon. If Landlord is other than an individual, any agent or their person executing this Agreement on Landlord's behalf. Lender shall not be deemed to have waived any rights under this Agreement unless such waive is in writing and signed by Lender. Without notice to Landlord and without affecting the validity of this Consent, Lender may do or not do anything it deems appropriate or necessary with respect to the Loan, any obligers on the Loan, or any Collateral for the Loan; including without limitation extending, renewing, rearranging, or accelerating any of the Loan indebtedness. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Agreement shall not constitute a waiver of or prejudice Lender's right otherwise to demand strict compliance with that provision or any other provision. Whenever consent by Lender is required in this Agreement, the granting of such consent by Lender in any one instance shall not constitute continuing consent to subsequent instances where such consent is required.

BORROWER AND LANDLORD ACKNOWLEDGE HAVING READ ALL THE PROVISIONS OF THIS LANDLORD'S CONSENT, AND BORROWER AND LANDLORD AGREE TO ITS TERMS. THIS AGREEMENT IS DATED APRIL 22, 1992.

BORROWER:


E. Ronald Isakson

LANDLORD:

Fred Meyer, Inc.


Landlord's Signature

LENDER:

WESTERN BANK


By: 
Authorized Officer

EXHIBIT "A"COLLATERALEQUIPMENT:

6 - Wascomat 10 lb, Model P-12 Washers	\$ 9,870
18 - Wascomat 18 lb, Model W-75 Washers	41,940
4 - Wascomat 30 lb, Model W-124 Washers	17,680
2 - Wascomat 50 lb, Model W-184 Washers	13,240
10 - WascoDry 30 lb, Model 32DG Dryers	45,070
4 - WascoDry 30 lb, Model 30XG Dryers	8,288
2 - WascoDry 50 lb, Model 50EG Dryers	4,924
3 - A.O. Smith, Model TJV-120 Hot Water Heaters	2,508
2 - Paloma, Model PH-24 Hot Water Heaters	6,400
1 - Standard, Model SC61 Coin Changer	2,805
1 - Vend Rite, Model 200-8 Soap Vender	<u>845</u>
	\$153,570
Shipping and Installation	\$ 12,988
Construction of Leasehold Improvements	<u>\$ 35,000</u>
	\$201,855
Equity in Isakson's personal residence	<u>\$ 31,600</u>
	<u>\$233,158</u>

E. RONALD ISAKSON dba: S & S LAUNDROMAT

X E. Ronald Isakson

LENDER ACKNOWLEDGMENT

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STATE OF Oregon) SS

COUNTY OF Klamath

On this 22nd day of April, 1992, before me, the undersigned Notary Public, personally appeared Authorized Officer, and known to me to be the Authorized Officer, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By [Signature]
Notary Public in and for the State of Oregon

Residing at Klamath Falls
My commission expires 5-26-92

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon) SS

COUNTY OF Klamath

On this day before me, the undersigned Notary Public, personally appeared E. Ronald Isakson, to me known to be the individual described in and who executed the Landlord's Consent, and acknowledged that he or she signed the Agreement as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 22nd day of April, 1992.
By [Signature]
Notary Public in and for the State of Oregon

Residing at Klamath Falls
My commission expires 5-26-92

LANDLORD ACKNOWLEDGMENT

STATE OF OREGON) SS

COUNTY OF MULTNOMAH

On this day before me, the undersigned Notary Public, personally appeared Fred Meyer, Inc., to me known to be the individual described in and who executed the Landlord's Consent, and acknowledged that he or she signed the Agreement as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 28th day of MAY, 1992.
By [Signature]
Notary Public in and for the State of OREGON

Residing at PORTLAND
My commission expires 11-13-93

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STATE OF OREGON: COUNTY OF KLAMATH: SS.
Filed for record at request of Western Bank the 16th day
of June A.D., 19 92 at 11:37 o'clock AM., and duly recorded in Vol. M92
of June of Mortgages on Page 13187.
By Evelyn Biehn County Clerk
[Signature]

FEE \$30.00