

RECORDATION REQUESTED BY:

98 OCT -1 P3:33

COLUMBIA RIVER BANK
316 EAST THIRD STREET
P.O. BOX 1030
THE DALLES, OR 97058

WHEN RECORDED MAIL TO:

COLUMBIA RIVER BANK
316 EAST THIRD STREET
P.O. BOX 1030
THE DALLES, OR 97058

SEND TAX NOTICES TO:

COLUMBIA RIVER BANK
316 EAST THIRD STREET
P.O. BOX 1030
THE DALLES, OR 97058

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

LANDLORD'S CONSENT

THIS LANDLORD'S CONSENT is entered into among WRMS COMPANY, LIMITED PARTNERSHIP ("Borrower"), whose address is 2154 SHERIDAN, RICHLAND, WA 99352; COLUMBIA RIVER BANK ("Lender"), whose address is 316 EAST THIRD STREET, P.O. BOX 1030, THE DALLES, OR 97058; and Richard & Kathleen Takacs ("Landlord"), whose address is P.O. 601, Tulelake, Ca 96134. 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 the Collateral. Some or all of the Collateral may be affixed or otherwise become located on the Premises. To induce Lender 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 WRMS COMPANY, LIMITED PARTNERSHIP.

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:

Landlord. The word "Landlord" means Richard & Kathleen Takacs. 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 March 7, 1995, between Landlord and Borrower.

Lender. The word "Lender" means COLUMBIA RIVER 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 22325 Stateline Rd., Merrill, OR 97633, and legally described as:

A tract of land situated in the W 1/2 of government lot 14, section 15, Twp 41 S, EWM, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the East line of said W 1/2 of government lot 14, from which the SW 1/16 corner of said Section 15 bears S 75 degrees 14' 11" W 684.44 feet, thence N 69 degrees 08' 12" E 252 feet; thence S 89 degrees 08' 12" E 252.00 feet to a point on the East line of said W 1/2 of government lot 14; thence South 00 degrees 01' 55" W 346.00 feet to the point of beginning, containing 2.00 acres. Together with the right of access to the parcel upon a 30.00 foot non-exclusive private access running from State Line Road along the easterly boundary of said W 1/2 of government lot 14 to the parcel described herein, with access shall be maintained by the lessee.

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 and 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 unreasonably 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, and Landlord agrees that Landlord's consent to any such reassignment will not be unreasonably 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 reassigns the Lease or vacates the Premises, 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. Landlord agrees not to terminate the Lease, despite any default by Borrower, without giving Lender written notice of the default and an opportunity to cure the default within a period of sixty (60) days from the receipt of the notice. 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 reasonably satisfactory to Landlord.

DISCLAIMER OF INTEREST. Landlord hereby consents to Lender's security interest (or other interest) in the Collateral and disclaims all interests, liens and claims which Landlord now has or may hereafter acquire in the Collateral. Landlord agrees that any lien or claim it may now have or may hereafter have in the Collateral will be subject at all times to Lender's security interest (or other present or future interest) in the Collateral and will be subject to the rights granted by Landlord to Lender in this Agreement.

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 other person executing this Agreement on behalf of Landlord represents and warrants to Lender that he or she has full power and authority to execute this Agreement on Landlord's behalf. Lender shall not be deemed to have waived any rights under this Agreement unless such waiver 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 obligations 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

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Loan No.

(Continued)

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 AUGUST 31, 1998.

BORROWER:

WRMS COMPANY, LIMITED PARTNERSHIP

By: Michael D. Thornton
MICHAEL D. THORNTON, General Partner

LANDLORD:

Richard & Kathleen Takacs

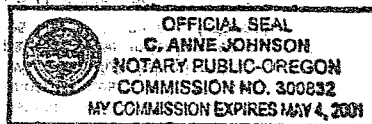
X Richard Takacs
Landlord's Signature

LENDER:

COLUMBIA RIVER BANK

By: Henry F. Oles
Authorized Officer

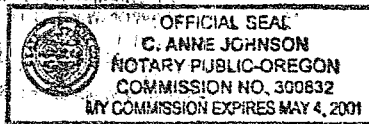
LENDER ACKNOWLEDGMENT

STATE OF OregonCOUNTY OF Umatilla

On this 31st day of August, 1998, before me, the undersigned Notary Public, personally appeared Thomas F. Gillette and known to me to be the Interlocutory 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 Clara J. OlesResiding at Pendleton, ORNotary Public in and for the State of OregonMy commission expires 5-4-2001

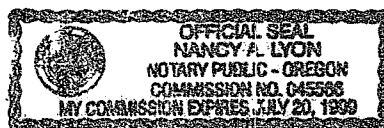
PARTNERSHIP ACKNOWLEDGMENT

STATE OF OregonCOUNTY OF Umatilla

On this 31st day of August, 1998, before me, the undersigned Notary Public, personally appeared MICHAEL D. THORNTON, General Partner of WRMS COMPANY, LIMITED PARTNERSHIP, and known to me to be a partner or designated agent of the partnership that executed the Landlord's Consent and acknowledged the Agreement to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership Agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Agreement and in fact executed the Agreement on behalf of the partnership.

By Clara J. OlesResiding at Pendleton, ORNotary Public in and for the State of OregonMy commission expires 5-4-2001

LANDLORD ACKNOWLEDGMENT

STATE OF OregonCOUNTY OF Klamath

On this day before me, the undersigned Notary Public, personally appeared Richard & Kathleen Takacs, 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 September, 1998By Nancy A. LyonResiding at Marion, ORNotary Public in and for the State of OregonMy commission expires 7/20/99

LASER PRO, Reg. U.S. Pat. & T.M. Off., Ver. 3.20 (c) 1998 CFI ProServices, Inc. All rights reserved. [OR-E4S WRMSINC.LN]

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day of October A.D., 19 98 at 3:33 o'clock P. M., and duly recorded in Vol. M98 of Mortgages on Page 36276

FEE \$15.00

By Kathleen Brown
Bernetha G. Letsch, County Clerk

THE OFFICE OF THE
CLERK OF THE COURT
COUNTY OF KLAMATH, OREGON

RECORDED BY THE CLERK OF THE COURT

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