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LESSOR NAME AND ADDRESS: Badorek Enterprises  
 4238 Onyx Street, Klamath Falls, OR 97603  
 LESSEE NAME AND ADDRESS: Familian NW, Inc.  
 2121 N. Columbia Blvd., Portland, OR 97217  
 AFTER RECORDING RETURN TO: Familian NW, Inc.  
 2121 N. Columbia Blvd., Portland, OR 97217

## MEMORANDUM OF COMMERCIAL LEASE AGREEMENT

Know all men by these presents that on the 15<sup>th</sup> day of October, 1998, Walter Badorek and Sharon Badorek, individually and dba Badorek Enterprises as Lessor and Familian Northwest, Inc. as Lessee made and entered into a certain COMMERCIAL LEASE wherein said Lessor agreed to lease to said Lessee and the latter agreed to lease from said Lessor certain premises located in the County of Klamath, State of Oregon, such premises consisting of (i) the last consisting of approximately 2.00 acres situated in the County of Klamath, State of Oregon, legally described in Exhibit A hereto (Land), (ii) the building containing approximately 16,000 square feet, including 2,240 square feet of finished area to be built by Lessor on the Land (Building), and (iii) all other appurtenances and improvements located on or associated with the Land; such Lease to continue for a term of 120 months together with renewal options.

IN WITNESS WHEREOF the said Lessors and Lessees have executed this Memorandum of Commercial Lease Agreement effective the date first written above.

LESSOR:

Walter C. Badorek  
 Walter C. Badorek, individually  
 and for Badorek Enterprises  
Sharon Badorek  
 Sharon Badorek

LESSEE:

FAMILIAN NORTHWEST, INC.

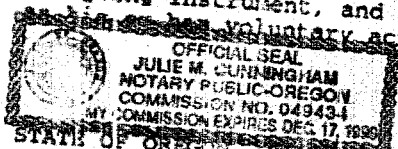
BY: [Signature]  
 Tom K. Stern, President

COUNTY OF TAZEWELL  
 COMMONWEALTH OF VIRGINIA

The foregoing instrument was acknowledged before me this 26th day of October, 1998 by Sharon

Notary Public

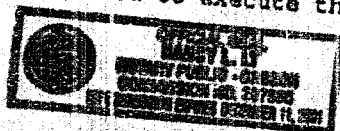
STATE OF OREGON, County of Klamath ) ss. Badorek. [Signature]  
 On the 22<sup>nd</sup> day of October, 1998, personally appeared before me Walter C. Badorek and Sharon Badorek to me known to be the individually described in and who executed the within and foregoing instrument, and acknowledged that they signed the same voluntarily act and deed.



Julie M. Cunningham  
 NOTARY PUBLIC FOR OREGON

STATE OF OREGON, County of Multnomah ) ss.

On the 21<sup>st</sup> day of October, 1998, personally appeared before me Tom K. Stern, President of Familian Northwest, Inc., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, and on oath stated that he is authorized to execute the said instrument.



Nancy L. Ly  
 NOTARY PUBLIC FOR OREGON

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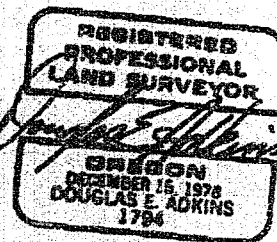
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# PARCEL DESCRIPTION FOR BADOREK ENTERPRISES

A parcel of land located in the SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 3, T39S., R9E., W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Broadmore Street, said point being the Southwest corner of Block 4 of Tract 1080 - Washburn Park; thence S89° 13' 01" E 316.00 feet along the southerly line of said Block 4 to a point; thence S 00° 09' 48" W 276.00 feet parallel with Broadmore Street to a point; thence N 89° 13' 01" W 316.00 feet to the easterly right-of-way line of Broadmore Street; thence along said right-of-way line N 00° 09' 48" E 276.00 feet to the point of beginning; containing 2.00 acres, more or less.



STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Neal Buchanan the 30th day  
of October A.D. 19 98 at 2:04 o'clock P. M., and duly recorded in Vol. M98  
of Beeds on Page 39917

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Adams

EXHIBIT A