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for recorder's use)

ASSUMPTION OF AGREEMENT TO PERFORM GROUND LEASE

This Assumption of Agreement to Perform Ground Lease ("Assumption" herein) is dated and deemed effective as of this 11th day of November, 2006, by CARLO G. TERRANOVA, an unmarried man (referred to as "Lessee" herein).

SWAN LAKE MOULDING COMPANY, an Oregon Corporation (referred to as "Lessor" herein) leases to Lessee and Lessee hereby leases from Lessor that certain ground lease located at 2972 South 6th Street, Klamath Falls, Oregon 97603 in the City of Klamath Falls, County of Klamath Falls, State of Oregon, more particularly described in Exhibit "A" ("Premises" herein) dated April 5, 2000 between Swan Lake Moulding Company, an Oregon Corporation, and Charles Terranova and Mary Lou Terranova, the original lessee.

On November 28, 2005, CHARLES TERRANOVA AND MARY LOU TERRANOVA, the original lessee under the Lease assigned their lessee's interest pursuant to Section 8.1 of the Lease to Charles Terranova, Jr. and Mary Lou Terranova, Trustees, TERRANOVA FAMILY 2005 TRUST U/T/A November 12, 2005, the Successor Lessee ("Successor Lessee"). On November 28, 2005, the Successor Lessee executed an Acceptance of Assignment of Ground Lease. The Lessor subsequently then executed an Approval of Assignment of Ground Lease. Charles Terranova, Jr. died on December 2, 2005 resulting in Mary Lou Terranova being the sole Trustee of the Successor Lessee.

On November 11, 2006, the Successor Lessee assigned its lessee's interest pursuant to Section 8.1 of the Lease to Lessee. On November 11, 2006, the Lessee executed an Acceptance of Assignment of Ground Lease. The Lessor subsequently then executed an Approval of Assignment of Ground Lease.

Under this Assumption, the Lessee accepts the Assignment of Ground Lease and agrees to accept, abide by, and comply with all of the terms and conditions of the Ground Lease.

IN WITNESS WHEREOF, the undersigned has hereunto set his signature to this Assumption as of the date first above written.


CARLO G. TERRANOVA

"Lessee"

EXHIBIT "A"

PARCEL 1:

Beginning at the Northwest corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, and running thence S00 00'30"E along the westerly boundary of Section 3, 977.8 feet, more or less, to its intersection with a line parallel with and fifty feet distant at right angles southwesterly from the center line of the South Sixth Street, as the same is now located and constructed; thence S55 52'30"E along said parallel line 1326.5 feet; thence at right angles to South Sixth Street S34 07'30"West 70 feet; thence S86 41'59"W 3.00 feet to Point "A" which is the True Point of Beginning for this property description; thence S55 52'30"E 72.46 feet; thence S34 07'30"W 122.23 feet; thence N55 52'30"W 72.46 feet; thence N34 07'30"E 122.23 feet to the True Point of Beginning.

The commercial building located at the following described premises under that certain ground lease, otherwise known as the leasehold improvements and more commonly known as:

2972 South Sixth Street
Klamath Falls, Oregon 97603

MAP NO: R-3909-003BC-01000-0A1


State of California)
County of Orange)

On December 7, 2006 before me, JEANNETTE MARIE KNOEDLER, personally appeared CARLO G. TERRANOVA, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

(Seal)

Signature


JEANNETTE MARIE KNOEDLER
Notary Public



CAPACITY CLAIMED BY SIGNER

☐ Individual

☐ Corporate Officer(s) _____
Title(s)

☐ Partners

☐ Attorney-In-Fact

☐ Trustee

☐ Subscribing Witness

☐ Guardian/Conservator

SIGNER IS REPRESENTING
Name of Person or Entity(ies)

THIS CERTIFICATE MUST BE
ATTACHED TO THE DOCUMENT
DESCRIBED AT RIGHT

Title or Type of Document:
Assumption of Agreement
to Perform Ground Lease
Number of Pages: 4