

Recording Requested By
and When Recorded Return to:

SNELL & WILMER LLP.
One Arizona Center
Phoenix, Arizona 85004-2202
Attention: Jenna Bouchard, Esq.

MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE, is executed this 31st day of July, 2019, by and between Stallcup Properties, LLC ("Landlord"), having its principal place of business at P.O. Box 4304, Medford, Oregon, 97501, and Wenoregon LLC ("Tenant"), having its principal place of business at 503 E. 2nd Avenue, Suite B, Spokane, Washington 99202, Landlord and Tenant having entered into a commercial lease having an effective date of March 24, 2014 (the "Lease").

WITNESSETH, that:

1. The Lease covers certain commercial property located at 2150 South 6th Street, Klamath Falls, Oregon (the "Property"), together with all buildings and improvements constructed thereon (the "Premises"), all as more particularly described in the Lease. The legal description of the Property on which the Premises is located is attached hereto as Exhibit A and incorporated herein by this reference.
2. The term of the Lease commenced on April 1, 2014 and will expire on March 31, 2034.
3. Tenant has four (4) options to renew the Lease for a period of five (five) years each, on the same terms and conditions as stated in the Lease.
4. This Memorandum shall not, under any circumstances, be deemed to modify or change any provisions of the Lease, the provisions of which shall in all instances prevail.
5. This Memorandum may be signed in two or more counterpart copies with the same effect as if the signature to each counterpart copy were on a single instrument. Each counterpart shall be deemed an original as to any party whose signature it bears and all such counterparts shall constitute one document. Facsimile or electronically scanned copies shall be deemed originals.

[SIGNATURES ON FOLLOWING PAGE]

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

EXECUTED as of the date first written above.

LANDLORD:

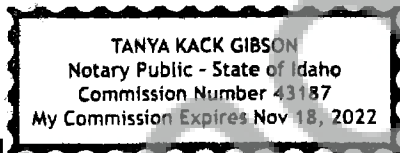
STALLCUP PROPERTIES, LLC

By: Walter B. Stallcup
Printed Name: _____
Its: Managing member

STATE OF Idaho)
COUNTY OF Ada) SS

On May 16th, 2019, before me, the undersigned, a Notary Public in and for said State personally appeared Walter B. Stallcup known to me to be the managing member of Stallcup Properties, LLC and acknowledged to me that such individual executed the within instrument on behalf of said limited liability company.

WITNESS my hand and official seal.



[SEAL]

Tanya Kack Gibson
Ada, Idaho
Notary Public in and for said County and State

TENANT:

WENOREGON LLC, an Oregon limited liability company

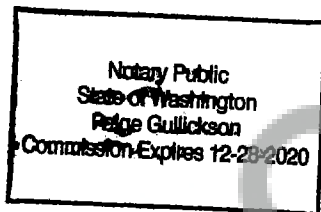
By: *P. B. Nisbet*
Peter B. Nisbet, Manager

STATE OF WA)
) SS
COUNTY OF Spokane)

On February 21, 2019, before me, the undersigned, a Notary Public in and for said State personally appeared Peter B. Nisbet known to me to be the Manager of Wenoregon LLC and acknowledged to me that such individual executed the within instrument on behalf of said limited liability company.

WITNESS my hand and official seal.

[SEAL]



Paige Gullickson
Spokane, WA 12-28-2020
Notary Public in and for said County and State

EXHIBIT A

Legal Description of Property

Lots 1 through 6, Block 1, RESUBDIVISION OF BLOCK 242, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH that portion of the vacated alley which inures by law thereto by Ordinance No. 07-15 recorded July 26, 2007 in Volume 2007-013252, Microfilm Records of Klamath County, Oregon.

Excepting therefrom that portion conveyed to the State of Oregon by instrument recorded June 29, 1942 in Book 148, page 201, Deed Records of Klamath County, Oregon.

Unofficial Copy