



2022-009173

Klamath County, Oregon

07/27/2022 08:34:01 AM

Fee: \$97.00

After recording return to:
Bendich, Stobaugh & Strong
126 NW Canal Street, Suite 100
Seattle, WA 98107

SUBORDINATION OF LEASE AGREEMENT

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR LEASEHOLD ESTATE IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT. IT IS RECOMMENDED THAT PRIOR TO EXECUTION OF THIS SUBORDINATION AGREEMENT THE SUBORDINATOR CONSULT WITH HER ATTORNEY.

The undersigned subordinator agrees as follows:

1. Pacific Ridge Insurance, Inc., referred to herein as "Subordinator", is the lessee of an Unrecorded Lease with Mangan Properties LLC covering the premises described at attached Exhibit "A." A Memorandum of that Lease was recorded at Klamath County Recording No. 2022-009161.

2. Mangan Properties LLC owns the real property described in Paragraph 1 and is referred to herein as "Owner."

3. Owner has executed, or is about to execute, a deed of trust in favor of Evergreen Business Capital ("CDC") to secure a note in the original principal amount of \$297,000.00. This deed of trust and note will be assigned by CDC to the United States Small Business Administration ("SBA"). The deed of trust will be referred to in this document as "the SBA Deed of Trust" and CDC and SBA will be referred to collectively as "Lender." The SBA Deed of Trust was recorded at Klamath County Recording No. 2022-009160.

4. In consideration of benefits to Subordinator from Owner, receipt and sufficiency of which is hereby acknowledged, and to induce Lender to advance funds under the note and all agreements in connection therewith the Subordinator does hereby unconditionally subordinate its interest in the lease identified in Paragraph 1 above to the lien of the SBA Deed of Trust, and all advances or charges made or accruing thereunder, including any extension or renewal thereof.

5. Upon completion of any foreclosure of the SBA Deed of Trust, Subordinator's leasehold interest in the premises will be automatically terminated.

6. It is understood by the parties hereto that Lender would not make the loan

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secured by the SBA Deed of Trust without this agreement.

7. This agreement shall be the whole and only agreement between the parties hereto with regard to the subordination of the lien or charge of the lease above mentioned to the SBA Deed of Trust and shall supersede and cancel any prior agreements as to such.

8. The heirs, administrators, assigns and successors in interest of the Subordinator shall be bound by this agreement. Where the word "mortgage" appears herein it shall be considered as "deed of trust", and vice versa. Gender and number of pronouns are considered to conform to undersigned.

EXECUTED this 18th day of July, 2022.

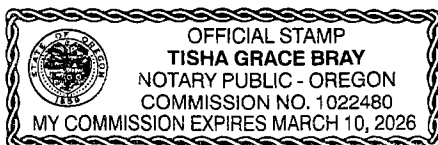
Pacific Ridge Insurance, Inc.

By: Bradley J. Mangan
Bradley J. Mangan, President

State of Oregon)
) ss.
County of Klamath)

This record was acknowledged before me on July 18, 2022, by
Bradley J. Mangan as President of Pacific Ridge Insurance, Inc..

(seal or stamp)



[Signature]

Notary Public in and for the State of Oregon
My commission expires: March 10, 2027

Exhibit "A"

Parcel 1, Land Partition 13-21 being a replat of a portion of Lot 3, Block 6, Tract 1080 Washburn Park, situated in the SE1/4 SE1/4 in Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon recorded August 16, 2021 in Instrument 2021-012448, Microfilm Records of Klamath County, Oregon.

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