

AFTER RECORDING, PLEASE RETURN TO:
ALBERT COKE ROTH, III, ESQ.
8836 Gage Blvd., #204A
Kennewick, WA 99336

2023-005690

Klamath County, Oregon

07/10/2023 03:31:02 PM

Fee: \$92.00

READ AND APPROVED AS TO
FORM AND CONTENT

ASSIGNMENT OF RENTS

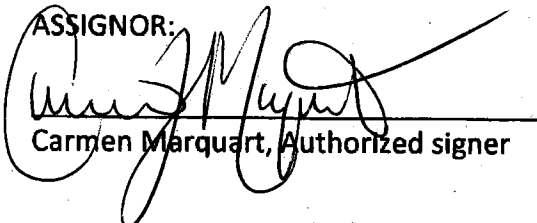
THIS ASSIGNMENT OF RENTS ("Rent Assignment") is entered into by and Marquart Investments, LLC, a Washington limited liability company, its successors and assigns ("Assignor") and DJC Automotive, a Delaware corporation, its successors and assigns ("Assignee"), assigning the rents and profits ("Rents") as collateral under that certain "Loan Agreement" between Assignor as "Borrower" and Assignee as "Lender".

Assignor, as Landlord, and Seismic Bowling Promotions, LLC, an Oregon limited liability company, as tenant, entered into that certain "Commercial Lease Agreement", incorporated herein by this reference ("Lease") as of the effective date as set forth in the Lease. For purposes of collateral Assignor, hereby assigns any and all rents collected under the Lease to Assignee in the event of Assignor's default under the Loan Agreement, of which this Rent Assignment is an incorporated document. Provided, however, in Assignee's discretion, the Rents paid to Assignor may be directed to be paid to an escrow collection agent that will divide the Rents into those respective amounts owed to Assignor and Assignee and pay such respective amounts to Assignor and Assignee.

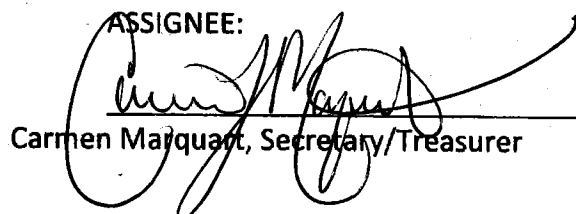
In the event of the Default of any of the payment and performance terms and conditions of the Loan Agreement or any of its incorporated Loan Documents, Assignee, as Lender, may foreclose on the Rents under the terms and conditions of the above noted Lease by way of independent Charging Order or otherwise seek remedies under the Loan Documents.

This Rent Assignment shall be effective as of the effective date the Lease.

ASSIGNOR:


Carmen Marquart, Authorized signer

ASSIGNEE:


Carmen Marquart, Secretary/Treasurer

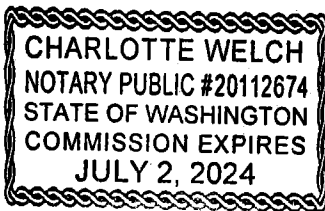
and authorized signer

STATE OF Washington)
: ss

County of Benton)

On this 16th day of July, 2023, before me personally appeared CARMEN MARQUART, to me known to be the Authorized Signer of Marquart Investments, LLC, the Limited Liability Company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Limited Liability Company for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute said instrument on behalf of said Limited Liability Company.

In Witness Whereof I have hereunto set my hand and affixed seal the day and year first above written.



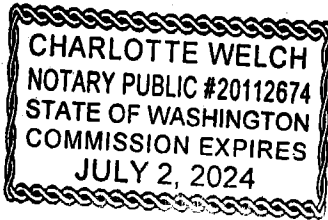
Charlotte Welch
Print Name: Charlotte Welch
Notary Public for the State of Washington
Residing at: Richland
My Commission Expires: 7-2-2024

STATE OF Washington)
: ss

County of Benton)

On this 16th day of July, 2023, before me personally appeared CARMEN MARQUART to me known to be the Secretary/Treasurer and authorized signer of and for DJC Automotive, Inc., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute said instrument on behalf of said corporation.

In Witness Whereof I have hereunto set my hand and affixed seal the day and year first above written.



Charlotte Welch
Print Name: Charlotte Welch
Notary Public for the State of Washington
Residing at: Richland
My Commission Expires: 7-2-2024

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