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Chicago, IL 60601-3294

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DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

Prepared by and return to:
Scott Osborne
Preston Gates & Ellis LLP
425 Fourth Avenue, Suite 2900
Seattle, WA 98104

SPACE ABOVE THIS LINE FOR RECORDER

MEMORANDUM OF LEASE
(Property No. 61)

THIS MEMORANDUM OF LEASE is made this 31st day of January, 2006 (the "Effective Date") by and between LN Real Estate LLC, a Washington limited liability company ("Landlord"), and Lanoga Corporation, a Minnesota corporation ("Tenant") with respect to that certain Lease dated of even date herewith between Landlord and Tenant (the "Lease") and that certain Master Agreement for Termination and Purchase dated as of the Effective Date (the "Master Agreement"):

1. **Premises**. Landlord leases to Tenant and Tenant leases from Landlord all that certain parcel of land, together with the improvements thereon, located at 1001 East Main, Manchester, IA, more particularly described as follows:

Legal description is located on Exhibit A, page 4 (the "Premises").

2. **Term**. The term of this lease shall be a term of eleven (11) years (the "Term") as defined in and in accordance with the provisions of the Lease.

3. **Tenant's Right to Extend the Lease Term**. Tenant has an option to extend the original term of the Lease for up to six (6) five (5)-year renewal terms, to commence immediately following the original term of the Lease, in each case upon the terms, covenants and conditions set forth in the Lease.

4. **Tenant's Right to Terminate and Purchase.** Tenant has the right to: (i) terminate the Lease; (ii) purchase the Premises pursuant to a purchase option; and (iii) purchase the Premises pursuant to a right of first offer, all as more particularly stated in, and subject to the terms, covenants and conditions set forth in the Master Agreement.

5. **Purpose of Memorandum**. This Memorandum of Lease is for notice purposes only, and shall in no way be deemed to modify or amend the provisions of the Lease or the Master Agreement.

[Signatures on following page]

LANDLORD:

Witness: _____

LN REAL ESTATE LLC, a Washington limited liability company

Date: 1/24/06

By: _____
Ian C. Jacobson
Authorized Signatory

Date: 1.24.06

TENANT:

Witness: _____

LANOGA CORPORATION, a Minnesota corporation

Date: 1/24/06

By: _____
Ian C. Jacobson
Authorized Signatory

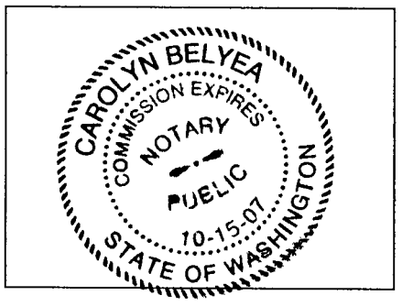
Date: 1.24.06

AFTER RECORDING MAIL TO:
CHICAGO TITLE INSURANCE CO.
171 N. CLARK ST. MLC: 04SP
CHICAGO, IL 60601
ATTN: LILIA RODRIGUEZ

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Ian C. Jacobson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Authorized Signatory of LN Real Estate LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/24/06

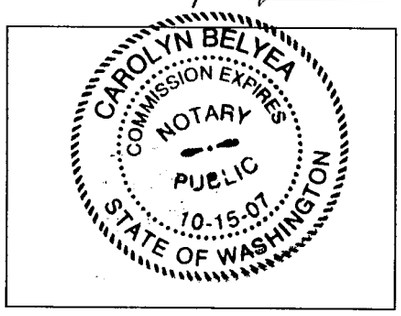


Carolyn Belyea
Notary Public
Print Name Carolyn Belyea
My commission expires 10-15-07

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Ian C. Jacobson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Authorized Signatory of Lanoga Corporation, a Minnesota corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/24/06



Carolyn Belyea
Notary Public
Print Name Carolyn Belyea
My commission expires 10-15-07

Exhibit A

LEGAL DESCRIPTION

The West four hundred (400) feet of that part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, lying North of the Illinois Central Railroad right of way, except the North two hundred thirty three (233) feet of the East one hundred (100) feet thereof, in Delaware County, Iowa.

and

That certain railroad spur easement dated September 20, 1954 executed by and between Eclipse Lumber Company and Sioux City Cashway Lumber Store, filed for record May 19, 1955 and recorded in Book I of miscellaneous, Page 214 in the public records of Delaware County, State of Iowa.