

WHEN RECORDED, RETURN TO:

Alera Management Group, LLC
5800 SW Meadows Road, Suite 230
Lake Oswego, OR 97035

Grantor: Susan Janet Windham, Successor Trustee of Trust R&BC1 dated March 3, 1991
Grantee: Alera Management Group, LLC, an Oregon limited liability company
Abbreviated legal description: LOT 1 OF THE ROBERT COLEMAN SHORT PLAT 3/414
Tax Account No: 02-05-32-2-0-0305-00

ASSIGNMENT OF LEASES, RENTS AND PLANS

THIS ASSIGNMENT OF LEASES, RENTS AND PLANS (the "Assignment"), dated as of August 5, 2024, is made by Susan Janet Windham, Successor Trustee of Trust R&BC1 dated March 3, 1991 (the "Assignor"), with an address at 9833 Pebble Weigh Court, Burke, VA 22015, to and in favor of Alera Management Group, LLC, an Oregon limited liability company ("Lender"), with an address at 5800 SW Meadows Road, Suite 230, Lake Oswego, OR 97035.

RECITALS

A. Lender has agreed to make a loan to Susan Janet Windham, Successor Trustee of Trust R&BC1 dated March 3, 1991 (the "Borrower") in the amount of \$375,000.00 (the "Loan" or the "Indebtedness"), which will be evidenced by that certain Secured Promissory Note of even date herewith (the "Note") executed by Borrower in favor of Lender in the amount of the Loan and bearing interest and being payable as set forth therein.

B. The Loan will be secured, in part, by a certain Commercial Deed of Trust and Assignment of Rents, dated as of the date of the Note (the "Trust Deed") between Assignor and Lender, encumbering the Property located in Skamania County, Washington, including the real property described more particularly as:

See Exhibit "A"

and the other Loan Documents, which term includes this Assignment.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby agrees as follows:

Section 1. Definitions. Capitalized terms used herein shall have the respective meanings given them in the Trust Deeds unless otherwise defined herein. The term "including" shall mean "including, without limitation."

Section 2. Assignment.

2.1 To further secure the Indebtedness, Borrower hereby assigns, transfers, conveys and sets over to Lender all of Borrower's estate, right, title and interest in, to and under all leases, whether existing on the date hereof or hereafter entered into (including any extensions, modifications or amendments thereto) relating to the Property, including the leases, tenancies and other occupancy agreements described on Exhibit "B", attached hereto and incorporated herein (the "Leases"), together with all rights, powers, privileges, options and other benefits of Borrower as the landlord under the Leases regarding the current tenants and any future tenants (the "Tenants", and each a "Tenant"), and also together with all guarantees of the Tenants' performance and payment under the Leases, and all the rents, charges, issues, royalties, revenues, profits, and income under the Leases or from the Property (collectively, the "Rents"), including those now due, past due or to become due.

2.2 To further secure the Indebtedness, Borrower hereby assigns, transfers, conveys and sets over to Lender all of Borrower's estate, right, title and interest in, to and under all plans, specs, drawings, and other documents in any way relating to the Property or the construction to take place on the Property (collectively, the "Plans").

2.3 This Assignment is a present, absolute and unconditional assignment, and is not a contingent assignment. The rights of Lender in and to the Leases, Rents, and Plans are not dependent upon the absence or occurrence of any event. Notwithstanding the foregoing, however, so long as no "Event of Default" (as defined herein) has occurred, Borrower shall have a revocable license to possess and control the Property and collect and receive all Rents. Upon the occurrence of an Event of Default, such license shall automatically be deemed to be revoked by Lender.

Section 3. Agreements of Borrower. Borrower hereby agrees as follows:

3.1 Borrower irrevocably appoints Lender their true and lawful attorney-in-fact, at the option of Lender at any time and from time to time, to take possession and control of the Property, pursuant to Borrower's rights as lessor under the Leases, and to demand, receive and enforce payment, to give receipts, releases and satisfaction and to sue, in the name of Borrower or Lender, for all Rents, and make any decisions regarding the Plans;

3.2 If any of the Leases provide for a security deposit paid by the Tenant thereunder to Borrower, this Assignment shall transfer to the Lender all of Borrower's right, title and interest in and to such security deposits; provided, however, that Borrower shall have the right to retain such security deposits so long as no Event of Default shall have occurred; and provided, further, that Lender shall have no obligation to any such Tenant with respect to such security deposits unless and until Lender comes into actual possession and accepts control of such security deposits by notice to such Tenant;

3.3 Borrower shall not terminate any Lease (except pursuant to the terms of such Lease upon a default by the Tenant thereunder), grant concessions or modify or amend any such Lease in any material manner, or consent to an assignment or subletting, without the prior written consent of Lender;

3.4 Borrower has not and shall not collect any Rent more than one (1) month in advance of the date on which it becomes due under the terms of each Lease, or discount any future accruing Rent, or waive any right of setoff against any Tenant under the Leases;

3.5 Except with the prior written consent of Lender, Borrower shall not permit a subordination of any Lease to any mortgage, deed of trust or other encumbrance, or any other lease, now or hereafter affecting the Property or any part thereof, or permit the conversion of any Lease to a sublease;

3.6 Borrower shall faithfully perform and discharge all obligations of the landlord under the Leases, and shall give prompt written notice to Lender of any notice of Borrower's default received from a Tenant or any other person and shall furnish Lender with a complete copy of said notice;

3.7 Upon the request of Lender, Borrower shall promptly provide to Lender a true and correct copy of all existing Leases; and

3.8 Nothing herein shall be construed to constitute Lender as a "mortgagee in possession" in the absence of its taking of actual possession of the Property pursuant to the powers granted herein, or to impose any liability or obligation on Lender under or with respect to the Leases or the Property. Borrower shall indemnify and hold Lender harmless from and against any and all liabilities, losses and damages (including attorneys' fees) that Lender may incur under the Leases or by reason of this Assignment, and of and from any and all claims and demands whatsoever that may be asserted against Lender by reason of any alleged obligations to be performed or discharged by Lender under the Leases or this Assignment. Any Rent collected by Lender may be applied by Lender in its discretion in satisfaction of any such liability, loss, damage, claim, demand, costs, expense or fees. Borrower shall appear in and defend, at no cost to Lender, any action or proceeding arising under or in any manner connected with the Leases. If requested by Lender, Borrower shall enforce any Lease and all remedies available to Borrower against the Tenant in the case of default under such Lease by the Tenant thereunder.

3.9 Borrower shall keep good records, both hard copies and electronic, of the Plans, and agrees to provide the Plans to Lender upon request.

Section 4. Event of Default. The following shall constitute an Event of Default hereunder: (i) the occurrence of an Event of Default under any Loan Document; or (ii) if at any time any representation or warranty made by Borrower in this Assignment shall be or become materially incorrect; or (iii) the breach of any agreement by Borrower under this Assignment.

Section 5. Remedies of Lender.

5.1 Upon the occurrence of an Event of Default, Lender shall have the following rights and remedies, all of which are cumulative, in addition to all other rights and remedies provided under the Loan Documents, or any other agreement between Borrower and Lender, or otherwise available at law or in equity or by statute:

Lender may, at any time without notice, either in person, by agent or by a court-appointed receiver, regardless of the adequacy of Lender's security, enter upon and take possession and control of the Property or any part thereof, to perform all acts necessary and appropriate to operate and maintain the Property including, but not limited to, execute, cancel or modify the Leases or Plans, make repairs to the Property, execute or terminate contracts providing for the management or maintenance of the Property, all on such terms as are deemed best to protect the security of this Assignment, in Lender's sole discretion, and in Lender's or Borrower's name, sue for or otherwise collect such Rents from the Property as specified in this Assignment as the same become due and payable, including, but not limited to, Rents then due and unpaid; and

(b) Lender shall be deemed to be the creditor of each Tenant in respect of any assignments for the benefit of creditors and any bankruptcy, arrangement, reorganization, insolvency, dissolution, receivership or other debtor-relief proceedings affecting the Tenant (without obligation on the part of Lender, however, to file timely claims in such proceedings or otherwise pursue creditor's rights therein).

(c) Lender shall be deemed to be the possessor of all the Plans, and shall have the right to contact all parties necessary to gain actual possession of the Plans.

5.2 All Rents collected subsequent to the occurrence of any Event of Default shall be applied at the discretion of, and in such order as determined by, Lender to the costs, if any, of taking possession and control of and managing the Property and collecting such amounts, including,

attorney's fees, receiver's fees, premiums on receiver's bonds, costs of repairs to the Property, premiums on insurance policies, taxes, assessments and other charges on the Property, and the costs of discharging any obligation or liability of Borrower as lessor or landlord of the Property and to the Indebtedness. Lender or the receiver shall have access to the books and records used in the operation and maintenance of the Property and shall be liable to account only for those Rents actually received. Lender shall not be liable to Borrower, anyone claiming under or through Borrower or anyone having an interest in the Property by reason of anything done or left undone by Lender hereunder.

5.3 Lender shall have the right to notify all Tenants of an Event of Default and to direct the Tenants to thereafter pay all Rents to Lender, and the Lender shall be entitled to receive the Rents without appointment of a receiver or other court action. All Tenants and guarantors of Leases are hereby authorized to rely upon and comply with any notice from Lender to begin paying the Rents to Lender, and all such Rents paid to Lender shall be in satisfaction of the Tenants' obligations under the Leases, and Borrower shall have no claim against any Tenant for any such Rents paid to Lender pursuant to such notice.

5.4 If the Rents are not sufficient to meet the costs, if any, of taking possession and control of and managing the Property and collecting the same, any funds expended by Lender for such purposes shall be included as part of the Indebtedness.

5.5 Any entering upon and taking possession and control of the Property by Lender or the receiver and any application of Rents as provided herein shall not cure or waive any Event of Default or invalidate any other right or remedy of Lender.

5.6 Borrower hereby represents and agrees that it is and will be the sole owner of the entire landlord's interest (or Tenant's interest in the case of Leases with respect to which Borrower is the Tenant) in all Leases, subject only to the Permitted Encumbrances.

Section 6. Lease Provisions. All Leases executed after the date of this Assignment shall contain (iv) a provision obligating the Tenant to enter into a subordination and attornment agreement with Lender in form and substance satisfactory to Lender, subordinating such Lease to the lien of the Property and (v) a provision authorizing the Tenant to pay the Rents to Lender upon notice of an Event of Default under this Assignment.

Section 7. Release. The assignment contained herein and all rights herein assigned to Lender shall cease and terminate as to all Leases: (i) upon the satisfaction of all Indebtedness; or (ii) upon the release of the Property subject to such Lease from the lien of the Trust Deeds covering the Property pursuant to the provisions of such Trust Deeds. It is expressly understood that no judgment or decree that may be entered on any Indebtedness shall operate to abrogate or lessen the effect of this Assignment, but that the same shall continue in full force and effect as herein provided. The provisions of this Assignment shall also remain in full force and effect during the pendency of any proceedings for the foreclosure and/or sale of the Property, or any part thereof, both before and after sale, until the issuance of a deed pursuant to a decree of foreclosure and/or sale, unless all Indebtedness is fully satisfied. Lender may take or release other security for the Indebtedness, may release any party primarily or secondarily liable therefor and may apply any other security held by it to the satisfaction of Indebtedness, without prejudice to any of its rights under this Assignment.

Section 8. No Waiver. Nothing contained in this Assignment and no act done or omitted by Lender pursuant to the powers and rights granted it hereunder shall prejudice or be deemed to be a waiver by Lender of its rights and remedies under the Loan Documents. A waiver by Lender of any of its rights hereunder or under the Leases or of a breach of any of the covenants and agreements contained herein to be performed by Borrower shall not be construed as a waiver of such rights in any succeeding instance or of any succeeding breach of the same or other covenants, agreements, restrictions or conditions.

Section 9. Further Assurances. Borrower shall, whenever and as often as it shall be requested to do so by Lender, execute, acknowledge and deliver, or cause to be executed, acknowledged, and delivered, any and all such further conveyances, approvals, consents, memoranda of the subject matter hereof, duplicate originals hereof, and any and all other documents

and to do any and all other acts as may be necessary or appropriate to carry out the terms of this Assignment.

Section 10. Notices. All notices, requests, demands and other communications given or required to be given hereunder shall be in writing and personally delivered or sent by United States registered or certified mail, return receipt requested, postage prepaid or sent by a nationally recognized courier service such as Federal Express, duly addressed to the Parties as follows:

To the Assignor : Susan Janet Windham, Successor Trustee of Trust R&BC1
dated March 3, 1991
9833 Pebble Weigh Court
Burke, VA 22015

To the Lender : Alera Management Group, LLC
an Oregon limited liability company
5800 SW Meadows Road, Suite 230
Lake Oswego, OR 97035

Any notice or other communication hereunder shall be deemed given on the date of actual delivery thereof to the address of the addressee, if personally delivered, and on the date indicated in the return receipt or courier's records as the date of delivery or as the date of first attempted delivery to the address of the addressee, if sent by mail or courier service (such as Federal Express). Notice may also be given by telecopier or facsimile to any party having a telecopier or facsimile machine compatible with the telecopier or facsimile machine of the party sending the notice. Any notice given by telecopier or facsimile shall be deemed delivered when received by the telecopier or facsimile machine of the receiving party if received before 5:00 p.m. (Pacific Time) on the business day received, or if received after 5:00 p.m. (Pacific Time), or if telecopied on a day other than a business day (i.e., a Saturday, Sunday or legal holiday), then such notice shall be deemed delivered on the next following business day. The transmittal confirmation receipt produced by the telecopier or facsimile machine of the sending party shall be prima facie evidence of such receipt. Any party may change its address or telecopier or facsimile number for purposes of this Subsection by giving notice to the other party. If a "copy party" is designated, service of notice shall not be deemed given to the designated party unless and until the "copy party" is also given such notice in accordance with this Subsection.

Section 11. Governing Laws; Severability. This Assignment shall be governed by and construed under the laws of the state where the Land is located. In case any of the provisions of this Assignment shall at any time be held by a court of competent jurisdiction to be illegal, invalid, or unenforceable for any reason, such illegality, invalidity or unenforceability shall not affect the remaining provisions of this Assignment, and this Assignment shall be construed and enforced as if all such illegal, invalid or unenforceable provisions had never been inserted herein.

Section 12. Assignment By Lender. Lender shall have the right to assign Assignor's right, title and interest under this Assignment in any of the Leases to any subsequent holder of the Note or any participating interest therein or to any person acquiring title to the Property or any part thereof through foreclosure or otherwise. Any subsequent assignee shall have the rights and powers herein provided to Lender.

Section 13. Successors. This Assignment shall inure to the benefit of and be binding upon Assignor and Lender, and their respective heirs, successors, legal representatives and assigns.

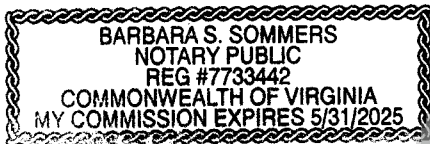
IN WITNESS WHEREOF, Borrower has executed this Trust Deed the day and year first written above.

Trust RB&C1 dated March 3, 1991

By: *Susan Janet Windham*
Susan Janet Windham, Successor Trustee

STATE OF Virginia)
County of Augusta) ss.

SUBSCRIBED AND SWORN to before me this 5 day of August, 2024, by Susan Janet Windham.



Barbara S. Sommers
Notary Public for Virginia
My Commission Expires: May 31, 2025

EXHIBIT "A"

LOT 1 OF THE ROBERT COLEMAN SHORT PLAT, REVISED BY SHORT PLAT, RECORDED IN BOOK "3" OF SHORT PLATS, PAGE 414, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO SUSAN CLARK BY INSTRUMENT RECORDED IN BOOK 159, PAGE 983.

Situated in the County of **Skamania**, State of **Washington**.

End of Exhibit "A"

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EXHIBIT "A"
RENT ROLL

All existing and future agreements with Tenants.

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