

CONSENT TO SUBLEASE

Pursuant to and with reference to that certain Lease Agreement dated December 13, 1976, and the Lease Addendum thereto dated August 17, 2015, (collectively, "Lease"), by and between, the COUNTY OF WALLA WALLA ("Lessor"), and LILLIE RICE CENTER, INC., a Washington corporation ("Lessee"), Lessor hereby consents to Lessee subleasing or sharing a portion of the property recorded at Volume 348 pages 537-548, commonly known as 2616 E. Isaacs, Walla Walla, Washington, with Blue Mountain Industries, LLC, a Washington Limited Liability Company ("Sub-Lessee"). A diagram illustrating the premises is attached hereto as Exhibit A. Sub-Lessee shall be required to be bound by the Lease and perform all duties and obligations required by the terms of the Lease.

Dated: 5-21-2018

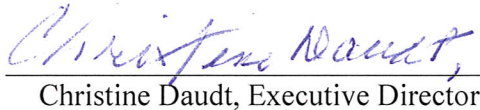
LESSOR  
BOARD OF COUNTY COMMISSIONERS  
WALLA WALLA COUNTY, WASHINGTON

BY:

  
James K. Johnson, Chairman

LESSEE  
LILLIE RICE CENTER, INC.

BY:

  
Christine Daudt, Executive Director

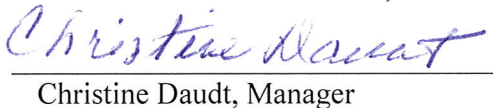
JOINDER AND ACCEPTANCE OF TERMS

Blue Mountain Industries, LLC ("Sub-Lessee"), hereby acknowledges and agrees to abide by the terms of the that certain Lease Agreement dated December 13, 1976, and the Lease Addendum thereto dated August 17, 2015, (collectively, "Lease"), by and between, the COUNTY OF WALLA WALLA ("Lessor"), and LILLIE RICE CENTER, INC., a Washington corporation ("Lessee"). Sub-Lessee agrees to be bound by all terms, conditions, and obligations of the Lease.

Dated: 5-30-2018

SUB-LESSEE  
BLUE MOUNTAIN INDUSTRIES, LLC

BY:

  
Christine Daudt, Manager