

CAPO BUILDING LEASE

JOHN CHIGARAS, CHIGARAS PROPERTIES (Lessor)

and

COUNCIL ON AMERICAN ISLAMIC RELATIONS (Lessee)

Ibrahim G. Mohammed, Chairman of the Board
Rami Al-Kabra, Treasurer

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**CAPO BUILDING
AGREEMENT OF LEASE**

THIS LEASE, dated the 20th day of February, 2004, is by and between John Chigaras, hereinafter called "Lessor", and Council on American Islamic Relations (CAIR), hereinafter called "Lessee".

1. NONSTANDARD PROVISIONS

The following entries constitute the nonstandard Provisions of this lease and are referred to elsewhere herein:

- a. Floor(s) on which Premises are located: 1st Floor;
- b. Approximate floor area of Premises: 1,000 Square Feet;
- c. The term of this lease shall be 36 months, and shall commence on the 15th day of March, 2004 and end on the 31 day of February 28, 2007;
- d. Lessee shall have an option to negotiate this Lease for a period of up to 3 years immediately following the expiration of the term of the lease as set forth in the preceding paragraph.
- e. Basic Monthly Rent:

Months 1 through 12	\$1,175.00
Months 13 through 24	\$1,210.00
Months 25 through 36	\$1,246.00
- h. Uses permitted in Premises: General Office and Business Use, Meetings, Training & Educational Sessions
- i. Security Deposit: \$ 1,200.00.

2. PREMISES

Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, upon the terms and conditions hereinafter set forth, those certain premises, described in Article 1 and shown outlined in red on the standard floor plan attached hereto as exhibit A and made a part hereof, in that certain building known as the CAPO Building situated in the City of Seattle, County of King, State of Washington, located at 12351 Lake City Way NE, Suite 103, hereinafter referred to as "Building". The legal description of the land upon which the Building is situated is:

LOTS 3 - 6, BLOCK 4, UNIVERSITY LAKE SHORE PARK ADD, LOT 3 LESS E 30 FT OF N 15 FT OF SD WT 4 TGW ALL LOTS 5 & 6 LY W OF, ETC.

in King County, Washington.

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Lessee's clients and guests shall have use of parking spaces adjacent to the Building in common with the clients and guests of other tenants of the Building.

The areas so leased are hereinafter called "Premises."

3. TERM

The term of this lease shall be as set forth in Article 1.

4. RENT

Lessee shall pay Lessor the Basic Monthly Rent which is set forth in Article 1 in United States currency in advance of the first day of each calendar month during said term, at the office of Lessor in the Building or at such other place as Lessor may from time to time designate in writing. Rent for a partial month shall be prorated based upon the actual number of days in the subject month. Any rent or other payment due from Lessee which is not paid within ten (10) days of the first day of each calendar month shall bear interest from the due date until paid at the lesser of (a) twelve (12%) percent per annum or (b) the highest rate permitted by law.

5. ADDITIONAL RENTAL

In consideration for costs incurred and to be incurred by Lessor to make the Premises available and ready for Lessee, Lessee agrees to pay, during the first _____ months of the Term, in addition to the Basic Monthly Rent and in addition to Lessee's pro-rata share of Operating Costs, additional rent in the amount of \$ _____.

6. OPTION TO EXTEND

Lessee shall have the option to negotiate and extend this Lease by a period of up to 3 years from and after the expiration of the term hereof as set forth in Article 1. Lessee shall give to Lessor notice, in writing, of Lessee's exercise of the Option not less than 120 days before the expiration of the term hereof. The monthly rental for the extended period shall be the fair market rental for the Premises, as constituted at that time (adjusted to a dollars per rentable square foot basis, if appropriate), but shall not be less than the amount paid during the final year of the term hereof, subject to cost of living adjustments following the first year of the option period which shall be not less than 2% nor more than 6% per annum.

7. USE

Premises may be used and occupied only for the purposes set forth in Article 1 and for no other purposes without the written consent of Lessor, which consent shall not be unreasonably withheld or delayed. No use shall be made of Premises, nor act done in or about Premises, which is illegal, unlawful, or which will increase the existing rate of insurance upon Building. Without limiting the foregoing, it shall be a default under this Lease for Lessee, directly or indirectly, to engage in or support any violation of any law of the United States or the State of Washington. Lessee shall not commit or allow to be committed any waste upon Premises, or any public or private nuisance or other act or thing which disturbs the quiet enjoyment of any other tenant in Building.

8. SERVICES PROVIDED BY LESSOR

Lessor shall at its sole cost and expense, maintain all of the public and common areas of Building, such as roofs, lobbies, stairs, landscaping, and corridors, in reasonably good order and condition except for damage occasioned by the act of Lessee.

Lessor, at its sole cost, shall furnish Premises during reasonable and usual business hours with electricity for lighting and the operation of office machines, heat and air conditioning as may be reasonably required for the comfortable occupation of Premises, elevator service, lighting replacement, and window washing with reasonable frequency. As to electricity for lighting, operation of office machines, heat and air conditioning, the Premises is separately metered by the utility company and Lessee shall pay for such electrical usage for the Premises directly to the utility company and shall hold Lessor harmless from any charges on Lessee's meter. Lessor shall not be liable for damages, nor shall the rental herein reserved be abated for failure to furnish or delay in furnishing any of the foregoing services, when such failure or delay is caused by accident or conditions beyond the control of Lessor, or by labor disturbances or labor disputes of any character, or by inability to secure fuel, supplies, machinery, equipment or labor after reasonable efforts to do so, or by the making of necessary repairs or improvements to Premises or to Building, nor shall the temporary failure to furnish

any of such services be construed as an eviction of Lessee or relieve Lessee from the duty of observing and performing any of the provisions of this lease.

Lessor, at its sole cost, shall cause to be made and done in and to the Premises the Tenant Improvements described in Exhibit B hereto, which exhibit is incorporated herein by this reference as if fully set forth herein. Lessee shall bear the full additional cost of any additional Tenant Improvements or of any changes in Exhibit B which cause an increase in Lessor's cost of providing the Tenant Improvements.

The heat pump and other HVAC components to the Premises are and will be as of the commencement date, in good working order and have been properly maintained up to that date.

9. REPAIRS AND ALTERATIONS

Lessee agrees by taking possession of Premises that Premises are then in a tenantable and good condition and that Lessee will take good care of Premises. Lessee shall not make changes to locks on doors or add, disturb or in any way change any plumbing or wiring without first obtaining written consent of Lessor. Lessee shall make no alterations, additions or improvements to Premises without the prior written consent of Lessor. Lessor's consent pursuant to this paragraph shall not be unreasonably withheld or delayed. Lessee shall pay for the replacement of doors or windows of Premises which are cracked or broken by Lessee, its employees, agents or invitees. Lessee shall, at the termination of this lease by expiration of term or otherwise, surrender and deliver up Premises to Lessor in as good condition as when received by Lessee from Lessor, reasonable use and wear and damage by fire or other casualty excepted.

10. LESSEE'S ACCESS TO PREMISES BEFORE TERM

After the execution of this Lease, Lessee shall have access to the Premises for purposes of decorating Premises and for installing computers, cables and telephone systems and equipment and for any other reasonable purpose. Lessee shall schedule its access to Premises in such manner and at such times as to not interfere with Lessor's contractors or employees who may be working in the premises. Lessee and Lessor shall coordinate with their respective contractors so that cables and wires are installed at the optimal points in the construction process. During the last 7 days before the commencement date, Lessee shall be entitled to begin moving equipment and furniture into the Premises (subject to not interfering with ongoing contractor activity). No rental shall be payable by Lessee for any such pre-term usage and access.

11. ENTRY AND INSPECTION

Lessee will permit Lessor and its agents to enter into Premises at all reasonable times for the purpose of inspecting the same or for the purpose of cleaning, repairing, altering or improving Premises or Building and when reasonably necessary Lessor may temporarily close entrances, doors, corridors, elevators or other facilities without liability to Lessee by reason of such closure and without such action by Lessor being construed as an eviction of Lessor or relieving the Lessee from the duty of observing and performing any of the provisions of this lease. Such instance should be coordinated with the Lessee.

12. DAMAGE OR DESTRUCTION

If Premises or Building are damaged by fire or other casualty, the damage shall be repaired by and at the expense of Lessor, provided such repairs can be made within ninety (90) days after the occurrence of such damage without the payment of overtime or extraordinary costs to expedite, and until such repairs are completed, the rent shall be abated in proportion to the part of Premises which is unusable by Lessee in the conduct of its business (but there shall be no abatement of rent by reason of any portion of Premises being unusable for a period equal to three days or less).

If such repairs cannot be made within ninety (90) days, Lessor may, at its option, make them within a reasonable time, and in such event this lease shall continue in effect and the rent shall be abated in the manner provided above. Lessor's election to make repairs must be evidenced by written notice to Lessee within thirty (30) days after the occurrence of the damage. If Lessor does not so elect to make such repairs which cannot be made within ninety (90) days then either party may, by written notice to the other, cancel this lease. A total destruction of Building shall automatically terminate this lease.

13. ADVERTISING AND SIGNAGE

Lessee shall not inscribe any inscription or post, place, or in any manner display any sign, notice, picture, placard or poster, or any advertising matter whatsoever, anywhere on or about Premises or Building, at places visible from anywhere outside Premises without first obtaining Lessor's written consent thereto, which consent will not be unreasonably withheld or delayed. Lessee shall have the use of signage along 30th Avenue Northeast.

14. DAMAGE TO PROPERTY OR INJURY TO PERSONS

Lessee shall indemnify and hold Lessor harmless from any and all claims arising from Lessee's use of the Premises or the conduct of its business or from any activity, work, or thing done, permitted or suffered by Lessee on or about the Premises, and shall further indemnify and hold Lessor harmless from any and all claims arising from any breach or default in the performance of any obligation on Lessee's part to be performed under the terms of this lease, or arising from any act or negligence of Lessee or of its agents or employees, and from all costs, attorneys' fees, expenses and liabilities incurred as a result of any such claim or any action or proceeding brought thereon and in case any action or proceeding be brought against Lessor by reason of any such claim. Lessee, upon notice from Lessor, shall defend the same at Lessee's expense by counsel satisfactory to Lessor. Lessee, as a material part of the consideration to Lessor, hereby assumes all risk of damage to property or injury to persons in, upon, or about the Premises from any cause which does not result from the negligence of Lessor and Lessee hereby waives all claims in respect thereof against Lessor.

Lessor shall not be liable for any damage to property entrusted to employees of the Building, nor for loss of or damage to any property by theft or otherwise, nor for any injury or damage to persons or property resulting from fire, explosion, falling plaster, steam, gas, electricity, water or rain which may leak from any part of the Building or from the pipes, appliances or plumbing works therein, or from the roof, street or subsurface, or from any other place resulting from dampness or any other cause whatsoever which does not result from the negligence of Lessor. Lessor or its agents shall not be liable for interference with the natural light, nor shall Lessor be liable for any latent defect in the Premises or in the Building. Lessee shall give prompt notice to Lessor of any fire, accident or defect discovered within the Premises or the Building.

15. LIENS AND INSOLVENCY

Lessee shall keep Premises and Building free from any liens or encumbrances arising out of any work performed by Lessee, materials furnished by Lessee, or obligations incurred by Lessee. Upon the occurrence of any of the following events, Lessor may immediately terminate this lease by giving Lessee notice of its election to do so: (i) if Lessee files a voluntary petition of bankruptcy, or for reorganization under the bankruptcy laws; or (ii) if a receiver is appointed by a court of competent jurisdiction for Lessee's business and it be established in the receivership proceedings that Lessee is insolvent. If any lien is not released within a reasonable amount of time, Lessee shall be considered in default under this Lease.

16. DEFAULT AND RE-ENTRY

Except for a default under the preceding paragraph for which Lessor has an immediate right of termination, if Lessee fails to make any monthly rent payment within ten (10) days after written notice, or to perform any other covenant under this lease within thirty (30) days after written notice from Lessor stating the nature of the default, Lessor may cancel this lease and re-enter and take possession of Premises using all legal means to do so; provided, however, that if the nature of such default, other than for non-payment of rent, is such that the same cannot reasonably be cured within such thirty (30) day period, Lessee shall not be deemed to be in default if Lessee shall within such period commence such cure and thereafter diligently prosecute the same to completion. Notwithstanding such retaking of possession by Lessor, Lessee's liability for the rent provided herein shall not be extinguished for the balance of the term of this lease. Upon such re-entry, Lessor may elect either (i) to terminate this lease, in which event Lessee shall immediately pay to Lessor a sum equal to that by which the then cash value of the total rent reserved under this lease for the balance of the lease term exceeds the then reasonable rental value of the Premises for the balance of the lease term; or (ii) without terminating this lease, to relet all or any part of the Premises as the agent of and for the account of Lessee upon such terms and conditions as Lessor may deem advisable, in which event the rents received on such reletting shall be applied first to the expenses of reletting and collection including necessary renovation and alterations of the Premises, reasonable attorney's fees and leasing commissions paid, and thereafter to payment of all sums due or to become due Lessor hereunder, and if a sufficient sum shall not be realized to pay such sums and other charges, Lessee shall pay Lessor any deficiency monthly, and Lessor may bring an action therefor as such monthly deficiency shall arise.

In the event of any such retaking of possession of Premises by Lessor, Lessee shall remove all personal property located therein and, upon failure to do so, Lessor may remove and store the same at any place selected by Lessor including but not limited to a public warehouse, at the expense and risk of Lessee. If Lessee shall fail to pay the cost of storing any such property after it has been stored for a period of thirty (30) days, Lessor may sell any or all of such property at public or private sale and shall apply the proceeds of such sale, first, to the cost of such sale, second, to the payment of the charges for storage, if any and third, to the payment of other sums of money which may be due from Lessee to Lessor under the terms of this lease, and the balance, if any, to Lessee.

Lessee hereby waives all claims for damages that may be caused by Lessor's lawfully re-entering and taking possession of Premises or lawfully removing and storing the property of Lessee as herein provided, and will save Lessor harmless from loss, costs or damages occasioned Lessor thereby, and no such lawful re-entry shall be considered or construed to be a forcible entry.

17. SURRENDER OF POSSESSION

Upon expiration of the term of this lease, whether by lapse of time or otherwise, Lessee shall promptly and peacefully surrender Premises to Lessor.

18. COSTS AND ATTORNEY'S FEES

If Lessee or Lessor shall bring any action for any relief against the other, declaratory or otherwise, arising out of this lease, including any suit by Lessor for the recovery of rent or possession of Premises, the losing party shall pay the successful party a reasonable sum for attorneys' fees and costs in such suit.

19. NON WAIVER

Waiver by either party of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of subsequent breach of such term, covenant, or condition, or if any subsequent breach of the same or any other term, covenant or condition herein contained.

The subsequent acceptance of rent hereunder by Lessor shall not be deemed to be a waiver of any preceding breach by Lessee of any term, covenant, or condition of this lease, other than the failure of Lessee to pay the particular rental so accepted, regardless of Lessor's knowledge of such preceding breach at the time of acceptance of such rent.

20. ASSIGNMENT AND SUBLETTING

Except for an assignment or subletting to a majority owned subsidiary or affiliate of Lessee, Lessee may not assign this lease or sublet all or any part of Premises, without the Lessor's prior written consent, which consent shall not be unreasonably withheld or delayed. Consent to any such assignment or subletting shall not operate as a waiver of necessity for a consent to any subsequent assignment or subletting, and the terms of such consent shall be binding upon any person holding by, under or through Lessee. If Lessee is a corporation or other entity, any transfer of the majority of its outstanding voting stock shall constitute an assignment for the purposes of this article. No assignment or subletting shall relieve Lessee of any liability under this lease for the balance of the then-current term of this lease.

21. SUCCESSORS

All of the covenants, agreements, terms and conditions contained in this lease shall apply to and be binding upon Lessor and Lessee and their respective heirs, executors, administrators, successors and assigns.

22. OPERATING COST/LESSEE'S SHARE

In addition to the Base Monthly Rent provided in Article 1 hereof, Lessee shall pay to Lessor as additional rent its pro rata share of the Operating Costs paid or incurred by Lessor on account of the operation and maintenance of the Building during the last preceding calendar year, which amount shall be divided by 12 to determine the amount of the monthly additional rent hereunder, which pro rata share shall be determined and payable as follows:

Lessee's share of Operating Costs for the balance of the current calendar year shall be \$_____ per month and are calculated as shown in Exhibit D.

Operating Costs shall include:

- (i) Real estate taxes on the land and Building, or any other taxes or assessments arising out of the existence of this lease except income, estate or inheritance taxes. Lessee's initial prorata share for this provision is: _____%.

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(ii) Janitorial service for common areas of the Building as provided for in this Lease. Lessee's initial prorata share for this provision is: ____ %.

(iii) All other costs of operation, maintenance and repair of the Building including, without limiting the generality of the foregoing, the following: all charges for heat, air conditioning and light for common areas, water, sewer, drainage and waste disposal, supplies, insurance, costs of services of independent contractors, wages including employment taxes and fringe benefits of all employees performing services uniformly available or to be performed for substantially all Building tenants (but excluding administrative employees), licenses and permits, equipment and tools, and professional fees incurred to reduce or in an attempt to reduce operating costs. Lessee's initial prorata share for this provision is: ____ %.

Direct costs shall not include Lessee alterations, depreciation, interest, leasing fees or capital expenditures required to be capitalized for federal income tax purposes.

Lessor shall give to Lessee as soon as possible after the end of each calendar year a statement of the Direct Costs paid and incurred during the immediately preceding year. This amount shall be divided into twelve (12) equal monthly installments and then multiplied by Lessee's pro-rata share to determine the amount of Lessee's monthly installments, and Lessee shall pay to Lessor, concurrently with the regular monthly rent payment thereafter, an amount equal to one (1) monthly installment.

23. PRIORITY

This Lease shall automatically be subordinate to any mortgage or deed of trust heretofore or hereafter placed upon Building, to any and all advances made or to be made thereunder, to the interest on the obligations secured thereby, and to all renewals, replacements and extensions thereof; provided however, that in the event of foreclosure of any such mortgage or deed of trust or exercise of the power of sale thereunder, Lessee shall attach to the purchaser of Building at such foreclosure or sale and recognize such purchaser as Lessor under this lease if so requested by such purchaser. If any mortgagee or beneficiary elects to have this Lease superior to its mortgage or deed of trust and gives notice of its election to Lessee, then this lease shall thereupon become superior to the lien of such mortgage or deed of trust, whether this Lease is dated or recorded before or after the mortgage or deed of trust. Within fifteen (15) days of presentation, Lessee shall execute, acknowledge and deliver to Lessor (i) any subordination or non-disturbance agreement or other instrument that Lessor may require to carry out the provisions of this article, and (ii) any estoppel certificate requested by Lessor from time to time in the standard form of any such mortgagee or beneficiary certifying in writing, if such be true, that Lessee shall be in occupancy, that this lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as modified and stating the modifications) and the dates to which the rent and other charges shall have been paid or prepaid, and that there shall be no rental offsets or claims.

24. CONDEMNATION

If the whole of Premises, or if such portion of either Premises or the facilities in Building as may be required for the reasonable use of Premises shall be taken by virtue of any condemnation or eminent domain proceeding, this lease shall automatically terminate as of the date of such condemnation, or as of the date possession is taken by the condemning authority, whichever is earlier. Current rent shall be apportioned as of the date of such termination. In case of a taking of a part of premises or a portion of the facilities in Building not required for the reasonable use of Premises, then this lease shall continue in full force and effect and the rental shall be equitably based on the proportion by which the rentable area of Premises is reduced, such rent reduction to be effective on the date of such partial taking. No award for any partial or entire taking shall be apportioned, and Lessee hereby assigns to Lessor any award which may be made in such taking or condemnation of the real property together with any and all rights of Lessee now or hereafter arising in or to the same or any part thereof, provided however, that nothing herein shall be deemed to give Lessor any interest in or to require Lessee to assign to Lessor any award made to Lessee for the taking of personal property or fixtures belonging to Lessee, for the interruption of or damage to Lessee's business or for Lessee's moving expenses or for any other purpose.

25. INSURANCE

Lessee agrees to carry at its own expense throughout the term of the lease, comprehensive public liability insurance covering the Premises and Lessee's use thereof with a combined single limit of liability of \$1,000,000 or, in the alternative, \$1,000,000 per person and \$1,000,000 per occurrence for bodily injury or death and \$1,000,000 per occurrence for property damage. Lessee shall deliver a Certificate of Insurance to Lessor prior to the date of occupancy.

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of the Premises and said insurance policy shall list and protect Lessor and Lessee as their interests may appear and shall contain an endorsement stating that the insurer agrees to give not less than ten (10) days advance notice to Lessor in the event of modification (except to increase coverage) or cancellation thereof.

26. MUTUAL RELEASE/WAIVER OF SUBROGATION

Lessor and Lessee each hereby release the other from any and all liability or responsibility for any direct or consequential loss, injury or damage to the Premises, or its contents, caused by fire or any other casualty, during the term of this lease, even if such fire or other casualty may have been caused by the fault or negligence (but not the willful act) of the other party or anyone for whom such party may be responsible. Inasmuch as the above mutual waivers will preclude the assignment of any aforesaid claim by way of subrogation (or otherwise) to an insurance company (or any other person), each party hereto agrees if required by said policies to give to each insurance company which has issued to it fire and other property insurance, written notice of the terms of said mutual waivers, and to have said insurance policies properly endorsed, if necessary, to prevent the invalidation of said insurance coverage by reason of said waivers.

27. RULES AND REGULATIONS

Lessee agrees to abide by any reasonable rules and regulations regarding use of the common area as adopted by Lessor and provided to Lessee in writing, provided that no such rules and regulations shall be contrary to any of the terms of this Lease. Lessee shall make a reasonable effort to cause Lessee's employees, agents, permitted sub-lessees and clients and guests to also comply with such rules and regulations.

28. NOTICES

All notices under this lease shall be in writing and delivered in person or sent by United States mail, postage prepaid to Lessor at its offices in Building and to Lessee at Premises, or to such other places as may be hereafter designated by either party in writing. Notices shall be effective at the earlier of actual receipt (including by facsimile) or the third business day after being deposited with the United States Postal Service.

29. NAME OF BUILDING

The building is known as the CAPO Building but Lessor reserves the right, in its sole discretion, to change such name. Lessee shall not use the name of the building as any part of Lessee's business name.

30. CONSTRUCTION

The titles to paragraphs of this lease are not a part of this lease and shall have no effect upon the construction or interpretation of any part thereof. This lease shall be construed and governed by the law of the State of Washington.

31. FORCE MAJEURE

Neither party to this Agreement shall be liable to the other for damages or for any other remedy under this Agreement or otherwise, for any failure or delay in performance hereunder due to any governmental act or regulation or war, civil commotion, earthquake, fire, flood or other disaster or other event beyond such party's control, including the actions or omissions of third parties; provided, however, such party shall take all steps reasonably possible to mitigate damages caused by such failure or delay.

32. TIME OF ESSENCE

Time is of the essence of this lease.

33. SECURITY DEPOSIT

Concurrently with its execution of this Lease, Lessee shall deliver to Lessor the amount set forth in Paragraph 1, as security for the performance by Lessee of every covenant and condition of this Lease. Upon payment of said deposit, Lessor shall deliver to Lessee a written receipt therefor. Said deposit may be commingled with other funds of Lessor and shall bear no interest. If Lessee shall default with respect to any covenant or condition of this lease, including but not limited to the payment of rent, Lessor may apply the whole or any part of such security deposit to the payment of any sum in default or any other sum which Lessor may be required to spend by reason of Lessee's default. Should Lessee comply with all of the covenants and conditions of this lease, the security deposit or any balance thereof shall be returned to Lessee (or, at the option of Lessor, to the last assignee of Lessee's interest in this lease) at the expiration of the term hereof.

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34. HOLDING OVER

If Lessee shall, with the written consent of Lessor, hold over after the expiration of the term of this Lease, such tenancy shall be for an indefinite period of time on a month to month tenancy, which tenancy may be terminated as provided by the laws of the State of Washington. During such tenancy Lessee agrees to pay Lessor the same rate of rental as set forth herein, unless a different rate shall be agreed upon, and to be bound by all of the terms, covenants and conditions herein specified, so far as applicable.

35. ENTIRE AGREEMENT

This Lease embodies the entire agreement between the parties.

IN WITNESS WHEREOF, Lessor and Lessee have executed this lease on the _____ day of February, 2004.

Lessor

John Chigaris
[Signature]

Lessee

Council on American Islamic Relations

By: Ibrahim G. Mohammed
Ibrahim G. Mohammed, Chairman of Board

By: Rami Al-Kabrn
Rami Al-Kabrn, Treasurer

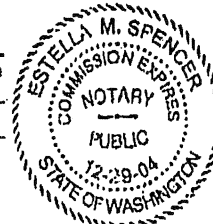
STATE OF WASHINGTON)

COUNTY OF KING) ss

On this day personally appeared before me Ibrahim G. Mohammed & Rami Al-Kabrn to me known to be the person(s) who executed the within and foregoing instrument as Lessee, and acknowledged said instrument to be their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they were authorized to execute said instrument.

GIVEN under my hand and official seal this 20th day of February, 2004.

Estella M. Spencer
Notary Public in and for the State of Washington
residing at Hyattsville, Washington
My appointment expires: 12-29-04

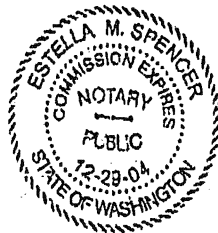


STATE OF WASHINGTON)

COUNTY OF KING) ss

On this day personally appeared before me John Chigaris to me known to be the individual that executed the within and foregoing instrument as Lessor, and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned, and on oath he so stated.

GIVEN under my hand and official seal this 20th day of February, 2004.



Estella M. Spencer
Notary Public in and for the State of Washington
residing at Hyattsville, Washington
My appointment expires: 12-29-04

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36. EXHIBIT A - FLOOR PLAN

See Attached.

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37. EXHIBIT B - TENANT IMPROVEMENTS

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03/01/2004 MON 10:48 FAX 4257781426 Mortgage Lending Assoc.

38. EXHIBIT C - MARKED FLOOR PLAN FOR TENANT IMPROVEMENTS
See Attached.

39. EXHIBIT D - CALCULATION OF OPERATING COSTS (PAYABLE IN BALANCE OF FIRST YEAR)

%				
Category				
	Taxes			
	Janitorial			
	Sub-Total			
X	%			\$
%				
Category				
	Plants			
	Maintenance			
	Electrical			
	Sub Total			
X	%			\$
	TOTAL			\$
	MONTHLY			\$

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