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**County Recording Fee: \$22.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$25.00**  
**Revenue Tax:**  
**Rita A. Vargas RECORDER**  
**Number: 201800051399**  
**Scott County, Iowa**

**TYPE OF DOCUMENT:**

Memorandum of Lease

**PREPARER INFORMATION:**

Tim O'Neill  
O'Neill, Heinrich, Damkroger,  
Bergmeyer & Shultz, P.C., L.L.O.  
121 South 13<sup>th</sup> Street, Suite 800  
Lincoln, NE 68508

**Address Tax Statement:**

Southern Hospitality Ventures, Inc.  
PO Box 83327  
Lincoln, NE 68501-3327

**RETURN DOCUMENT TO:**

Tim O'Neill  
O'Neill, Heinrich, Damkroger,  
Bergmeyer & Shultz, P.C., L.L.O.  
121 South 13<sup>th</sup> Street, Suite 800  
Lincoln, NE 68508

**LANDLORD:** WCT Investments, LLC – Davenport Series

**TENANT:** Southern Hospitality Ventures, Inc.

**LEGAL DESCRIPTION:** Lot 2 of Hanlin's Creek Subdivision, a subdivision of the City of Davenport, County of Scott and State of Iowa.

## MEMORANDUM OF LEASE

This Memorandum of Lease is by and between WCT Investments, LLC – Davenport Series (“Landlord”) whose address is 2813 N Main Street, East Peoria, Illinois 61611, and Southern Hospitality Ventures, Inc. (“Tenant”) whose address is 1220 Lincoln Mall, Suite 200, Lincoln, NE 68508, who hereby declare that Landlord has leased to Tenant, and Tenant has accepted such lease from Landlord, the Property (later defined) upon the following terms:

Effective Date of Lease: October 24, 2018.

Description of Property: Lot 2 of Hanlin’s Creek Subdivision, a subdivision of the City of Davenport, County of Scott and State of Iowa.

Term: Fifteen (15) years from Rent Commencement Date.

Renewal Option(s): Five (5), five (5) year renewal options.

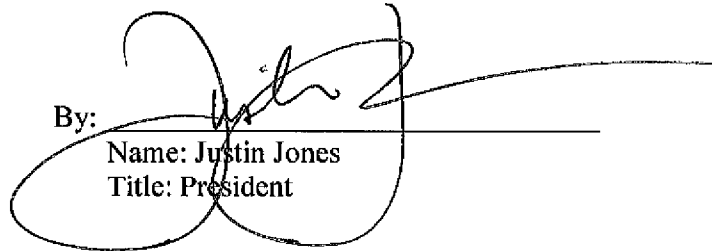
Tenant has the right to mortgage, hypothecate, grant a deed of trust on, assign or otherwise encumber its interests in the Lease (each a “Leasehold Mortgage”) without obtaining the consent of Landlord upon the condition that all rights acquired under each such Leasehold Mortgage shall be subject to each and all of the terms, covenants, conditions and restrictions set forth in the Lease.

[SIGNATURES ON FOLLOWING PAGE]



Executed by Tenant on the 31 day of October, 2018.

TENANT: Southern Hospitality Ventures, Inc.

By:   
Name: Justin Jones  
Title: President

STATE OF NEBRASKA

§  
§  
§

COUNTY OF LANCASTER

BEFORE ME, the undersigned authority, on this 31<sup>st</sup> day of October, 2018, did personally appear Justin Jones, President of Southern Hospitality Ventures, Inc., a Nebraska corporation, who acknowledged this instrument and stated that he executed same on behalf of the corporation.

  
Notary Public, State of Nebraska

