

2017-06454

**KELLIE JOHN
BUFFALO COUNTY REGISTER OF DEEDS
KEARNEY, NEBRASKA
RECORDED ON: 10/26/2017 1:31:46 PM
MEMORANDUM OF LEASE
REC FEE: 22.00
PAGES: 3
PD: 22.00
ESCROW:
CK INFO: ACH SIMPLIFILE**

**REC'D:SIMPLIFILE SUB:NEBRASKA TITLE
COMPANY-LINCOLN 207**

**NEBRASKA DOCUMENTARY STAMP TAX
EXEMPTION: 22
RECORDED ON: 10/26/2017
AUTHORIZED BY: AMS**

After Recording Return to:
Tim O'Neill
800 Lincoln Square
121 S. 13th Street
Lincoln, NE 68508

MEMORANDUM OF LEASE

This Memorandum of Lease is by and between JoEl Investment Group, LLC, ("Landlord") whose address is 1220 Lincoln Mall, Suite 200, Lincoln, NE 68508, 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 12, 2017.

Description of Property: Lot No. Forty-eight (48), EXCEPT the East 14 feet and the West 25 feet thereof, in Perkins and Harford's Second Addition to the City of Kearney, Buffalo County, Nebraska.

Term: Twenty (20) years from Rent Commencement Date.

Renewal Option(s): Four (4), 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.

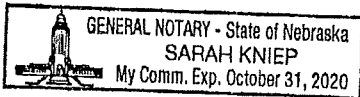
[SIGNATURES ON FOLLOWING PAGE]

LANDLORD: JoEl Investment Group, LLC

By: Jennifer Jones
Name: Jennifer Jones
Title: Manager

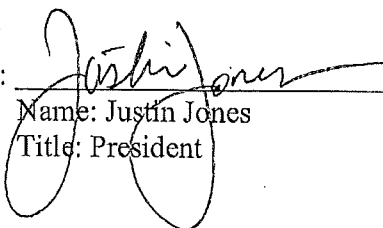
STATE OF NEBRASKA §
 §
COUNTY OF LANCASTER §

BEFORE ME, the undersigned authority, on this 16th day of October, 2017, did personally appear Jennifer Jones, manager of JoEl Investment Group, LLC, a Nebraska limited liability company, who acknowledged this instrument and stated that he executed same on behalf of company.



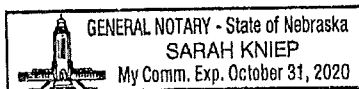
Sarah Kniep
Notary Public, State of Nebraska

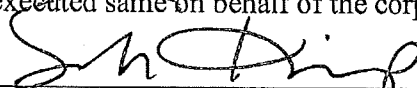
TENANT: Southern Hospitality Ventures, Inc.

By: 
Name: Justin Jones
Title: President

STATE OF NEBRASKA §
 §
COUNTY OF LANCASTER §

BEFORE ME, the undersigned authority, on this 26th day of October, 2017, 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