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Revenue Tax:
Polk County, Iowa
Julie M. Haggerty RECORDER
Number: 201800008903
BK: 17021 PG: 355

TYPE OF DOCUMENT:

Memorandum of Lease

PREPARER INFORMATION:

Courtney Schultz
Hogan Law Office
3101 Ingersoll Ave, Suite 103
Des Moines, Iowa 50312

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 13th Street, Suite 800
Lincoln, NE 68508

0279819 NT

LANDLORD: WAYSIDE ACRES, LLC, an Iowa limited liability company

TENANT: SOUTHERN HOSPITALITY VENTURES, INC. a Nebraska corporation

LEGAL DESCRIPTION: A PART OF LOT 1, WAYSIDE ACRES COMMERCIAL, AN OFFICIAL PLAT IN THE CITY OF ALTOONA, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00°06'07" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 299.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°58'02" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 182.00 FEET; THENCE NORTH 00°06'07" EAST, 208.77 FEET; THENCE SOUTH 89°59'25" WEST, 30.00 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTH 00°06'07" EAST ALONG SAID NORTHERLY LINE, 90.94 FEET; THENCE NORTH 89°58'30" EAST CONTINUING ALONG SAID NORTHERLY LINE, 212.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.31 ACRES (57,276 SQUARE FEET).

MEMORANDUM OF LEASE

This Memorandum of Lease is by and between Wayside Acres, LLC, ("Landlord") whose address is 2540 73rd Street, Urbandale, IA 50322, 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: June 22, 2018.

Description of Property: A PART OF LOT 1, WAYSIDE ACRES COMMERCIAL, AN OFFICIAL PLAT IN THE CITY OF ALTOONA, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00°06'07" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 299.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°58'02" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 182.00 FEET; THENCE NORTH 00°06'07" EAST, 208.77 FEET; THENCE SOUTH 89°59'25" WEST, 30.00 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTH 00°06'07" EAST ALONG SAID NORTHERLY LINE, 90.94 FEET; THENCE NORTH 89°58'30" EAST CONTINUING ALONG SAID NORTHERLY LINE, 212.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.31 ACRES (57,276 SQUARE FEET).

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]

