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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ **Return Document To:** Philip J. De Koster, 1102 Main Street, P.O. Box 801, Hull, IA 51239
Preparer Information: Philip J. De Koster, 1102 Main Street, P.O. Box 801, Hull, IA 51239, (712) 439-2511

MEMORANDUM OF LEASE AGREEMENT

On this 1st day of August, 2015, Pizza Ranch of Winterset, LLC (“Lessee”) and R and J Weis Holding Company 4, LLC (“Lessor”) entered in to a Commercial Lease Agreement. On the 28th day of June 2022, an amendment was executed by Lessor and Lesee. The lease is for the following described premises (the “Property”):

Lot 5 of the Replat of Lot 3, Gold Buffet Subdivision, in the City of Winterset, Madison County, Iowa , also known as 1009 John Wayne Dr. N, Winterset, IA 50273

The Agreement provides as follows:

1. The initial term of the lease is from April 1, 2016, to March 1, 2021 and may be renewed for three additional terms of five years each.
2. The lease payments shall not be in excess of the debt service to GNB Bank under its first mortgage on the Property, plus the debt service to the U.S. SBA under its second mortgage, plus any actual, cash expenses incurred by the Lessor for holding costs, such as repairs, maintenance, and/or property tax. This payment will vary and shall be reconciled annually.
3. Tenant shall pay all costs of insurance, taxes, utilities, and repairs.

Pizza Ranch of Winterset, LLC

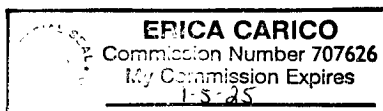
R and J Weis Holding Company 4, LLC

Russell J. Weis
By Russell J. Weis, Managing Member

Russell J. Weis
By Russell J. Weis, Managing Member

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 20th day of December, 2022, by Russel J. Weis as Managing Member of both Pizza Ranch of Winterset, LLC and R and J Weis Holding Company 4, LLC.



Erica Carico
Signature of Notary Public