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Pages 5
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

MEMORANDUM OF ASSIGNMENT OF LEASE
Recorder's Cover Sheet

Preparer Information:

Gregory R. Beckman, Lewis Rice, 600 Washington Avenue, St. Louis, MO 63101-1311 (314) 444-7684

24-39935

Taxpayer Information:

Laura B. Leibfried as Trustee of the Laura B. Leibfried Trust dated September 18, 2015
351 West Bonnet Drive
East Dubuque, IL 61025

Return Address:

Paul J. Sigwarth, O'Connor & Thomas, P.C., 1000 Main St., Dubuque, IA 52001

Assignor:

Ridge Investment Group, LLC, a Missouri limited liability company

Grantee:

Laura B. Leibfried as Trustee of the Laura B. Leibfried Trust dated September 18, 2015

Legal Description: ~~Page~~ Exhibit A

Document or instrument number if applicable:

MEMORANDUM OF ASSIGNMENT OF LEASE

This Memorandum of Assignment of Lease (“Memorandum”) is made and entered into as of July 12, 2024, by and between Ridge Investment Group, LLC, a Missouri limited liability company (“Assignor”) and Laura B. Leibfried as Trustee of the Laura B. Leibfried Trust dated September 18, 2015 (“Assignee”) who acknowledge and agree as follows:

1. Lease. Assignor and Family Dollar Stores of Iowa, LLC, a Virginia limited liability company, entered into that certain Lease dated February 17, 2023 as amended on February 29, 2024 (the “Lease”) for that certain real property (“Premises”), which legal description is attached hereto and incorporated herein as Exhibit “A,” commonly known as:

Dollar Tree Store No.10301
818 N 1st Street
Winterset, Iowa 50273

A Memorandum of Lease was recorded on February 27, 2023, in book 2023, page 610, in the official records of Madison County, Iowa.

Assignor has assigned the Lease to Assignee as more specifically set forth in that certain Assignment of Lease and Acceptance of Assignment and Assumption of Lease (“Assignment”) effective on the date the deed transferring ownership of the Premises to Assignee is recorded.

The Original Lease Term expires on May 31, 2034.

Tenant has four (4) successive options to extend the term of the Lease for successive terms of five (5) years each, by giving notice of such exercise to Landlord not less than six (6) months prior to the expiration of the term then in effect. Failure to exercise any of the foregoing rights to extend the term of said Lease shall render null and void the subsequent right or rights to extend the term.

The Lease contains provisions giving Tenant a right of first refusal in the event Landlord shall receive an offer from any person to purchase the leased Premises.

2. Termination. Upon expiration or sooner termination of the Lease, this Memorandum and the Memorandum previously recorded shall be of no further force and effect.

3. Purpose of Memorandum. This Memorandum is prepared for the purpose of recordation and does not modify, amend, alter or otherwise affect the provisions of the Lease or the Assignment, or the agreements, responsibilities and obligations of the parties under the Lease. The Lease and the Assignment are incorporated herein by reference. The provisions of this Memorandum shall not be used in interpreting the Lease. If there are any conflicts between the Lease or the Assignment and this Memorandum of Assignment of Lease, the provisions of the Lease or the Assignment, as the case may be, shall prevail.

4. Counterparts and Signatures. This Memorandum may be executed in multiple counterparts, and all counterparts shall constitute one agreement binding upon all parties, whether or not all parties are signatories to the original or the same counterpart.

ASSIGNOR:

RIDGE INVESTMENT GROUP, LLC,
a Missouri limited liability company



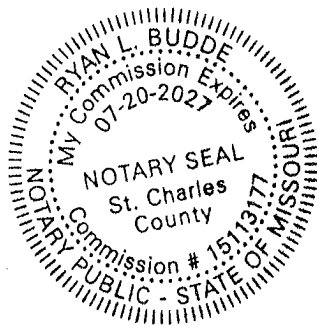
Stephen M. Zang, Authorized Representative

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

On this 11 day of July, 2024, before me, RYAN L. BUDDE, a Notary Public in and for said state, personally appeared Stephen M. Zang, the Authorized Representative of Ridge Investment Group, LLC, a Missouri limited liability company, and that said instrument was signed on behalf of said limited liability company, and acknowledged said instrument to be the free act and deed of said limited liability company and that he executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by notarial seal in the County and State aforesaid, the day and year last above written.





Printed Name: RYAN L. BUDDE

Notary Public and for said County and State

My Commission Expires: 7-20-27

[Signatures continue on the next page]

ASSIGNEE:

Laura B. Leibfried as Trustee of the Laura B. Leibfried Trust dated September 18, 2015

By: *Laura Leibfried*

Name: Laura B. Leibfried

Title: Trustee

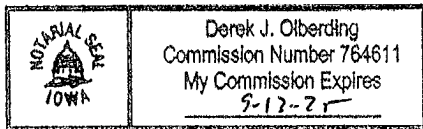
ACKNOWLEDGMENT

STATE OF *Iowa*)
) ss.
COUNTY OF *Dubuque*)

On this *11* day of July, 2024, before me, *Derek Olberding*, a Notary Public in and for said state; personally appeared Laura B. Leibfried as Trustee of the Laura B. Leibfried Trust dated September 18, 2015, and that said instrument was signed on behalf of said Trust, and acknowledged said instrument to be the free act and deed of said Trust and that she executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by notarial seal in the County and State aforesaid, the day and year last above written.

Derek Olberding



Printed Name: *Derek Olberding*

Notary Public and for said County and State

My Commission Expires: *9-18-25*

Exhibit "A"
Legal Description

A tract of land commencing at a point 33 feet West and 144 feet North of the Southeast Corner of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence West 264 feet, thence North 132 feet, thence East 10 feet, thence North 205 feet, thence East 254 feet; thence South 337 feet to the point of beginning, EXCEPT Parcel "A" located in the East Half (E1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section Thirty-six (36), containing 0.582 acres, as shown in Plat of Survey filed in Book 2, Page 301 on October 24, 1996 in the Office of the Recorder of Madison County, Iowa.

Commonly known as: approximately 1.41 acres being all of a parcel ID 820004500031000, Winterset, Iowa 50273