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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared By: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,

Phone: (515) 462-4912

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Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

RIGHT OF FIRST REFUSAL AND OPTION TO PURCHASE

Terry L. Kuhns and Teresa L. Kuhns, Trustees of the Terry L. Kuhns Living Trust (hereinafter "Grantor") hereby grant Village Bootery I, LLC and Daniel Baessler and Lindsay Baessler, individually, (hereinafter "Grantees") the right of first refusal and option to purchase the real estate legally described as:

The West 21 feet and 10 inches of the East 48 feet of Lot 2, in Block 24 of the Original Town of Winterset, Madison County, Iowa (locally known as: 66 E. Court, Winterset, IA 50273),

upon the same terms and conditions as Grantor would propose to sell this real estate to any third party. Grantor shall notify Grantees at Grantees' last known addresses by certified mail and by ordinary mail of the proposed third party sale terms and the Grantees shall have fifteen (15) days from the date of the mailing of the certified letter to accept or reject the offer. Grantees' failure to timely reply to the offer shall be deemed a rejection of the offer and shall void this option allowing Grantor to proceed with the third party sale. Upon a Grantee's timely acceptance of the offer, the parties shall execute a binding sales contract regarding the real estate within ten (10) business days of the date of acceptance incorporating all terms of the third party offer. Grantees' right of first refusal shall not apply to the testamentary devise of this real estate. However, such right shall otherwise be binding upon the Grantor, their legal representatives, heirs, successors and assignees to any other third party transaction.

The right of first refusal and option to purchase granted herein shall remain in full force and effect for so long as Grantee, Village Bootery I, LLC, or Daniel Baessler and Lindsay Baessler has leasehold rights to the above-described real estate. As such time as Grantee's leasehold rights to the premises are terminated, the parties shall executed and record a termination of this Right of First Refusal and Option to Purchase.

GRANTOR:

Terry L. Kuhns
Terry L. Kuhns, Trustee Date

Teresa L. Kuhns
Teresa L. Kuhns, Trustee Date
Terry L. Kuhns Living Trust

GRANTEES:

Daniel Baessler 9/27/24
Daniel Baessler Date

Lindsay Baessler 9/27/24
Lindsay Baessler Date

Daniel Baessler 9/27/24
Village Bootery I, LLC Date
By: Daniel Baessler, Member - Manager

Lindsay Baessler 9/27/24
Village Bootery I, LLC Date
By: Lindsay Baessler, Member - Manager

STATE OF IOWA :
: SS
MADISON COUNTY :

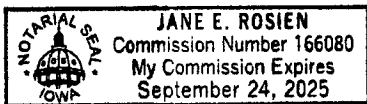
On this 27th day of September 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Terry L. Kuhns and Teresa L. Kuhns as Trustees of the Terry L. Kuhns Living Trust, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged the same as their voluntary act and deed.



Carla J. Vasey
Notary Public in and for the State of Iowa

STATE OF IOWA :
: SS
MADISON COUNTY :

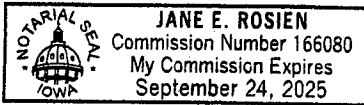
On this 27th day of September 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Daniel Baessler and Lindsay Baessler to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged the same as their voluntary act and deed.



Jane E. Rosien
Notary Public in and for the State of Iowa

STATE OF IOWA :
 : SS
MADISON COUNTY :

On this 27th day of September 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Daniel Baessler and Lindsay Baessler as Member - Managers of Village Bootery I, LLC, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged the same as their voluntary act and deed.



Jane E. Rosien

Notary Public in and for the State of Iowa