



Document 2025 3260

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

**MUTUAL BUSINESS PROPERTY LEASE TERMINATION AGREEMENT**  
**Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067  
Phone: (515) 462-4912

**Taxpayer Information:** (name and complete address)

Alan D. Havel, 416 N. John Wayne Drive, Winterset, IA 50273

**Return Document To:** (name and complete address)

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

**Landlord:**

Alan D. Havel

**Tenant:**

SJA Innovations, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

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MUTUAL BUSINESS PROPERTY LEASE TERMINATION AGREEMENT

Whereas, Alan D. Havel as Landlord and SJA Innovations, LLC as Tenant made and entered into a Business Property Lease, dated August 3, 2021, for a term of five (5) years commencing on August 1, 2021, which included the real estate legally described as:

The East 16½ feet of Lot Four (4) and a tract described as follows: Commencing 44 feet East of the Northwest Corner of said Lot Four (4) and running thence South 75 feet; thence East 5½ feet; thence North 75 feet; thence West to the place of beginning, in Block Twenty-five (25) in the Original Town of Winterset, Madison County, Iowa.

WHEREAS, Tenant leased the premises for the purpose of operating a nano brewery and taproom;

WHEREAS, Tenant has discontinued his nano brewery and taproom operations;

WHEREAS, Tenant vacated the leased premises as of October 31, 2025.

WHEREAS, Landlord has assumed possession of the leased premises;

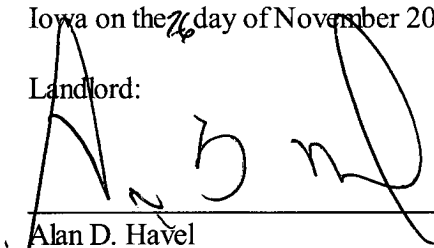
WHEREAS, the Landlord and Tenant mutually desire to terminate in all respects the Business Property Lease upon the above-described real estate.

IT IS THEREFORE AGREED by the Landlord and Tenant as follows:

1. The Business Property Lease upon the above described real estate between the undersigned parties be and is hereby mutually terminated in all respects.
2. Tenant will pay Landlord the sum of \$2,000.00 on or before December 31, 2025.

This Mutual Termination Agreement is made and entered into by the parties at Winterset, Iowa on the 26 day of November 2025.

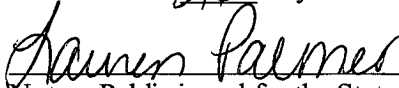
Landlord:

  
\_\_\_\_\_  
Alan D. Havel

Tenant:

  
\_\_\_\_\_  
SJA Innovations, Inc. by  
Samuel Anker, Member-Manager

Subscribed and sworn to before me by Alan D. Havel on this 26 day of November, 2025.

  
\_\_\_\_\_  
Notary Public in and for the State of Iowa



Subscribed and sworn to before me by Samuel Anker, Member-Manager of SJA Innovation, LLC, on this 21<sup>st</sup> day of November, 2025.

Lauren Palmer  
Notary Public in and for the State of Iowa

