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Book 2007 Page 3080 Type 06 014 Pages 5

Date 8/07/2007 Time 3:51 PM

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LISA SMITH, COUNTY RECORDER  
MADISON IOWA

## MEMORANDUM OF LEASE

### Recorder's Cover Sheet

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

Matthew D. Gordon, Esq.  
Laff Campbell Tucker Delaney & Gordon, LLP  
7730 E. Belleview Avenue, Suite 204  
Greenwood Village, CO 80111  
PH: (303) 740-7200

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

4G Properties, LLC  
10703 Barkley  
Overland Park, Kansas 66211

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

*VE* Jessica Tapia/Jason Sarmiento  
LandAmerica Commercial Services  
1850 North Central Avenue, Suite 300  
Phoenix, AZ 85004

Escrow No. 007-52247

**Tenant:** WESTAR FOODS, INC., a Colorado corporation

**Landlord:** 4G Properties, LLC, a Colorado limited liability company

**Legal Description:** See Page Exhibit "A"

PREPARED BY AND AFTER RECORDATION RETURN TO:

Matthew D. Gordon, Esq.

Laff Campbell Tucker Delaney & Gordon, LLP

7730 E. Belleview Ave., Suite 204

Greenwood Village, CO 80111

(303) 740-7200

### MEMORANDUM OF LEASE

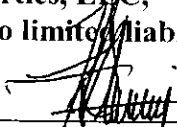
**THIS MEMORANDUM OF LEASE** is made as of July 24, 2007, by and between **4 G Properties, LLC, a Colorado limited liability company** with principal office and place of business at 10703 Barkley, Overland Park, KS 66211, ("**Landlord**"), and **Westar Foods, Inc., a Colorado corporation**, with a mailing address of 10703 Barkley, Overland Park, KS 66211 ("**Tenant**").

In consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration paid by Tenant to Landlord and the mutual covenants contained in that certain Lease Agreement between the parties hereto dated on even date herewith (hereinafter called the "Lease"), Landlord has leased and does hereby lease to Tenant, and Tenant has hired and does hereby hire from Landlord, upon the terms and conditions set forth in said Lease, the real property more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "*Leased Premises*").

The term of the Lease is approximately ten (10) years commencing on the date hereof and ending on July 31, 2017. Said Lease provides for options to renew for two five-year terms. Tenant shall not allow any mechanic's lien or similar type of lien to be filed against the Leased Premises.


**Landlord**

**4 G Properties, LLC,**  
**a Colorado limited liability company**

By:   
\_\_\_\_\_  
Frank A. Westermajer  
Authorized Member

**Tenant**

**Westar Foods, Inc.,**  
**a Colorado limited liability company**

By:   
\_\_\_\_\_  
Frank A. Westermajer  
President

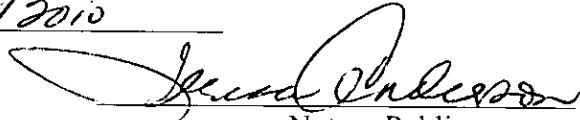
STATE OF COLORADO )  
 ) ss.  
COUNTY OF ARAPAHOE )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of July, 2007, by Frank A. Westermajer as President of Westar Foods, Inc., a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 2/23/2010



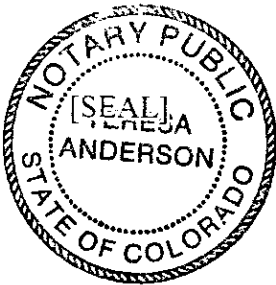
  
Notary Public

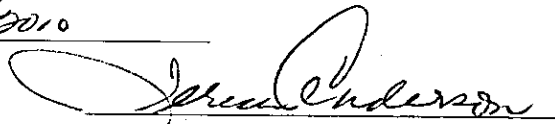
STATE OF COLORADO )  
 ) ss.  
COUNTY OF ARAPAHOE )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of July, 2007, by Frank A. Westermajer as authorized member of 4 G Properties, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 2/23/2010



  
Notary Public

**Exhibit 'A'**  
**Legal Description**

Beginning at a point (P.O.B.) 300.64 feet S 0°00' E, and 110 feet N 90°00" E of the Northwest corner of Section 31, in Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence N00°00' E (assumed for the purpose of this description only) 144.88 feet; thence N 45°48'23" E, 90.37 feet; thence N86°28'12" E, 115.39 feet; thence S 00°00'33" E, 214.89 feet; thence S89°58'15"W, 180 feet to the place of beginning.

which has the apparent address of 1007 John Wayne Drive Winterset, Iowa 50273.