



LEASE—BUSINESS PROPERTY

COMPARED

THIS LEASE AGREEMENT, executed in duplicate, made and entered into this _____ day of January 19 91, by and between Jon F. Horton and Joan C. Horton

_____ (hereinafter called the "Landlord")
whose address for the purpose of this lease is _____
(Street and Number) Earlham
(City)

Iowa 50072 and Chops of Iowa, Inc.
(State) (Zip Code)

_____ (hereinafter called the "Tenant")
whose address for the purpose of this lease is _____
(Street and Number) Earlham
(City)

Iowa 50072, WITNESSETH THAT:
(State) (Zip Code)

1. **PREMISES AND TERM.** The Landlord, in consideration of the rents herein reserved and of the agreements and conditions herein contained, on the part of the Tenant to be kept and performed, leases unto the Tenant and Tenant hereby rents and leases from Landlord, according to the terms and provisions herein, ~~the following described real estate, situated in _____ and the equipment therein, County, Iowa, to-wit:~~ situated in Madison County, Iowa, both the real estate and the equipment therein being described on "Exhibit A"

with the improvements thereon and all rights, easements and appurtenances thereto belonging, which, more particularly, includes the space and premises as may be shown on "Exhibit A," if and as may be attached hereto, for a term of one years, commencing at midnight of the day previous to the first day of the lease term, which shall be on the _____ day of January 19 91, and ending at midnight on the last day of the lease term, which shall be on the 31st day of December 19 91, upon the condition that the Tenant pays rent therefor, and otherwise performs as in this lease provided.

2. **RENTAL.** Tenant agrees to pay to Landlord as rental for said term, as follows: \$ 1,650 per month, in advance, the first rent payment becoming due upon
Strike on the execution of this lease
one (b) the 1st day of February, 19 91,
and the same amount, per month, in advance, on the 1st day of each month thereafter, during the term of this lease.
In addition to the above monthly rental Tenant shall also pay:

\$53 per day for each day prior to February 1, 1991 payable upon the execution of this lease.

All sums shall be paid at the address of Landlord, as above designated, or at such other place in Iowa, or elsewhere, as the Landlord may, from time to time, previously designate in writing.

Delinquent payments shall draw interest at 9 % per annum from the due date, until paid.

3. **POSSESSION.** Tenant shall be entitled to possession on the first day of the term of this lease, and shall yield possession to the Landlord at the time and date of the close of this lease term, except as herein otherwise expressly provided. Should Landlord be unable to give possession on said date, Tenant's only damages shall be a rebating of the pro rata rental.

4. **USE OF PREMISES.** Tenant covenants and agrees during the term of this lease to use and to occupy the leased premises only for pork and smoked meat business and other aspects of the meat processing business and related businesses. For restrictions on such use, see paragraphs 6 (c), 6 (d) and 11 (b) below.

5. **QUIET ENJOYMENT.** Landlord covenants that its estate in said premises is fee simple

and that the Tenant on paying the rent herein reserved and performing all the agreements by the Tenant to be performed as provided in this lease, shall and may peaceably have, hold and enjoy the demised premises for the term of this lease free from molestation, eviction or disturbance by the Landlord or any other persons or legal entity whatsoever. (But see paragraph 14, below.)

~~Landlord shall be bound to reimburse Tenant for the interest on said premises at any time without notice subject to this lease.~~

6. **CARE AND MAINTENANCE OF PREMISES.** (a) Tenant takes said premises in their present condition except for such repairs and alterations as may be expressly herein provided.

COMPARED

(b) **LANDLORD'S DUTY OF CARE AND MAINTENANCE.** Landlord will keep the roof, structural part of the floor, walls and other structural parts of the building in good repair, and to continue to comply with the regulations of the USDA to be a USDA-approved meat processing facility.

(c) **TENANT'S DUTY OF CARE AND MAINTENANCE.** Tenant shall, after taking possession of said premises and until the termination of this lease and the actual removal from the premises, at its own expense, care for and maintain said premises in a reasonably safe and serviceable condition, except for structural parts of the building. Tenant will furnish its own interior and exterior decorating. Tenant will not permit or allow said premises to be damaged or depreciated in value by any act or negligence of the Tenant, its agents or employees. Without limiting the generality of the foregoing, ~~Tenant will be responsible for repairs to the sewer, the plumbing, the water pipes and electrical wiring, gas pipes and hoses.~~

and Tenant agrees to keep faucets closed so as to prevent waste of water and flooding of premises; to promptly take care of any leakage or stoppage in any of the water, gas or waste pipes. The Tenant agrees to maintain adequate heat to prevent freezing of pipes, if and only if the other terms of this lease fix responsibility for heating upon the Tenant. Tenant at its own expense may install floor covering and will maintain such floor covering in good condition. Tenant will be responsible for the plate glass in the windows of the leased premises and for maintaining the parking area, driveways and sidewalks on and abutting the leased premises, if the leased premises include the ground floor, and if the other terms of this lease include premises so described. Tenant shall make no structural alterations or improvements without the written approval of the Landlord first had and obtained, of the plans and specifications therefor.

(d) Tenant will make no unlawful use of said premises and agrees to comply with all valid regulations of the Board of Health, City Ordinances or applicable municipality, the laws of the State of Iowa and the Federal government, but this provision shall not be construed as creating any duty by Tenant to members of the general public. If Tenant, by the terms of this lease is leasing premises on the ground floor, it will not allow trash of any kind to accumulate on said premises in the halls, if any, or the alley or yard in front, side or rear thereof, and it will remove same from the premises at its own expense. Tenant also agrees to remove snow and ice and other obstacles from the sidewalk on or abutting the premises, if premises include the ground floor, and if this lease may be fairly construed to impose such liability on the Tenant.

7. (a) **UTILITIES AND SERVICES.** Tenant, during the term of this lease, shall pay, before delinquency, all charges for use of telephone, water, sewer, gas, heat, (if heating is Tenant's responsibility), electricity, power, air conditioning (if air conditioning is the Tenant's responsibility), garbage disposal, trash disposal and not limited by the foregoing all other utilities and services of whatever kind and nature which may be used in or upon the demised premises.

(b) **AIR CONDITIONING** equipment shall be furnished at the expense of Landlord and maintenance thereof at the expense of Tenant
(Landlord or Tenant)

(c) **JANITOR SERVICE** shall be furnished at the expense of Tenant
(Landlord or Tenant)

(d) **HEATING** shall be furnished at the expense of Tenant
(Landlord or Tenant)

8. (a) **SURRENDER OF PREMISES AT END OF TERM—REMOVAL OF FIXTURES.** Tenant agrees that upon the termination of this lease, it will surrender, yield up and deliver the leased premises in good and clean condition, except the effects of ordinary wear and tear and depreciation arising from lapse of time, or damage without fault or liability of Tenant. [See also 11(a) and 11(e) below]

(b) Tenant may, at the expiration of the term of this lease, or renewal or renewals thereof or at a reasonable time thereafter, if Tenant is not in default hereunder, remove any fixtures or equipment which said Tenant has installed in the leased premises, providing said Tenant repairs any and all damages caused by removal.

(c) **HOLDING OVER.** Continued possession, beyond the expiratory date of the term of this lease, by the Tenant, coupled with the receipt of the specified rental by the Landlord (and absent a written agreement by both parties for an extension of this lease, or for a new lease) shall constitute a month to month extension of this lease.

9. **ASSIGNMENT AND SUBLETTING.** Any assignment of this lease or subletting of the premises or any part thereof, without the Landlord's written permission shall, at the option of the Landlord, make the rental for the balance of the lease term due and payable at once. Such written permission shall not be unreasonably withheld.

10. (a) **ALL REAL ESTATE TAXES,** except as may be otherwise expressly provided in this paragraph 10, levied or assessed by lawful authority (but reasonably preserving Landlord's rights of appeal) against said real property shall be timely paid by the parties in the following proportions: by Landlord 100%; by Tenant 0%.

(b) **Increase** in such taxes, except as in the next paragraph provided, above the amount paid during the base year of 1991 (base year if and as may be defined in this paragraph) shall be paid by Landlord, 100%; by Tenant 0%.

(c) Increase in such taxes caused by **improvements** of Tenant shall be paid by Landlord 0%; by Tenant 100%.

(d) **PERSONAL PROPERTY TAXES.** Tenant agrees to timely pay all taxes, assessments or other public charges levied or assessed by lawful authority (but reasonably preserving Tenant's rights of appeal) against its personal property on the premises, during the term of this lease.

(e) **SPECIAL ASSESSMENTS.** Special assessments shall be timely paid by the parties in the following proportions: by the Landlord 100%; by the Tenant 0%.

11. **INSURANCE.** (a) ~~Landlord and~~ Tenant will ~~each~~ keep its ~~respective~~ property interests in the premises and its liability in regard thereto, and the personal property on the premises, reasonably insured against hazards and casualties; that is, fire and those items usually covered by extended coverage; and Tenant will procure and deliver to the Landlord a certification from the respective insurance companies to that effect. Such insurance shall be made payable to the parties hereto as their interests may appear, except that the Tenant's share of such insurance proceeds are hereby assigned and made payable to the Landlord to secure rent or other obligations then due and owing Landlord by Tenant. [See also 11(e) below]

(b) Tenant will not do or omit the doing of any act which would vitiate any insurance, or increase the insurance rates in force upon the real estate improvements on the premises or upon any personal property of the Tenant upon which the Landlord by law or by the terms of this lease, has or shall have a lien.

(c) **Subrogation rights are not to be waived unless a special provision is attached to this lease.**

(d) Tenant further agrees to comply with recommendations of Iowa Insurance Service Bureau and to be liable for and to promptly pay, as if current rental, any increase in insurance rates on said premises and on the building of which said premises are a part, due to increased risks or hazards resulting from Tenant's use of the premises otherwise than as herein contemplated and agreed.

(e) **INSURANCE PROCEEDS.** Landlord shall settle and adjust any claim against any insurance company under its said policies of insurance for the premises, and said insurance monies shall be paid to and held by the Landlord to be used in payment for cost of repairs or restoration of damaged building, if the destruction is only partial. [See also 11(a), above.]

12. INDEMNITY AND LIABILITY INSURANCE. Except as to any negligence of the Landlord, arising out of roof and structural parts of the building, Tenant will protect, indemnify and save harmless the Landlord from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury and/or damage to any person or property, happening or done, in, upon or about the leased premises, or due directly or indirectly to the tenancy, use or occupancy thereof, or any part thereof by the Tenant or any person claiming through or under the Tenant. The Tenant further covenants and agrees that it will at its own expense procure and maintain casualty and liability insurance in a responsible company or companies authorized to do business in the State of Iowa, in amounts not less than \$100,000 _____ for any one person injured, and \$500,000 _____ for any one accident, and with the limits of \$25,000 _____ for property damage, protecting the Landlord against such claim, damages, costs or expenses on account of injury to any person or persons, or to any property belonging to any person or persons, by reason of such casualty, accident or other happening on or about the demised premises during the term thereof. Certificates or copies of said policies, naming the Landlord, and providing for fifteen (15) _____ days' notice to the Landlord before cancellation shall be delivered to the Landlord within twenty (20) _____ days from the date of the beginning of the term of this lease. As to insurance of the Landlord for roof and structural faults, see paragraph 11(a) above.

13. FIRE AND CASUALTY, PARTIAL DESTRUCTION OR PREMISES. (a) In the event of a partial destruction or damage of the leased premises, which is a business interference, that is, which prevents the conducting of a normal business operation and which damage is reasonably repairable within sixty (60) days after its occurrence, this lease shall not terminate but the rent for the leased premises shall abate during the time of such business interference. In the event of partial destruction, Landlord shall repair such damages within 60 days of its occurrence unless prevented from so doing by acts of God, the elements, the public enemy, strikes, riots, insurrection, government regulations, city ordinances, labor, material or transportation shortages, or other causes beyond Landlord's reasonable control.

(b) **ZONING.** Should the zoning ordinance of the city or municipality in which this property is located make it impossible for Landlord, using diligent and timely effort to obtain necessary permits and to repair and/or rebuild so that Tenant is not able to conduct its business on these premises, then such partial destruction shall be treated as a total destruction as in the next paragraph provided.

(c) **TOTAL DESTRUCTION OF BUSINESS USE.** In the event of a destruction or damage of the leased premises including the parking area (if a parking area is a part of the subject matter of this lease) so that Tenant is not able to conduct its business on the premises or the then current legal use for which the premises are being used and which damages cannot be repaired within sixty (60) _____ days this lease may be terminated at the option of either the Landlord or Tenant. Such termination in such event shall be effected by written notice of one party to the other, within twenty (20) _____ days after such destruction. Tenant shall surrender possession within ten (10) _____ days after such notice issues, and each party shall be released from all future obligations hereunder. Tenant paying rental pro rata only to the date of such destruction. In the event of such termination of this lease, Landlord at its option, may rebuild or not, according to its own wishes and needs.

14. CONDEMNATION. (a) **DISPOSITION OF AWARDS.** Should the whole or any part of the demised premises be condemned or taken by a competent authority for any public or quasi-public use or purpose, each party shall be entitled to retain, as its own property, any award payable to it. Or in the event that a single entire award is made on account of the condemnation, each party will then be entitled to take such proportion of said award as may be fair and reasonable.

(b) **DATE OF LEASE TERMINATION.** If the whole of the demised premises shall be so condemned or taken, the Landlord shall not be liable to the Tenant except and as its rights are preserved as in paragraph 14(a) above.

15. TERMINATION OF LEASE AND DEFAULTS OF TENANT. (a) **TERMINATION UPON EXPIRATION OR UPON NOTICE OF DEFAULTS.** This lease shall terminate upon expiration of the demised term; or if this lease expressly and in writing provides for any option or options, and if any such option is exercised by the Tenant, then this lease will terminate at the expiration of the option term or terms. Upon default in payment of rental herein or upon any other default by Tenant in accordance with the terms and provisions of this lease, this lease may at the option of the Landlord be cancelled and forfeited, PROVIDED, HOWEVER, before any such cancellation and forfeiture except as provided in 15(b) below, Landlord shall give Tenant a written notice specifying the default, or defaults, and stating that this lease will be cancelled and forfeited ten (10) _____ days after the giving of such notice, unless such default, or defaults, are remedied within such grace period. (See paragraph 22, below.) As an additional optional procedure or as an alternative to the foregoing (and neither exclusive of the other) Landlord may proceed as in paragraph 21, below, provided.

(b) **BANKRUPTCY OR INSOLVENCY OF TENANT.** In the event Tenant is adjudicated a bankrupt or in the event of a judicial sale or other transfer of Tenant's leasehold interest by reason of any bankruptcy or insolvency proceedings or by other operation of law, but not by death, and such bankruptcy, judicial sale or transfer has not been vacated or set aside within ten (10) days from the giving of notice thereof by Landlord to Tenant, then and in any such events, Landlord may, at its option, immediately terminate this lease, re-enter said premises, upon giving of ten (10) days' written notice by Landlord to Tenant, all to the extent permitted by applicable law.

(c) In (a) and (b) above, waiver as to any default shall not constitute a waiver of any subsequent default or defaults.

(d) Acceptance of keys, advertising and re-renting by the Landlord upon the Tenant's default shall be construed only as an effort to mitigate damages by the Landlord, and not as an agreement to terminate this lease.

16. RIGHT OF EITHER PARTY TO MAKE GOOD ANY DEFAULT OF THE OTHER. If default shall be made by either party in the performance of, or compliance with, any of the terms, covenants or conditions of this lease, and such default shall have continued for thirty (30) days after written notice thereof from one party to the other, the person aggrieved, in addition to all other remedies now or hereafter provided by law, may, but need not, perform such term, covenant or condition, or make good such default and any amount advanced shall be repaid forthwith on demand, together with interest at the rate of 9 _____ % per annum, from date of advance.

17. SIGNS (a) Tenant shall have the right and privilege of attaching, affixing, painting or exhibiting signs on the leased premises, provided only (1) that any and all signs shall comply with the ordinances of the city or municipality in which the property is located and the laws of the State of Iowa; (2) such signs shall not change the structure of the building; (3) such signs if and when taken down shall not damage the building; and (4) such signs shall be subject to the written approval of the Landlord, which approval shall not be unreasonably withheld.

(b) Landlord during the last ninety (90) days of this lease, or extension, shall have the right to maintain in the windows or on the building or on the premises either or both a "For Rent" or "For Sale" sign and Tenant will permit, at such time, prospective tenants or buyers to enter and examine the premises.

18. MECHANIC'S LIENS. Neither the Tenant nor anyone claiming by, through, or under the Tenant, shall have the right to file or place any mechanic's lien or other lien of any kind or character whatsoever, upon said premises or upon any building or improvement thereon, or upon the leasehold interest of the Tenant therein, and notice is hereby given that no contractor, sub-contractor, or anyone else who may furnish any material, service or labor for any building, improvements, alteration, repairs or any part thereof, shall at any time be or become entitled to any lien thereon, and for the further security of the Landlord, the Tenant covenants and agrees to give actual notice thereof in advance, to any and all contractors and sub-contractors who may furnish or agree to furnish any such material, service or labor.

19. LANDLORD'S LIEN AND SECURITY INTEREST. (a) Said Landlord shall have in addition to the lien given by law, a security interest as provided by the Uniform Commercial Code of Iowa, upon all personal property and all substitutions therefor, kept and used on said premises by Tenant. Landlord may proceed at law or in equity with any remedy provided by law or by this lease for the recovery of rent, or for termination of this lease because of Tenant's default in its performance.

(b) **SPOUSE.** If spouse is not a Tenant, then the execution of this instrument by the spouse shall be for the sole purpose of creating a security interest on personal property and waiving rights of homestead, rights of distributive share, and exemptions.

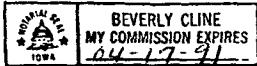
20. SUBSTITUTION OF EQUIPMENT, MERCHANDISE, ETC. (a) The Tenant shall have the right, from time to time, during the term of this lease, or renewal thereof, to sell or otherwise dispose of any personal property of the Tenant situated on the said demised premises, when in the judgement of the Tenant it shall have become obsolete, outworn or unnecessary in connection with the operation of the business on said premises; provided, however, that the Tenant shall, in such instance (unless no substituted article or item is necessary) at its own expense, substitute for such items of personal property so sold or otherwise disposed of, a new or other item in substitution thereof, in like or greater value and adopted to the affixed operation of the business upon the demised premises.

(b) Nothing herein contained shall be construed as denying to Tenant the right to dispose of inventoried merchandise in the ordinary course of the Tenant's trade or business.

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

STATE OF IOWA, POLK COUNTY, ss:

On this 23rd day of January, A.D. 19 91, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jon F. Horton, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that (he) ~~(she)~~ executed the same as (his) ~~(her)~~ voluntary act and deed.



Beverly Cline
Notary Public in and for said State.



IOWA STATE BAR ASSOCIATION
Official Form No. 173 (Trade-Mark Registered, State of Iowa, 1967)
This Printing January, 1986

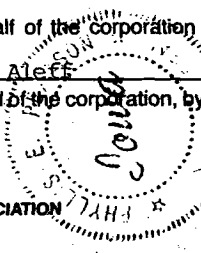
(Section 558.39, Code of Iowa)

Acknowledgment: For use in case of natural persons acting in their own right

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

STATE OF IOWA, POLK COUNTY, ss:

On this 23rd day of January, 19 91, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Sally E. Smith and Karen M. Aleff, to me personally known, who being by me duly sworn, did say that they are the President and Secretary respectively, of the corporation executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) ~~(the seal of the corporation is the seal of the)~~ corporation; that said instrument was signed ~~(and sealed)~~ on behalf of the corporation by authority of its Board of Directors; and that Sally E. Smith and Karen M. Aleff as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



Phyllis E. Pearson
Notary Public in and for said State.



IOWA STATE BAR ASSOCIATION
Official Form No. 172
This Printing September, 1987

(Sections 558.38 and 558.39, Code of Iowa)

Acknowledgment: For use in the case of corporations

27. All rent checks shall be co-payable to Landlord and Earlham Savings Bank.

28. Landlord hereby grants to Tenant five one-year options to renew this lease under the same terms and conditions as the initial lease, except that the monthly rent shall be increased to reflect any increase in Landlord's real estate taxes on the building, as calculated on a monthly basis. Notice of Tenant's intent to renew must be given to Landlord in writing at least fifteen (15) days prior to the expiration date of the initial lease or the expiration date of any renewal period, as the case may be.

29. Landlord hereby grants to Tenant an option to purchase the building and equipment leased hereunder. The option may be exercised by Tenant by sending written notice thereof to Landlord at any time during the duration of this lease (including renewal periods). The purchase price to be paid by Tenant upon exercise of the option shall be equal to the indebtedness owed on the building and equipment to Earlham Savings Bank at the time of exercise of the option. The purchase price shall be paid by Tenant to Landlord within thirty (30) days of the exercise of the option, at which time Landlord shall convey the building and equipment to Tenant by Warranty Deed and appropriate bill of sale, free and clear of all liens and encumbrances under the Title Standards of the Iowa State Bar Association. Landlord shall also execute all groundwater hazard statements and other documents required under Iowa law, establishing that the premises are free of underground storage tanks and other hazardous wastes. Landlord covenants and warrants that during the duration of this lease (including renewal periods), Landlord will not refinance the mortgage loan with Earlham Savings Bank on the building or otherwise modify or amend the terms of such mortgage loan.

30. Any repairs made to the equipment leased hereunder shall be the responsibility of Tenant. Landlord covenants that the equipment leased hereunder is in good and workmanlike condition as of the commencement date of the lease.

31. Landlord covenants that the building has been approved by the USDA for meat processing. In the event the building loses its USDA approval as a meat processing facility due to Landlord not maintaining the roof and structural parts of the building (as set forth in paragraph 6(b)), this lease may be terminated at the option of Tenant.

32. Earlham Savings Bank, Earlham, Iowa has approved the lease of the building and equipment to Tenant.

"EXHIBIT A"

Lot 1 and a parcel of land commencing at the NW corner of said Lot 1, thence W. 10 feet; thence S. to the Northeasterly corner of the W $\frac{1}{2}$ of a parcel of land described as: (Beginning at the point of intersection of the E. line of Elm Street as originally platted, with the Northeasterly line of the Chicago, Rock Island and Pacific Railroad Company depot ground as originally platted, said Northeasterly line of depot ground being 150 feet Northeasterly of and parallel with the center line of said Railroad Company's main track; thence Southerly 105 feet, more or less, along said E. Line of Elm Street, to a point on a line located 50 feet Northeasterly of and parallel with the center line of said Railroad Company's main track; thence Southeasterly 321 feet, more or less, along the last said parallel line to a point on a southerly extension of the W. line of Locust Street; thence Northerly 105 feet, more or less, along said southerly extension of the W. line of Locust Street to a point on the Northeasterly line of said depot ground; thence Northwesterly 321 feet, more or less, along the Northeasterly line of said depot ground to the point of beginning), thence Southeasterly to the SW Corner of said Lot 1, thence N. along the W line of said Lot 1 to the point of beginning; and other real estate, being located in Block 8 of the Original Town of Earlham, Madison County, Iowa.

* * *

Equipment leased hereunder is all the equipment located in the building as more particularly described as follows:

Outside

All in shed except generator

- 1 - 3 horse compressor (motor works) - South side
- 1 - 5 horse compressor (no motor; used for salvage) - South side
- 2 - 5 horse compressors, low temp volt 10 (runs freezing unit)
- West side
- 1 - 5 horse compressor, hi temp (runs fans) - West side
- 1 - 3 horse compressor (runs 2 small coolers) - West side
- 1 - sump pump - SW corner
- 1 - 500 gallon grease trap - East side

Inspector's Office

- 1 - Heater
- 1 - Locker

West Storage

- 1 - Bulk box rack
- 1 - Cutting Table (needs re-sanding)
- 1 - McRib machine (needs fine tuning)
- 1 - Barbecue King revolving oven
- 1 - Dunnage (i.e., box) rack

Dock Room

- 2 - Cutting tables (6' and 8")
- 1 - 200# maximum scale
- 1 - Deep Freeze (stores inedibles)
- 1 - Tenderizer
- 1 - Carcass track & carcass scale & boom (attached to ceiling)
- 1 - Hose
- 1 - Extension Cord
- 1 - Aluminum Ramp
- 1 - Steel Sink

Pork Storage

- 1 - Pallet
- 1 - Metal extension ladder
- 2 - Smokehouse racks
- 1 - Food cart
- 1 - Dunnage rack
- 1 - Rubber Pallet
- 1 - Trolley Pole
- 1 - Vacuum Packager (lease/purchase)
- 1 - Smoker w/ Smokehouse rack (lease/purchase)
- 1 - Meat tumbler (\$7200 new)
- 1 - Scale & pan
- 1 - Brine pump
- 1 - Stainless steel work table
- 2 - Plastic tubs (30 gallons @)
- 1 - 500# meat truck
- 1 - Dunnage rack
- 16- Steel Racks for Smoker (use for turkeys)
- 1 - Track
- 1 - Stainless Steel Sink

Maintenance Room (Ladder to Attic - Furnace upstairs)

- 1 - Water Heater (2 yrs old) 30 Gallon

Processing Room

- 1 - Stainless steel curing table
- 1 - 300# stainless steel meat truck
- 1 - Butcher Boy Grinder (Model 52)
- 1 - Haul-a-Matic Grinder/Mixer (Model 52) <---|
- 1 - Haul-a-Matic 500 Patty Machine <---| These go together
- 1 - Stainless steel 6' work table
- 1 - S-1 Stein Batter Machine
- 1 - S-1 Stein Breader
- 1 - Bridge Scoring Machine (horizontal tenderizer)
- 1 - Stainless steel sink (i.e., batter sink) (attached to wall)
- 1 - Stainless steel wash sink (attached to wall)
- 1 - Leased SB1 Stein Breader - recommends dropping lease
- 1 - Pack-off table (Conveyor)
- 1 - Stainless steel table (box holding table)
- 1 - Cooling Condensers (attached to ceiling)

Tempering Room

- 1 - Stainless steel sink (attached to wall)
- 1 - Stainless steel meat thawing table (four layers)

NW Cooler

- 2 - Stainless steel carts
- 5 - Breeding barrels
- 5 - 8-Basket box carts

Center Cooler

- 2 - Rubber pallets
- 1 - Condenser (fixture to wall)

Freezer

- 2 - Condensing units
- Inventory

Locker/Restrooms

- 5 - Womens lockers
- 2 - Mens lockers

Hallway

- 1 - Towel cabinet

Break Room

- 1 - Berkle Electronic digital scale
- 1 - Hot water booster (used to maintain req'd 180 F; \$640 new)