

WHEN RECORDED MAIL TO:

The Southland Corporation  
Attn.: Real Estate Services Dept.  
2828 North Haskell Avenue  
Dallas, Texas 75204

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MEMORANDUM OF LEASE

This is a Memorandum of Lease by and between James E. & Cheryl J. Bateman

hereinafter called LESSOR (whether one or more) of \_\_\_\_\_  
\_\_\_\_\_, and THE SOUTHLAND CORPORATION, a Texas Corporation, hereinafter called LESSEE, of 2828 North Haskell Avenue, Dallas, Texas. LESSOR hereby grants, demises and leases the premises described below to LESSEE upon the following terms:

Date of Lease: January 14, 1980

Description of Leased Premises: A portion of existing improvements located on that property near the intersection of US Highway 50 & Lake View Drive, known as Lot 2, Block 1 of Zephyr Heights Subdivision #1, also known as Assessor's Parcel # 05-182-10, City of Zephyr Cove, County of Douglas, State of Nevada.

Date of Commencement: The first day of the first calendar month following (1) the date that LESSEE or its assigns shall first be open for business to the public or (2) 90 days after issuance of building permits or approvals.

Term: Twenty Years.

Renewal Options: Four successive options for any period of time not exceeding five years for each such option upon the same covenants and conditions as provided for in the Lease Agreement.

Purchase Option(s): NO

Right Of First Refusal Option: YES

The purpose of this Memorandum of Lease is to give record notice of the lease and of the rights created thereby, all of which are hereby confirmed.

In witness whereof the parties have executed this Memorandum of Lease as of the dates set forth in their respective acknowledgements.

(SEAL)

Attest:

LESSOR

JAMES E. & CHERYL J. BATEMAN  
Cheryl J. Bateman (OWNER)  
By Cheryl J. Bateman

(SEAL)

Attest:

LESSEE

THE SOUTHLAND CORPORATION

By W.K. Ruppenkamp  
Vice President  
W.K. RUPPENKAMP

SEAL

Assistant Secretary

(Individual)

STATE OF NEVADA }  
COUNTY OF DOUGLAS } SS.

On April 9, 1980 before me, the undersigned, a Notary Public in and for said State, personally appeared James E. Bateman and Cheryl J. Bateman

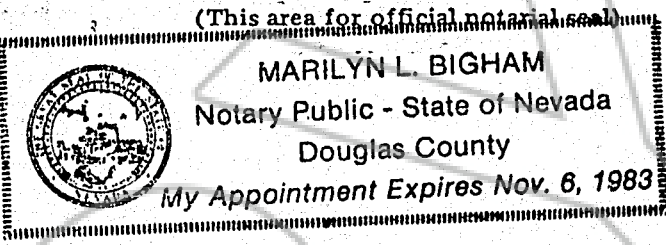
known to me to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Lessor: James E. Bateman  
Signature Cheryl J. Bateman

Marilyn L. Bigham  
Marilyn L. Bigham

Name (Typed or Printed)



(Corporation)

STATE OF Texas }  
COUNTY OF Dallas } SS.

On April 16, 1980 before me, the undersigned, a Notary Public in and for said State, personally appeared W.K. Ruppenkamp

known to me to be the Vice President, and David Hollander known to me to be Assistant Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Bernice Mattucks

BERNICE MATTUCKS, Notary Public  
in and for Dallas County, Texas  
My Commission Expires September 13, 1980

Name (Typed or Printed)

(This area for official notarial seal)

SEAL

(Corporation)

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS.

On \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_

known to me to be the \_\_\_\_\_ President, and \_\_\_\_\_ known to me to be \_\_\_\_\_ Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

Name (Typed or Printed)

(This area for official notarial seal)

43981

COPY

REQUESTED BY  
*The Southland Corp.*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA  
# 5.00 pd  
1980 APR 25 AM 10: 57

MARIE A. RABEL  
RECORDER  
*Donna Luchter* 43981  
(Dep.) BOOK 480 PAGE 1527