

MEMORANDUM OF LEASE

The undersigned, PARK CATTLE CO., a Nevada corporation, as LANDLORD, and HARVEY'S WAGON WHEEL, INC., a Nevada corporation, as TENANT, entered into a Lease Agreement ("the Lease") on a parcel of land situated in Douglas County, Nevada, consisting of (a) the parcel of land described on Exhibit A, and (b) all buildings and improvements now or hereafter constructed on the land described on Exhibit A, collectively the "Premises."

The Lease, dated July 9, 1973, and as amended on April 27, 1970, and February ~~28~~<sup>29</sup><sup>th</sup>, 1985, were leased by LANDLORD to TENANT for a period of approximately forty-two years, commencing on April 1, 1973, and terminating at 11:59 P.M. on March 31, 2015. Tenant has no right to renew or extend the term.

The Lease further provides that upon its expiration or other termination, by lapse of time or otherwise, the Landlord and Tenant shall execute cross-easements burdening and benefiting their respective parcels (the land described on Exhibit A hereto in the case of the Landlord and the land described on Exhibit B hereto in case of Tenant) so that each parcel will have utility services necessary for its efficient and separate operation and so that each parcel will have ingress and egress over the driveway located along the northerly boundary of the Tenant's parcel and southerly boundary of Landlord's parcel (the driveway between the garage on Landlord's parcel and the pavilion of

Tenant's present Hotel-Casino).

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum as of February 20<sup>th</sup>, 1985.

PARK CATTLE CO.

By *Brooks Park*  
BROOKS PARK

HARVEY'S WAGON WHEEL, INC.

By *William B. Ledbetter*  
WILLIAM B. LEDBETTER

STATE OF NEVADA     )  
                                  : SS.  
COUNTY OF Douglas    )

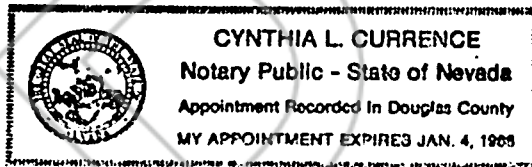
On February 20<sup>th</sup>, 1985, personally appeared before me, a Notary Public, BROOKS PARK, who acknowledged to me that he is the President of PARK CATTLE CO., and that he executed the above instrument for the purposes and considerations therein expressed and in the capacity therein stated.

*Robert E. Armstrong*  
NOTARY PUBLIC  
ROBERT E. ARMSTRONG  
Notary Public - State of Nevada  
Washoe County  
My Appointment Expires Apr. 3, 1985

STATE OF NEVADA )  
COUNTY OF Douglas ) : SS.

On ~~February~~ <sup>MARCH</sup> 4, 1985, personally appeared before me, a Notary Public, WILLIAM B. LEDBETTER, who acknowledged to me that he is the President of HARVEY'S WAGON WHEEL, INC., and that he executed the above instrument for the purposes and considerations therein expressed and in the capacity therein stated.

Cynthia L. Currence  
NOTARY PUBLIC



PARK-HARVEYS  
LEASE AREA LEGAL DESCRIPTION  
11.805 AC. PARCEL

2/20/85

LEGAL DESCRIPTION

A parcel of land located within a portion of Section 27, Township 13 North, Range 18 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

COMMENCING at a point lying at the intersection of the California-Nevada state line and the westerly right-of-way line of U.S. Highway 50;

thence N.  $48^{\circ}42'34''$  W., 990.12 feet along the California-Nevada state line to the POINT OF BEGINNING;

thence N.  $48^{\circ}42'34''$  W., 117.90 feet along the California-Nevada state line;

thence N.  $30^{\circ}18'30''$  E., 172.01 feet;

thence N.  $70^{\circ}15'01''$  W., 157.23 feet;

thence N.  $29^{\circ}43'25''$  W., 86.29 feet;

thence N.  $00^{\circ}50'44''$  E., 33.27 feet;

thence N.  $62^{\circ}26'55''$  W., 72.14 feet to a point on the easterly right-of-way line of Stateline Loop Road;

thence N.  $23^{\circ}57'13''$  E., 121.09 feet along said easterly right-of-way line;

thence along said easterly right-of-way line 144.33 feet along the arc of a curve to the right having a central angle of  $07^{\circ}04'04''$  and a radius of 1170.00 feet (chord bears N.  $27^{\circ}29'15''$  E., 144.24 feet);

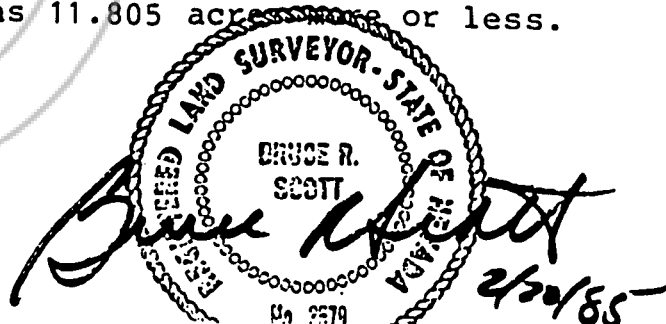
thence S.  $62^{\circ}03'50''$  E., 1396.61 feet to a point on the westerly right-of-way line of U.S. Highway 50;

thence S.  $27^{\circ}57'22''$  W., 296.01 feet along the westerly right-of-way of U.S. Highway 50;

thence N.  $62^{\circ}02'38''$  W., 289.93 feet;

thence N.  $80^{\circ}14'14''$  W., 709.00 feet to the POINT OF BEGINNING.

Parcel contains 11.805 acres or less.



114959

EXHIBIT A  
BOOK 385 PAGE 1634

HARVEY'S PROPERTY  
LEGAL DESCRIPTION

2/21/85

A parcel of land located within a portion of the Southeast one-quarter of Section 27, Township 13 North, Range 18 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point lying at the intersection of the California-Nevada state line and the Westerly right-of-way line of U.S. Highway 50;

thence N.  $48^{\circ}42'34''$  W., 697.47 feet along the California-Nevada state line to the Southwesterly corner of the McCallum parcel as recorded within the Official Records of Douglas County, Nevada, in Book 31, Page 219, Document No. 28034;

thence N.  $41^{\circ}17'26''$  E., 50.00 feet;

thence N.  $48^{\circ}42'34''$  W., 211.20 feet;

thence S.  $80^{\circ}14'14''$  E., 613.38 feet;

thence S.  $62^{\circ}02'38''$  E., 289.93 feet to a point on the Westerly right-of-way line of U.S. Highway 50;

thence S.  $27^{\circ}57'22''$  W., 449.74 feet along the Westerly right-of-way line of U.S. Highway 50 to the POINT OF BEGINNING.

Parcel contains 5.421 acres more or less.



REQUESTED BY  
**LAWYERS TITLE**  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

85 MAR 18 P1:17

SUZANNE BEAUDREAU  
RECORDER

\$ 9.00 PAID Ju DEPUTY **114959**

BOOK **385** PAGE **1635**

EXHIBIT B