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**Recording Requested by and  
When Recorded, Mail To:**

P.O. Box 1400  
ZEPHYR COVE, NV 89448  
94020414

**MEMORANDUM OF LEASE/OPTION AGREEMENT**

THIS MEMORANDUM OF LEASE/OPTION AGREEMENT, made and entered into on the 1st day of March, 1994, by and between WILLIAM C. FLINT and DIANA A. FLINT, husband and wife, and D. BRUCE BANNING, as follows:

**W I T N E S S E T H :**

The parties do hereby state and covenant that on this date they have entered into a Lease/Option Agreement by which they have defined their rights, duties and obligations regarding that certain real property situate in the County of Douglas, State of Nevada, and more particularly described as follows, to wit:

See Exhibit "A" attached hereto.  
Assessor's Parcel No: 3-220-21.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease/Option Agreement the day and year hereinafter written.

Dated: February 26, 1994

**LANDLORD:**

\_\_\_\_\_  
WILLIAM C. FLINT

\_\_\_\_\_  
DIANA A. FLINT

Dated: February 25, 1994

**TENANT:**

*D. Bruce Banning*  
\_\_\_\_\_  
D. BRUCE BANNING

**332150**

BK0394PG2215

**Recording Requested by and  
When Recorded, Mail To:**

**MEMORANDUM OF LEASE/OPTION AGREEMENT**

THIS MEMORANDUM OF LEASE/OPTION AGREEMENT, made and entered into on the \_\_\_\_\_ day of March, 1994, by and between WILLIAM C. FLINT and DIANA A. FLINT, husband and wife, and D. BRUCE BANNING, as follows:

**W I T N E S S E T H :**

The parties do hereby state and covenant that on this date they have entered into a Lease/Cption Agreement by which they have defined their rights, duties and obligations regarding that certain real property situate in the County of Douglas, State of Nevada, and more particularly described as follows, to wit:

See Exhibit "A" attached hereto.  
Assessor's Parcel No: 3-220-21.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease/Option Agreement the day and year hereinafter written.

Dated: 2-26-94

LANDLORD:

William C. Flint  
WILLIAM C. FLINT

Diana A. Flint  
DIANA A. FLINT

Dated: \_\_\_\_\_

TENANT:

\_\_\_\_\_  
D. BRUCE BANNING

**ACKNOWLEDGMENT**

STATE OF NEVADA )  
 : ss.  
COUNTY OF DOUGLAS )

On the 26 day of February, 1994, personally appeared before me, a Notary Public, in and for said County and State, WILLIAM C. FLINT and DIANA A. FLINT, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same, freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State above-named, the day and year in this certificate first above written.



M. Franco  
Notary Public.

STATE OF NEVADA )  
 : ss.  
COUNTY OF DOUGLAS )

On the \_\_\_\_\_ day of \_\_\_\_\_, 1994, personally appeared before me, a Notary Public, in and for said County and State, D. BRUCE BANNING, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that he executed the same, freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State above-named, the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public

**ACKNOWLEDGMENT**

STATE OF NEVADA )  
 : ss.  
COUNTY OF DOUGLAS )

On the \_\_\_\_\_ day of \_\_\_\_\_, 1994, personally appeared before me, a Notary Public, in and for said County and State, WILLIAM C. FLINT and DIANA A. FLINT, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same, freely and voluntarily and for the uses and purposes therein mentioned.

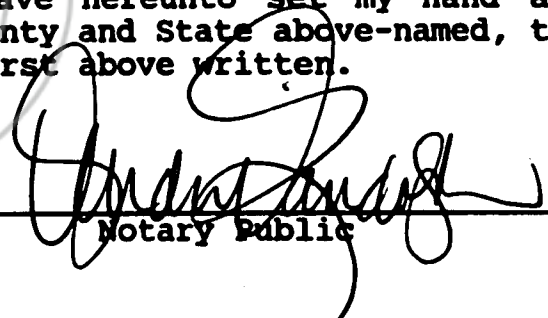
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State above-named, the day and year in this certificate first above written.

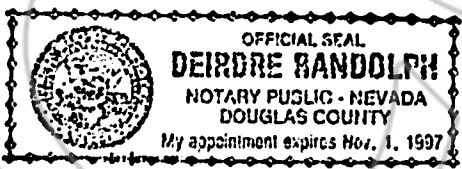
\_\_\_\_\_  
Notary Public

STATE OF NEVADA )  
 : ss.  
COUNTY OF DOUGLAS )

On the 25th day of February, 1994, personally appeared before me, a Notary Public, in and for said County and State, D. BRUCE BANNING, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that he executed the same, freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State above-named, the day and year in this certificate first above written.

  
\_\_\_\_\_  
Notary Public



**LEGAL DESCRIPTION**

All that certain lot, piece or parcel of land situate in the County of DOUGLAS, State of Nevada, described as follows:

All that portion of the South 1/2 of the South 1/2 of Lot 4, in Section 34, Township 14 North, Range 18 East, M.D.B. & M.; as shown on the official map and described as follows:

Parcel 1 as shown on the Parcel Map for Ralph MacMichael recorded July 19, 1977, Book 777, page 903, as Document No. 11164, Official Records of Douglas County, Nevada.

TOGETHER WITH an easement for road purposes over the existing twenty foot roadway extending from the Lake front Easterly to "Highway 50", as contained in Deed recorded December 30, 1959, in Book F-1 of Deeds, page 27, as Document No. 15426, Official Records.

Assessors Parcel No. 3-220-21.

REQUESTED BY  
STEWART TITLE of DOUGLAS COUNTY  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

94 MAR 14 A9:47

**332150**

BK0394PG2219

SUZANNE BLAUDREAU  
CO RECORDER

PAID *Ka* DEPUTY