

APN 1220-15-110-066

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FIRST AMERICAN TITLE CO.

REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 AUG 18 PM 4:16

WERNER CHRISTEN
RECORDER

\$15⁰⁰ PAID *KJ* DEPUTY

A. P. No. 1220-15-110-066
Escrow No. 2079204-NMP

When recorded mail to:

First American Title
1674 Hwy 395 Ste: 206
Minden, NV 89423

MEMORANDUM OF LEASE
WITH OPTION TO PURCHASE

YOU WILL PLEASE TAKE NOTICE that JOHN F. SULLIVAN, JR. and GEORGEAN M. SULLIVAN, Trustees of THE SULLIVAN FAMILY TRUST, dated December 12, 2001, have leased to NANCY KUGLER, an unmarried woman, certain property situate in the County of Douglas, State of Nevada, described as follows:

Lot 52 as said lot is shown on the Official Plat of GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on June 1, 1965, in Book 1 of Maps, filed as No. 28309, and Title Sheet amended on June 4, 1965, as Filing No. 28377.

The term of the lease commences August 15, 2003, and, unless sooner terminated as therein provided, expires at midnight on June 30, 2004.

The foregoing lease gives NANCY KUGLER an Option to Purchase the leased premises. If escrow upon the Option to Purchase does not close on or before June 30, 2004, and no extension of close of escrow has been executed and recorded by JOHN F. SULLIVAN, JR. and GEORGEAN M. SULLIVAN, Trustees of THE SULLIVAN FAMILY TRUST, the Option to Purchase shall be deemed of no further legal efficacy and the undersigned agree that this document shall constitute notice that the Option has expired and is no longer enforceable. Nothing contained herein shall prevent the earlier termination of the Lease and Option pursuant to the provisions of the Lease With Option to Purchase.

"Close of escrow" is defined to be the date on which the Deed is recorded from JOHN F. SULLIVAN, JR. and GEORGEAN M. SULLIVAN,

Trustees of THE SULLIVAN FAMILY TRUST, dated December 12, 2001, to NANCY KUGLER.

DATED: 8-12-03, 2003.

John F. Sullivan TTEE
John F. Sullivan, Jr., Trustee

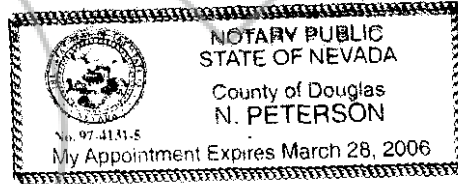
Nancy Kugler
Nancy Kugler

Georgan M. Sullivan TTEE
Georgan M. Sullivan, Trustee

STATE OF Nevada)
COUNTY OF Douglas) ss

This instrument was acknowledged before me on August 12, 2003, by JOHN F. SULLIVAN, JR. and GEORGEAN M. SULLIVAN, as Trustees of THE SULLIVAN FAMILY TRUST.

[Signature]
Notary Public



STATE OF Nevada)
COUNTY OF Douglas) ss

This instrument was acknowledged before me on August 18, 2003, by NANCY KUGLER.

[Signature]
Notary Public

