

APN: 1320-30-702-008

RECORDING REQUESTED BY:

✓ AFTER RECORDATION RETURN MAIL THIS DOCUMENT TO:

Ryan J. Earl, Esq.  
Scarpello, Huss & Oshinski, Ltd.  
600 East Williams Street, Suite 300  
Carson City, NV 89701

REQUESTED BY  
Ryan J. Earl Esq  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 AUG -2 PM 2:20

WERNER CHRISTEN  
RECORDER

\$16<sup>00</sup> PAID kd DEPUTY

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### MEMORANDUM OF LEASE AGREEMENT

This Memorandum of Lease Agreement is entered into this \_\_\_\_\_ day of July 19, 2004, by and between TEB, LLC, as Lessor, and STEWART TITLE COMPANY of Douglas County, as Lessee. The parties agree as follows:

1. On November 13, 2003, the parties executed a Standard Lease Agreement (herein "Lease") pertaining to that professional office building located at 1663 U.S. Hwy 395, Minden, Nevada.
2. In accordance with Section B, paragraph 1.06, the parties hereby acknowledge and deliver to the other a Memorandum of Lease Agreement for recording purposes.
3. Pursuant to Section B, paragraph 1.03, Lessee reaffirms the acknowledgments set forth therein, namely that:
  - (a) Lessee had been advised by Lessor to satisfy itself with respect to the condition of the premises and their suitability for Lessee's intended use,
  - (b) lessee has made such investigations as it deems necessary and assumes all responsibility therefor as the same relates to its occupancy of the premises, and
  - (c) neither Lessor, nor Lessor's agents, have made any oral or written representations or warranties

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with respect to said matters other than that as set forth in this lease.

- 4. In accordance with Section B, paragraph 13.04, the Commencement Date of the Standard Lease shall be considered April 1, 2004, and the Expiration Date shall be February 28, 2009.

IN WITNESS WHEREOF, each party to this agreement has caused it to be executed on the date indicated above.

LESSOR:

TEB, LLC, a Nevada limited liability company

By: Corporate Management Services, Inc.
a Nevada Corporation
Its: Manager

By: [Signature]
JAMES S. BRADSHAW
Its: President

STATE OF NEVADA )
) ss:
COUNTY OF Lyon )
CARRSON CITY )

On this 19th day of July, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared JAMES S. BRADSHAW, personally known or proved to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

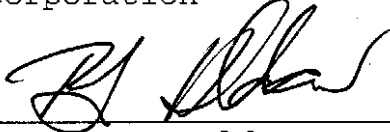
WITNESS my hand and official seal.



[Signature: Nancy L. Childress]
NOTARY PUBLIC

LESSEE:

STEWART TITLE COMPANY OF  
DOUGLAS COUNTY, a Nevada  
corporation

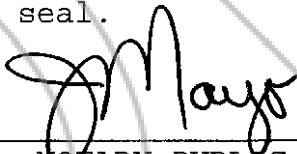


By: Brent Holderman  
Its: President

STATE OF NEVADA            )  
  ) ss:  
COUNTY OF Douglas    )

On this 19 day of July, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared BRENT HOLDERMAN, personally known or proved to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



NOTARY PUBLIC

