

OFFICIAL RECORD

Requested By:

REBECCA G MANOUKIAN

APN: 03-220-220
03-220-230
03-220-240

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 5 Fee: 18.00
BK-1206 PG- 3301 RPTT: 0.00



After recordation, return to:

✓ Paul D. Manoukian and
Rebecca G. Manoukian
14360 West Windriver Lane
Reno, Nevada 89511

TERMINATION AND RELEASE OF GARAGE LEASE AGREEMENT

This Agreement is entered into by and among Lisa Peel ("Peel"), Paul D. Manoukian, M.D. and Rebecca G. Manoukian, husband and wife (the "Manoukians"), The Manoukian Family 2000 Trust (the "Manoukian Trust"), and is approved by Aaron T. Rhoten and Starla R. Rhoten, husband and wife (the "Rhotens"). This Agreement is made with reference to the following facts:

A. Richard K. Gardner and Kathleen Ann Gardner (the "Gardners") are the owner of parcel 2 of Final Parcel Map recorded August 20, 1997 in Book 897, Page 3450, as Document No. 419754 of Official Records of Douglas County, Nevada (the "Gardner Parcel").

B. Peel is the owner of parcel 3 of Final Parcel Map recorded August 20, 1997 in Book 897, Page 3450, as Document No. 419754 of Official Records of Douglas County, Nevada (the "Peel Parcel").

C. The Rhotens are the owner of parcel 1 of Final Parcel Map recorded August 20, 1997 in Book 897, Page 3450, as Document No. 419754 of Official Records of Douglas County, Nevada. On or about September 13, 2006 (the "Date of Closing"), the Rhotens purchased the parcel described in this paragraph C. from the Manoukian Trust. For purposes of this Agreement, the parcel of real property described in this paragraph C. is hereafter referred to as the "Manoukian Parcel."

D. Prior to the Date of Closing, the owners of the parcels described in paragraphs A., B., and C. above, or their predecessors in interest, entered into a "Garage Lease Agreement" whereby each of the Manoukians and the Gardners, or their successors in interest, were entitled to lease from Peel one half (1/2) of a two car garage located on the Peel Parcel (the "Garage Lease Agreement"). An executed original of the Garage Lease Agreement was recorded as Document Number 0503534 in the Official Records of Douglas County, Nevada.

E. Prior to the Date of Closing, the parcels of real property described in paragraphs A,

B. and C. above were subject to the terms and conditions of a "Second Amended and Restated Agreement of Common Ownership and Maintenance," which was recorded as Document Number 0628501 in the Official Records of Douglas County (the "Common Ownership Agreement"). Section 3. of the Common Ownership Agreement provides that if the owner of the Manoukian Parcel sells such parcel, Peel is entitled to terminate the Garage Lease with respect to the record owner of the Manoukian Parcel.

F. Prior to the Date of Closing, Peel, the Manoukians and the Manoukian Trust agreed to terminate the Garage Lease Agreement with respect to the record owners of the Manoukian Parcel pursuant to the terms and conditions of the Common Ownership Agreement.

G. The parties hereto agree to record this Agreement for the purpose of memorializing the termination of the Garage Lease Agreement with respect to the owners of the Manoukian Parcel.

BASED UPON THE FOREGOING, THE PARTIES AGREE AS FOLLOWS:

Effective as of September 12, 2006, Peel, the Manoukians and the Manoukian Trust agreed to terminate the Garage Lease Agreement with respect to the then record owners of the Manoukian Parcel. By terminating the Garage Lease Agreement as to the record owners of the Manoukian Parcel, Peel agreed to release the Manoukians, the Manoukian Trust, and all successor owners of the Manoukian Parcel from any and all obligations under the Garage Lease Agreement.

"PEEL"

Dated 10/13, 2006



Lisa Peel


"MANOUKIANS"

Dated 10/4, 2006



Paul D. Manoukian, M.D.

Dated 10/04, 2006



Rebecca G. Manoukian

"MANOUKIAN TRUST"

Dated 10/4, 2006

"The Manoukian Family 2000 Trust"

Dated 10/4, 2006

Paul D. Manoukian
Paul D. Manoukian, M.D., Co-Trustee

Dated 10/04, 2006

Rebecca G. Manoukian
Rebecca G. Manoukian, Co-Trustee

Accepted and Approved By:

Aaron T. Rhoten
Aaron T. Rhoten

Starla R. Rhoten
Starla R. Rhoten

STATE OF NEVADA)

COUNTY OF Douglas

This Agreement was acknowledged before me on October 13, 2006, by Lisa Peel.



Cindy Dillon
Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

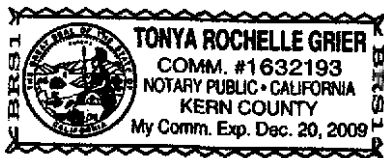
State of California }
County of Kern } ss.

On 11/24/06 before me, Tonya Rochelle Grier, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Aaron Timothy Rhoten & Starla Laurel Holter
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.
Tonya Rochelle Grier
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

