

APN: 1418-34-401-011
Recording requested by and
after recording, return to:

Alling & Jillson, Ltd.
P.O. Box 3390
Stateline, NV 89449

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 7 Fee: 20.00
BK-0310 PG- 6871 RPTT: 0.00



MEMORANDUM OF LEASE/LICENSE AGREEMENT

Parties:

Owner:

Amoroso Family Trust, Fred Amoroso, Trustee
whose address is
P.O. Box 7180
Carmel by the Sea, CA 93921
referred to herein as "Owner"

Tenant:

Marjorie Merrill Luippold
and
Richard B. Luippold
whose address is
Post Office Box 1198
Zephyr Cove NV 89448
collectively referred to herein as "Tenant" or "Tenants"

Property:

10 Hwy 50, Zephyr Cove, Nevada
Douglas County Assessor's Parcel Number 1418-34-401-011
referred to herein as the "Property"

TO WHOM IT MAY CONCERN:

PLEASE TAKE NOTICE THAT the above named Owner and Tenants have executed a certain agreement of even date herewith entitled "PERSONAL NONASSIGNABLE LIFE-LEASE/LICENSE" ("Agreement"). Copies of the Agreement are in the possession of legal counsel for said Owner and Tenant, named below.

The Agreement concerns and affects the real property known as 10 Hwy 50, Zephyr Cove, Nevada, Douglas County Assessor's Parcel Number 1418-34-401-011, mentioned above, which is more particularly described in **Exhibit "A"** attached hereto and made a part hereof.

MEMORANDUM OF LEASE/LICENSE AGREEMENT

Re: 10 Hwy 50, Zephyr Cove, Nevada

Douglas County Assessor's Parcel Number 1418-34-401-011

(CONTINUED)

Tenants on behalf of themselves and their respective estates, trusts attorneys, representatives, heirs, successors and assigns hereby irrevocably instruct Alling & Jillson, Ltd., and its successors or appointees to execute, acknowledge, deliver and cause to be recorded a Notice of Termination of Lease/License Agreement and of this Memorandum thereof, upon the expiration or earlier termination of said Agreement. The recording of such Notice of Termination shall be immediately effective to fully and finally release and relinquish all right, title, estate, claim and interest, if any, of said Tenants in and to the said Property, without the signature or consent of any other person or entity.

This Agreement and the authorizations hereby granted shall be binding upon each party and its heirs, estate, administrators, representatives, trustees, executors, successors and assigns. This Agreement shall be binding on any successors in interest to the Property.

Notices under the Agreement shall be delivered as follows:

a. To Owner

i. By mail to:

- 1. Amoroso, P.O. Box 7180, Carmel by the Sea, CA 93921;
- 2. Andrew Wolf, 264 Village #104, Incline Village, NV 89451;

b. To Tenants

i. By mail to:

- 1. Luippold, P.O. Box 1198, Zephyr Cove, NV 89448;
- 2. Alling & Jillson, Ltd., P.O. Box 3390, Stateline, NV 89449.

The attorneys who have possession of copies of the Agreement are:

For Owner:

Rogers Wolf von Baeyer & Herhusky, LLP
264 Village Boulevard, Suite 104
Incline Village, NV 89451

For Tenant:

Alling & Jillson, Ltd.
276 Kingsbury Grade, Suite 2000
Post Office Box 3390
Lake Tahoe, Nevada 89449-3390

MEMORANDUM OF LEASE/LICENSE AGREEMENT
Re: 10 Hwy 50, Zephyr Cove, Nevada
Douglas County Assessor's Parcel Number 1418-34-401-011
(CONTINUED)

Tenant:

Date: _____

Marjorie Merrill Luippold
Marjorie Merrill Luippold

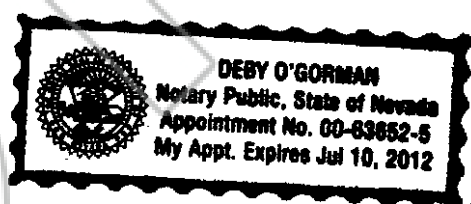
Date: _____

Richard B. Luippold
Richard B. Luippold

STATE OF NEVADA)
) s.s.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on November 20, 2009, by **Marjorie Merrill Luippold.**

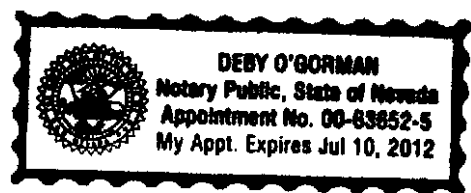
Deby O'Gorman
Notary Public



STATE OF NEVADA)
) s.s.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on November 20, 2009, by **Richard B. Luippold.**

Deby O'Gorman
Notary Public



MEMORANDUM OF LEASE/LICENSE AGREEMENT
Re: 10 Hwy 50, Zephyr Cove, Nevada
Douglas County Assessor's Parcel Number 1418-34-401-011
(CONTINUED)

EXHIBIT A
(Description Property)
To Be Attached

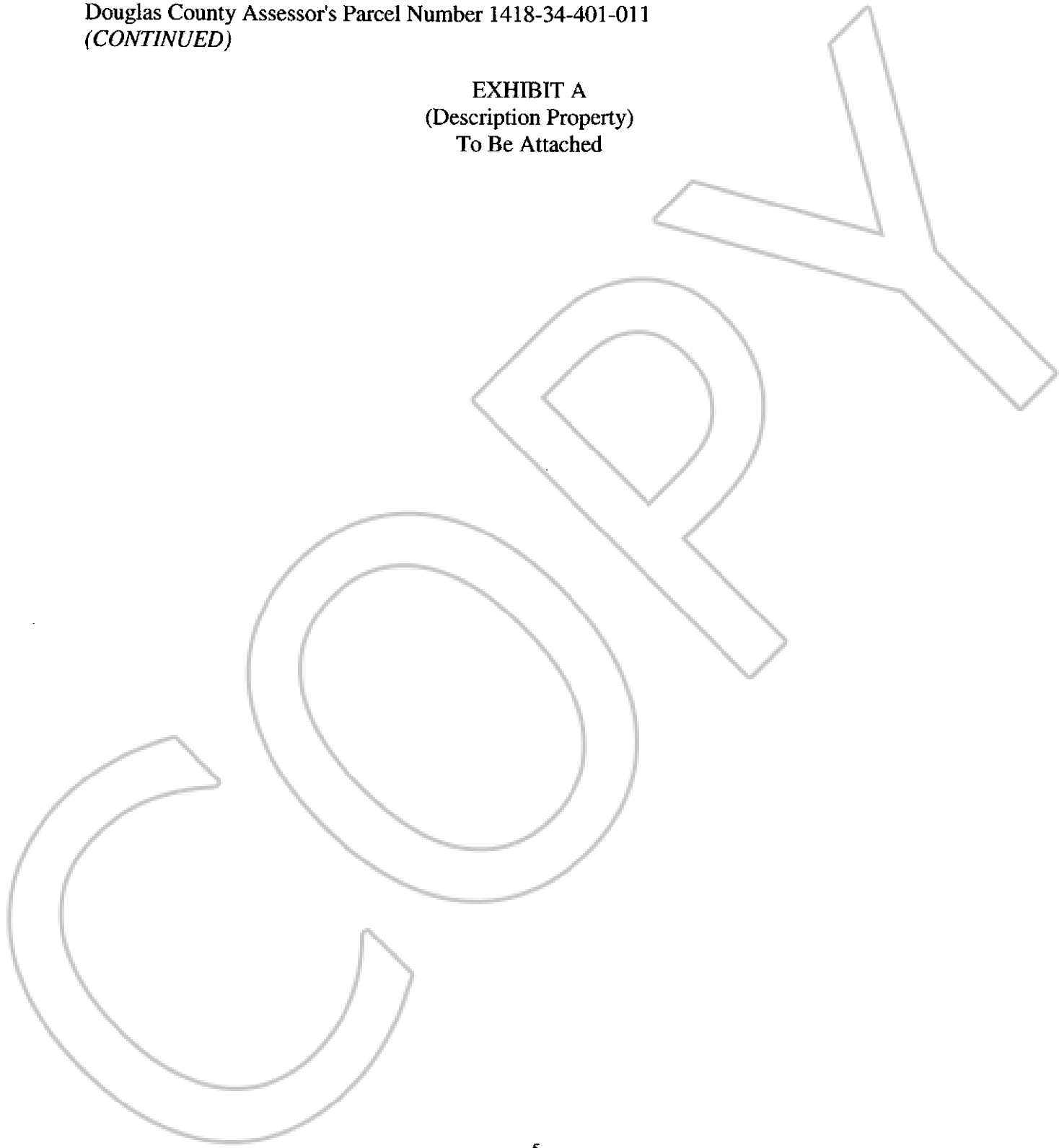


EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1

That portion of the Southeast Quarter of the Southwest Quarter of Section 34, Township 14 North, Range East, M.D.B. & M., that is more particularly described as follows:

Beginning at a point in the South line of the property described in deed to Hugh T. Harrison, et ux, recorded May 15, 1956, in Book C-1 of Deeds, Page 49, Douglas County, Nevada records, from which the South Quarter corner of said Section 23 bears 89°56'50" East 410.40 feet and South 29°59'42" East 378.30 feet; thence from the point of beginning North 0°03'10" East 120.00 feet; thence North 89°56'50" West 100 feet; thence South 0°03'10" West 120.00 feet to a point in the South line of property above referred to; thence South 89°56'50" East 100 feet to the point of beginning.

Parcel 2

An easement for ingress to said parcel from Highway 50, and egress therefrom to said highway to be used in common with others entitled to use the same over the strips of parcels described in documents recorded March 11, 1961 in Book 9, Pages 224, 225, 226 and 227, Douglas County, Nevada records, and over that strip of land 20 feet in width that lies 10 feet on either side of the following described centerline:

Beginning at a point on the West right of way line of U.S. Highway 50 and which bears North 21°15'55" West a distance of 703.06 feet from the South Quarter corner of Section 34, Township 14 North, Range 18 East, M.D.B. & M.; thence North 89°56'12" West 285.00 feet to a point; thence South 47°23'50" West 114.00 feet; thence South 76°00'00" West 48.00 feet to the true point of beginning; thence South 13°34'00" West 71.70 feet; thence South 32°37'30" East 59.26 feet to the Northerly line of the parcel of ground conveyed by this deed. The lines of said 20-foot strip are to be lengthened or shortened to intersect the Northerly line of said parcel of ground.

Per N.R.S. 111.312 this legal description was previously recorded on December 15, 2006, in Book 1206, Page 5869, as Document No 690903, Official Records, Douglas County, State of Nevada

MEMORANDUM OF LEASE/LICENSE AGREEMENT

Re: 10 Hwy 50, Zephyr Cove, Nevada

Douglas County Assessor's Parcel Number 1418-34-401-011

(CONTINUED)

Owner:

Date: 11/16/09

Amoroso Family Trust

By: [Signature] Fred Amoroso, Trustee

STATE OF _____)

) s.s.

COUNTY OF _____)

This instrument was acknowledged before me on _____, 2009, by Fred Amoroso, as Trustee of the Amoroso Family Trust.

Notary Public

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see Attachment Sq

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa Clara }

On Nov 16, 2009 before me, Susan Griffith, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Fred Amoros
Name(s) of Signer(s)



who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susan Griffith
Signature of Notary Public

Place Notary Seal Above

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(s)

Signer's Name: _____

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

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

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

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____