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OFFICIAL RECORD
Requested By:
First American Title NCS -
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 6 Fee: \$19.00
BK-913 PG-2439 RPTT: 0.00



THIS INSTRUMENT PREPARED BY:
Eileen M. Best, Esquire
Shumaker, Loop & Kendrick, LLP
1000 Jackson
Toledo, Ohio 43604-5573

AFTER RECORDING RETURN TO:
Karl J. Norambuena
First American Title Insurance Company
National Commercial Services Division
818 Stewart Street, Suite 800
Seattle, Washington 98101

APN: 1220-10-610-012, 1220-10-510-004

**TERMINATION OF LEASE AND
TERMINATION OF MEMORANDUM OF LEASE**

(Gardnerville, Nevada)

THIS TERMINATION OF LEASE AND TERMINATION OF MEMORANDUM OF LEASE is made as of September 1, 2013 by and between **1460 JOHNSON FERRY ROAD, LLC, 2860 COUNTRY DRIVE, LLC, 1565 VIRGINIA RANCH ROAD, LLC, 430 NORTH UNION ROAD, LLC, 7231 EAST BROADWAY, LLC, 1710 S.W. HEALTH PARKWAY, LLC, 12429 SCOFIELD FARMS DRIVE, LLC, 4855 SNYDER LANE, LLC, 655 MANSELL ROAD, LLC, 799 YELLOWSTONE DRIVE, LLC, 350 LOCUST DRIVE, LLC and 9802 48TH DRIVE NE, LLC**, each a limited liability company organized under the laws of the State of Delaware, (collectively, the "Landlord"), and **MG TENANT, LLC**, a Delaware limited liability company (the "Tenant").

RECITALS:

A. Tenant entered into a Memorandum of Lease with Landlord dated September 1, 2010, and recorded with the Douglas County, Nevada Recorder in Official Records Document No. 770675, Book 910, Page 3651 on September 17, 2010 ("Memorandum of Lease") in connection with that certain Master Lease Agreement dated September 1, 2010 between Landlord and Tenant, as amended ("Lease").

B. Landlord and Tenant wish to terminate the Lease and Memorandum of Lease as to the property described on Exhibit A.



NOW, THEREFORE, in consideration of the above recital, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Landlord and Tenant hereby terminate the Lease and Memorandum of Lease as to the property described on Exhibit A.
2. This Termination of Lease and Termination of Memorandum of Lease may be executed in multiple counterparts, each of which shall be deemed an original thereof.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

COPY



IN WITNESS WHEREOF, Landlord and Tenant have executed this Termination of Lease and Termination of Memorandum of Lease effective as of the date first written above.

**1460 JOHNSON FERRY ROAD, LLC
2860 COUNTRY DRIVE, LLC
1565 VIRGINIA RANCH ROAD, LLC
430 NORTH UNION ROAD, LLC
7231 EAST BROADWAY, LLC
1710 S.W. HEALTH PARKWAY, LLC
12429 SCOFIELD FARMS DRIVE, LLC
4855 SNYDER LANE, LLC
655 MANSELL ROAD, LLC
799 YELLOWSTONE DRIVE, LLC
350 LOCUST DRIVE, LLC
9802 48TH DRIVE NE, LLC**

By: MG Landlord, LLC, its Sole Member

By: Michael A. Crabtree
Michael A. Crabtree
Secretary and Treasurer

MG TENANT, LLC

By: Michael A. Crabtree
Michael A. Crabtree,
Secretary and Treasurer



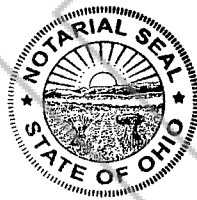
STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this 27th day of August, 2013 by Michael A. Crabtree, Secretary and Treasurer of MG Landlord, LLC, a Delaware limited liability company, the sole member of each of, 1460 Johnson Ferry Road, LLC, 2860 Country Drive, LLC, 1565 Virginia Ranch Road, LLC, 430 North Union Road, LLC, 7231 East Broadway, LLC, 1710 S.W. Health Parkway, LLC, 12429 Scofield Farms Drive, LLC, 4855 Snyder Lane, LLC, 655 Mansell Road, LLC, 799 Yellowstone Drive, LLC, 350 Locust Drive, LLC and 9802 48TH Drive NE, LLC each a Delaware limited liability company, on behalf of each limited liability company.

Donna J. Lunsford
Notary Public

My Commission Expires: _____

[SEAL]



DONNA J. LUNSFORD
Notary Public
In and for the State of Ohio
My Commission Expires
April 23, 2017

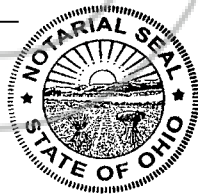
STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this 27th day of August, 2013 by Michael A. Crabtree, Secretary and Treasurer of MG Tenant, LLC, a Delaware limited liability company, on behalf of the limited liability company.

Donna J. Lunsford
Notary Public

My Commission Expires: _____

[SEAL]



DONNA J. LUNSFORD
Notary Public
In and for the State of Ohio
My Commission Expires
April 23, 2017



EXHIBIT A: LEGAL DESCRIPTION

Facility Name: Merrill Gardens at Gardnerville, Gardnerville, Nevada

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

A parcel of land located within a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northeasterly corner of Lot 5, Block "D" as shown on the Final Map for Jewel Commercial Park, Phase 2 filed for record July 24, 1997 in the office of Recorder, Douglas County, Nevada as Document No. 417846, the Southwesterly terminus of Mathias Parkway;

Thence along the boundary of said Lot 5, South 29°35'16" West, 237.13 feet to the POINT OF BEGINNING;

Thence continuing along the boundary of said Lot 5 the following courses:

South 29° 35' 16" West, 468.08 feet;

North 46° 24' 12" West, 620.29 feet to a point on the Southerly right-of-way of Virginia Ranch Road;

Thence along said right-of-way, North 29° 35' 16" East, 567.22 feet to the Southwesterly corner of Lot 5A as shown on the Record of Survey for Jewel Commercial Park recorded September 19, 1997 in said office of the Recorder as Document No. 422092;

Thence along the boundary of said Lot 5A, South 60° 24' 44" East, 82.61 feet;

Thence leaving said boundary of Lot 5A, South 11° 08' 02" East, 343.63 feet;

Thence South 71° 18' 45" East, 58.86 feet;

Thence South 60° 24' 44" East, 237.25 feet to the POINT OF BEGINNING.

APN: 1220-10-610-12

Document Number 0605687 is provided pursuant to the requirements of Section 1.NRS 111.312

PARCEL 1A:

Reciprocal Easements as set forth in that certain document entitled Declaration of Reciprocal Easements and Covenants recorded February 26, 2004, Book 204, page 11262, as Document No. 605687 of Official Records, Douglas County, Nevada.

PARCEL 2:

A parcel of land located within a portion of Section 10, Township 12 North, Range 20 East, M.D.M., more particularly described as follows:



Commencing at the Northeasterly corner of Lot 5, Block D as shown on the Final Map for JEWEL COMMERCIAL PARK, PHASE 2, recorded July 24, 1997 in the Office of the Recorder, Douglas County, Nevada as Document No. 417846, the Southwesterly terminus of MATHIAS PARKWAY; thence along the Southerly right-of-way of said MATHIAS PARKWAY, North $44^{\circ}45'21''$ West, 423.56 feet to the POINT OF BEGINNING; thence South $45^{\circ}14'39''$ West, 20.00 feet; thence South $81^{\circ}33'55''$ West, 134.55 feet; thence North $60^{\circ}24'44''$ West, 82.61 feet to a point on the Easterly line of VIRGINIA ROAD; thence North $29^{\circ}35'16''$ East, 116.94 feet; thence along the arc of a curve to the right having a radius of 30.00 feet, central angle of $105^{\circ}39'23''$ and an arc length of 55.32 feet to a point on the Southerly right-of-way of said MATHIAS PARKWAY; thence South $44^{\circ}45'21''$ East, 161.91 feet to the POINT OF BEGINNING.

Reference is made to Record of Survey recorded September 19, 1997 in Book 997, Page 4056, as Document No. 422092.

APN: 1220-10-510-04

Document Number 436655 is provided pursuant to the requirements of Section 1.NRS 111.312.