

APNs" 1318-27-001-009 and
1318-27-001-011

After recording, please return to:

Milbank, Tween, Hadley & McCloy LLP
Attn: Michael Nguyen
601 S Figueroa St., 30th Floor
Los Angeles, CA 90017



TERMINATION OF SHORT FORM LEASE

THIS TERMINATION OF SHORT FORM LEASE (this "Termination"), dated as of July 27, 2014, is made by and between Wallace Theater Corporation, a California corporation (hereinafter referred to as "SubLessee"), and Neva One, LLC (hereinafter referred to as "Lessor"), a Nevada limited liability company, as successor in interest to Wimar Tahoe Corporation ("Wimar Tahoe").

WITNESSETH:

1. Park Cattle Company ("Park Cattle") and Wimar Tahoe have heretofore entered into an Amended and Restated Net Lease Agreement (hereinafter referred to as the "Lease") for the leasing by Park Cattle to Wimar Tahoe of the land located in Douglas County, Nevada and as more particularly described in Exhibit A attached hereto together with the building and improvements located thereon (the "Premises").
2. SubLessee and Wimar Tahoe have heretofore entered into a Short Form Lease, dated as of April 22, 1999 (hereinafter referred to as the "SubLease"), for the subleasing by Wimar Tahoe to SubLessee of the Premises.
3. Park Cattle has transferred its interest in the Lease by assignment to Lessor.
4. The Lease has expired.
5. Lessor and SubLessee hereby certify that the SubLease has expired and the following Short Form Lease affecting the Premises is terminated, and hereby consent that the same be discharged of record:

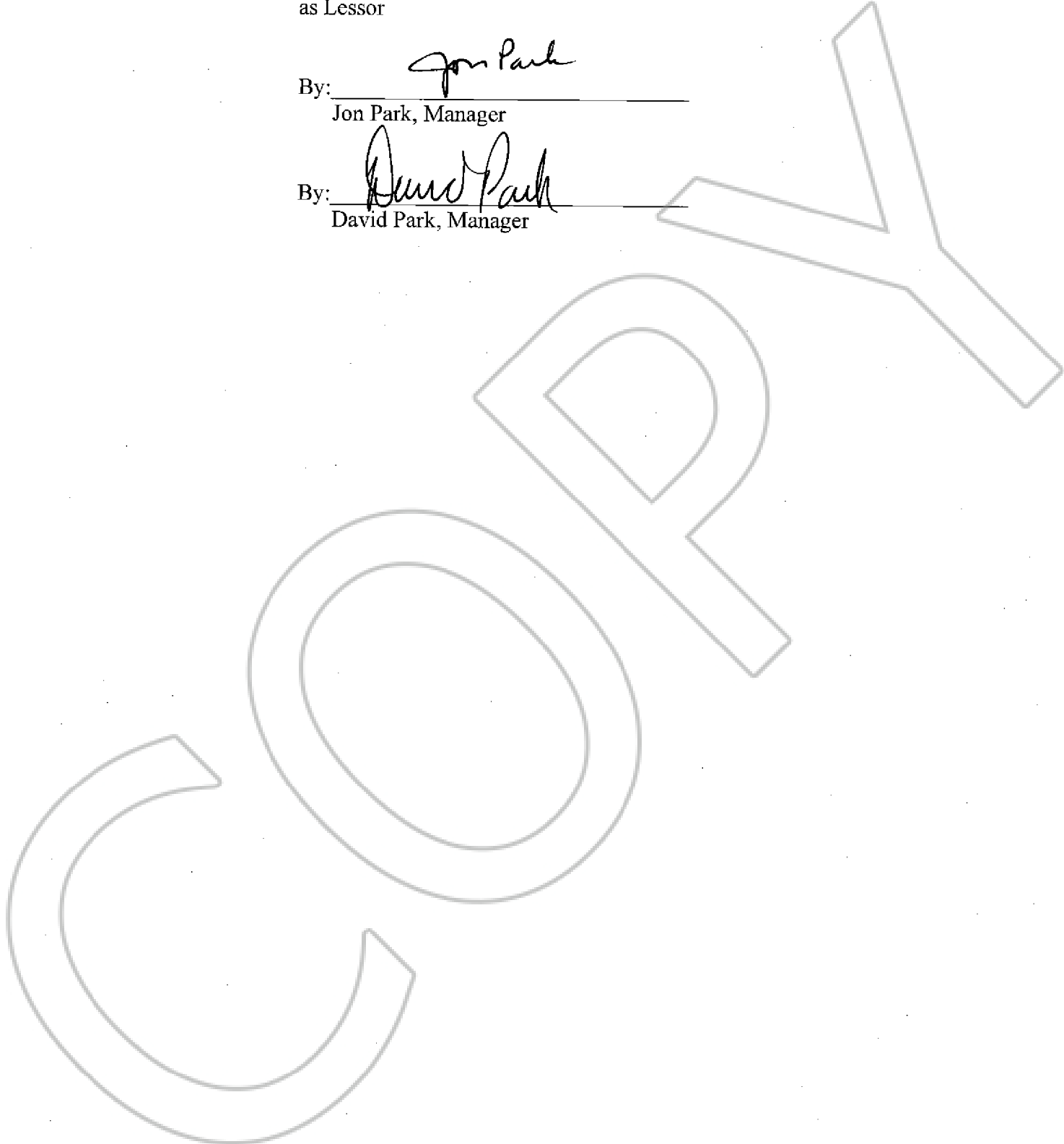
Short Form Lease dated as of April 22, 1999 and recorded on May 24, 1999 with the Douglas County Recorder's Office at Book 599 Page 4720 as Document No. 0468659.
6. This Termination may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.



NEVA ONE, LLC, a Nevada limited liability company,
as successor in interest to Wimar Tahoe Corporation,
as Lessor

By: Jon Park
Jon Park, Manager

By: David Park
David Park, Manager



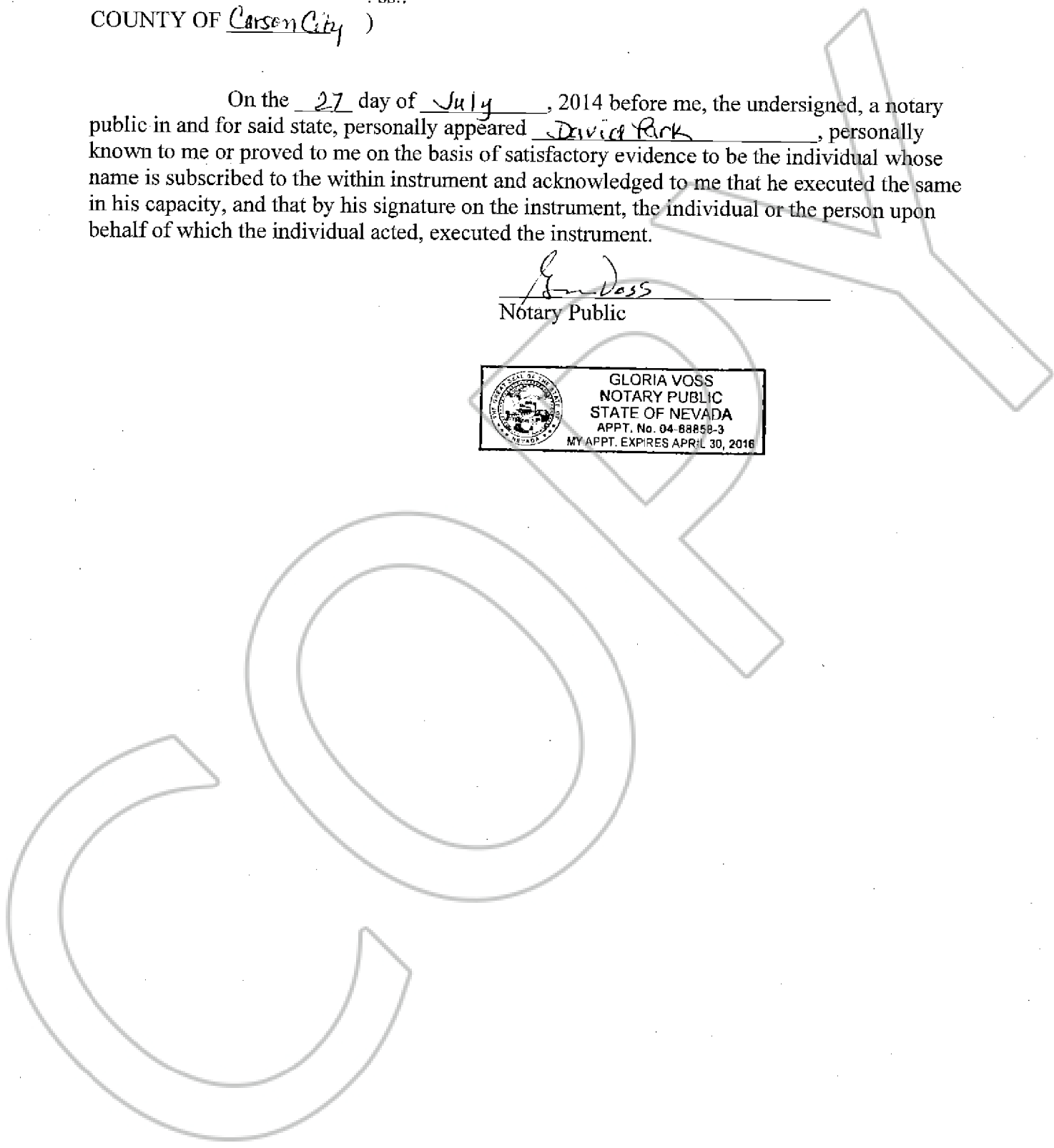
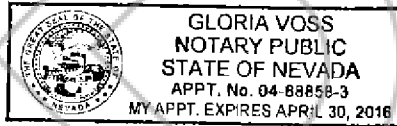


STATE OF NEVADA)
 : ss.:
COUNTY OF Carson City)

On the 27 day of July, 2014 before me, the undersigned, a notary public in and for said state, personally appeared David Park, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Gloria Voss

Notary Public





STATE OF NEVADA)
 : ss.:
COUNTY OF Carson City)

On the 27 day of July, 2014 before me, the undersigned, a notary public in and for said state, personally appeared Jon Rick, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Gloria Voss
Notary Public

