

APN: 1220-16-210-193

When Recorded Return to:

ROI Strategies, LLC  
5440 Louie Lane #106  
Reno, Nevada 89511

SPACE ABOVE FOR RECORDERS USE

**TERMINATION OF MEMORANDUM OF LEASE 2 OWN  
WITH OPTION TO PURCHASE**

Memorandum Recorded Document No. 2015-863254

Memorandum Recording date 06/04/2015, County of Douglas,

State of Nevada.

WHEREAS, **ROI Strategies, LLC** ("Investor") and **Ryan VanGorder** ("Lease 2 Own Buyer") entered into that certain Lease 2 Own with Option To Purchase, dated for reference purposes **May 21, 2015**, for the sale of Lease 2 Own Buyer Address **1214 Manhattan Way, Gardnerville, NV 89460** as stated in the Memorandum of Lease 2 Own with Option to Purchase; and

NOW, THEREFORE, in consideration of the premises and mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do hereby covenant and agree as follows:

Investor is hereby authorized to record (or cause to be recorded) this document, Termination of Memorandum of Lease 2 Own With Option to Purchase, when in accordance with the instructions below:

1. If Lease 2 Own Buyer provides written notice to Investor of intent to vacate property and terminate lease;
2. If Lease 2 Own Buyer is in default of the Lease 2 Own with Option Agreement or Rental Agreement;
3. If Lease 2 Own Buyer abandons or vacates the property while in default of any provisions in the Lease 2 Own Agreement;
4. If the Option Agreement has expired according to the expiration date as recorded on the Memorandum of Lease 2 Own with Option to Purchase.

If any of the previous conditions exist then Investor has the right, exercisable in its discretion, to declare this option void and, terminate any residential purchase agreement attached to it.

If any of the previous conditions exist Lease 2 Own Buyer and Investor agree to record this document thereby removing all rights and obligations due under the previously recorded Memorandum of Lease 2 Own with Option to Purchase and declare this option void. Lease 2 Own Buyer and Investor indemnify and hold the Title Company harmless for any liability of any kind or nature for the release of the Lease 2 Own Buyer's Memorandum of Lease 2 Own with Option to Purchase.

THE UNDERSIGNED HAVE READ AND FULLY UNDERSTAND THE FOREGOING INSTRUCTIONS.

*Ryan VanGorder*  
Ryan VanGorder, Lease 2 Own Buyer

05-21-15  
Date

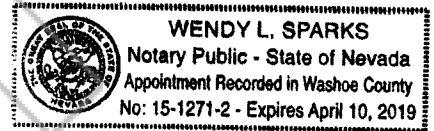
State of Nevada }

County of Washoe } ss

This instrument was acknowledged before me on 5/21/2015

by: Ryan VanGorder

Signature: Wendy L. Sparks  
Notary Public



THE UNDERSIGNED HAVE READ AND FULLY UNDERSTAND THE FOREGOING INSTRUCTIONS

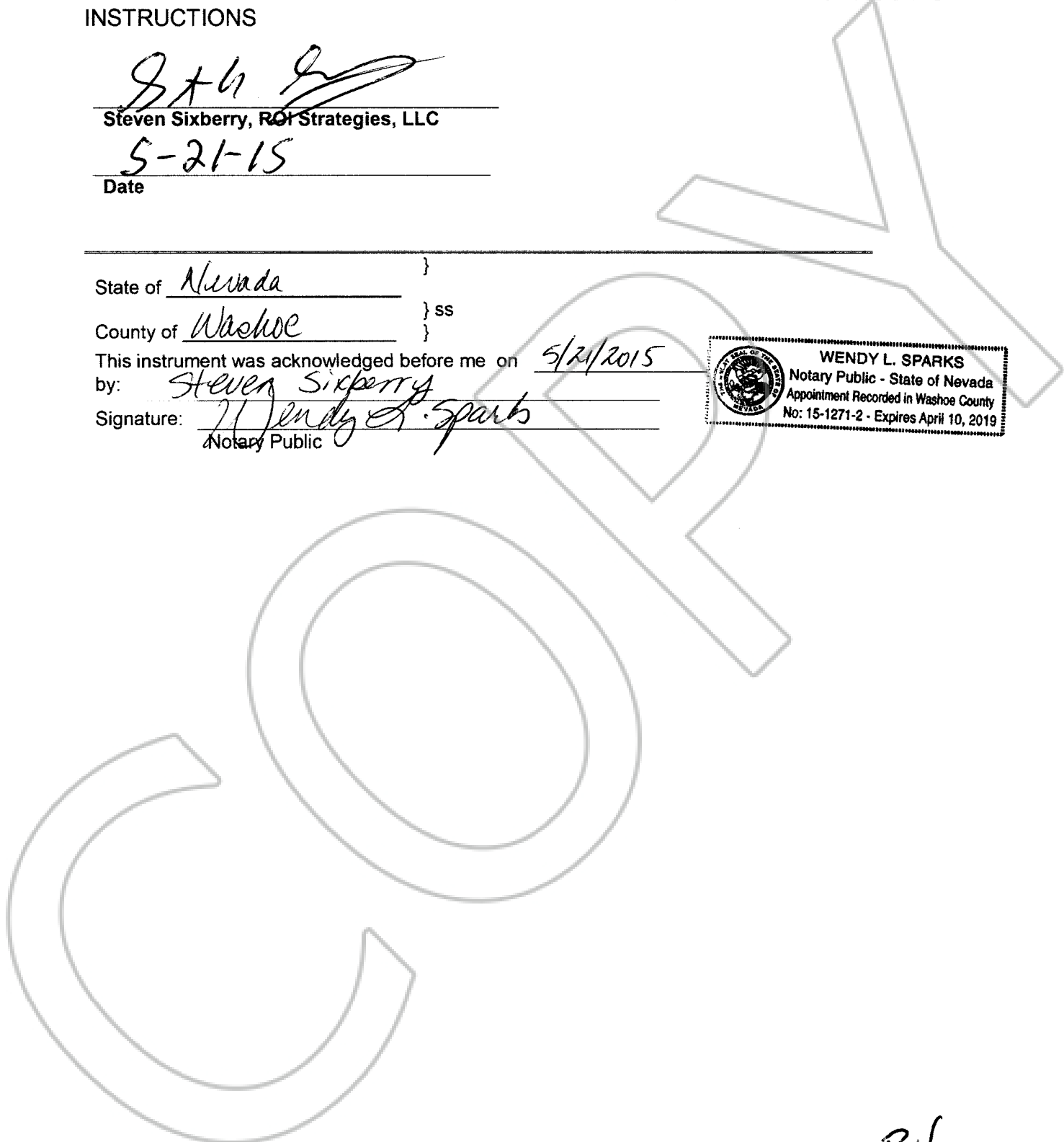
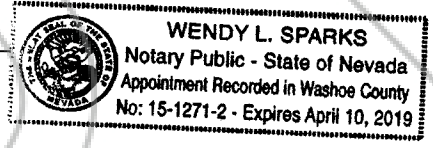
*Steven Sixberry*  
Steven Sixberry, ROI Strategies, LLC

5-21-15  
Date

State of Nevada }  
County of Washoe } ss

This instrument was acknowledged before me on 5/21/2015  
by: Steven Sixberry

Signature: Wendy L. Sparks  
Notary Public



**Exhibit A  
LEGAL DESCRIPTION**

Lot 15, Block G, as said Lot and Block are shown on the Amended map of RANCHOS ESTATES, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 30, 1972, as Document No. 62493

