

DOUGLAS COUNTY, NV

2023-1000267

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FIDELITY NATIONAL TITLE - ST. ROSE

SHAWNYNE GARREN, RECORDER

APN: 1318-27-001-009

WHEN RECORDED MAIL TO:

Brownstein Hyatt Farber Schreck, LLP
675 15th Street, Suite 2900
Denver, CO 80202
Attention: Kristin Macdonald, Esq.

**RELEASE OF OPERATING TENANT SECURITY AGREEMENT
AND ASSIGNMENT OF RENTS**

WHEREAS, **NEVA ONE PROPCO, LLC**, a Delaware limited liability company ("**Secured Party**"), is the landlord under that certain Hotel & Casino Master Operating Lease dated October 31, 2019, between Secured Party, as landlord, and NEVA ONE, LLC, a Nevada limited liability company ("**Debtor**"), secured by the Operating Tenant Security Agreement and Assignment of Leases and Rents, by and between Debtor, as debtor, for the benefit of Secured Party, as secured party, dated as of October 31, 2019, and recorded on October 31, 2019, in the Douglas County Recorder's Office in Douglas County, Nevada (the "**Recorder's Office**"), as Instrument Number 2019-937403 (hereafter, together with all amendments, modifications, restatements and assignments thereto, the "**Security Agreement**").

Secured Party, as secured party and assignee under the Security Agreement, hereby releases and terminates the Security Agreement and does hereby reconvey without warranty to the person or persons legally entitled thereto, all estate heretofore acquired and now held by it in and to the portion of the real property described under the Security Agreement, and discharges, terminates and releases all obligations of Debtor thereunder, including any representations, warranties and covenants, without any further action required by Secured Party or any other party.

[SIGNATURE PAGE TO FOLLOW]

SECURED PARTY:

NEVA ONE PROPCO, LLC, a Delaware limited liability company

By: Paragon HRLT Holdings LLC, a Nevada limited liability company
Its: Manager

By: *Diana L. Bennett*
Name: DIANA L. BENNETT
Title: MANAGER

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on August 29, 2023 by DIANA L. BENNETT as MANAGER of Paragon HRLT Holdings, LLC, as the Manager of Neva One Propco, LLC.

Dennis L. Amerine
(Signature of Notarial Officer)

(Seal, if any)

