

APN: 1318-27-001-009

DOUGLAS COUNTY, NV **2023-1003470**  
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\$40.00 Pgs=6 **12/28/2023 02:31 PM**  
TICOR TITLE - RENO (TITLE ONLY)  
SHAWNYNE GARREN, RECORDER

**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN  
TO:**

NEVA ONE PROPCO, LLC  
1510 W. Loop South  
Houston, TX 77027

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per NRS 239B.030.

THIS SPACE FOR RECORDER'S USE ONLY

**AMENDMENT TO MEMORANDUM OF LEASE**

THIS AMENDMENT TO MEMORANDUM OF LEASE (this "**Amendment**") is made as of August 25, 2023 by and between NEVA ONE PROPCO, LLC, a Delaware limited liability company ("**Landlord**"), and NEVA ONE, LLC, a Nevada limited liability company ("**Tenant**"), with respect to the following facts:

A. Landlord and Tenant are parties to that certain Hotel & Casino Master Operating Lease, dated as of October 31, 2019 (the "**Original Operating Lease**"), as amended by that certain Amended and Restated Hotel & Casino Master Operating Lease, dated as of August 25, 2023 (the "**Amended and Restated Operating Lease**" and, together with the Original Operating Lease, the "**Operating Lease**") whereby Landlord leases to Tenant and Tenant leases from Landlord the land located at 50 US-50 Stateline, Nevada 89449 as more particularly described on Exhibit A attached hereto.

B. In connection with the execution and delivery of the Original Operating Lease, Landlord and Tenant entered into that certain Memorandum of Lease dated as of October 31, 2019, which Memorandum of Lease was recorded in the Official Records of Douglas County, Nevada on October 31, 2019 as Document Number 2019-937402 (the "**Original Memorandum**").

C. Landlord and Tenant desire to amend the Original Memorandum of Lease to reflect and provide notice of certain amendments to the terms of the Operating Lease.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby acknowledge and agree as follows:

1. The Original Operating Lease has been amended pursuant to the Amended and Restated Operating Lease.

2. The initial term of the Operating Lease commenced on October 31, 2019 (the “**Commencement Date**”) and expires at 11:59 p.m. (Pacific Time) on August 31, 2033.

3. Tenant has 1 option (each, an “**Option**”) to renew the term of the Operating Lease for a term of sixty (60) months.

4. The terms of the Operating Lease are incorporated into the Original Memorandum as modified by this Amendment (collectively, the “**Memorandum**”) by reference. The Memorandum shall apply with respect to Landlord, Tenant and each of their respective successors and permitted assigns. The Memorandum is not intended to modify the terms of the Operating Lease and in the event of any conflict between the Memorandum and the Operating Lease, the Operating Lease shall control; provided that in the event of any conflict between the Original Memorandum and this Amendment, the terms of this Amendment shall control.

5. Except as specifically set forth in this Amendment, all of the terms and provisions of the Original Memorandum shall remain unmodified and in full force and effect.

6. This Amendment may be executed and delivered in multiple counterparts, and by the different parties hereto in separate counterparts, each of which when executed shall be deemed an original, and all of which, taken together, shall constitute one and the same instrument.

[Signatures appear on the following page]

**IN WITNESS WHEREOF**, this Amendment has been executed as of the day and year set forth above.

**LANDLORD:**

NEVA ONE PROPCO, LLC,  
a Delaware limited liability company

By:   
Steven L. Scheinthal, Vice President and Secretary

**TENANT:**

NEVA ONE, LLC,  
a Nevada limited liability company


By:   
Steven L. Scheinthal, Vice President and Secretary

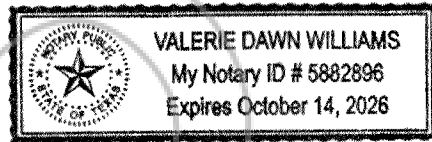
STATE OF TEXAS

COUNTY OF Harris

This instrument was acknowledged before me on December 20, 2023 by Steven L. Scheinthal as Vice President and Secretary of Neva One Propco, LLC.

(Seal, if any)

  
(Signature of Notarial Officer)



STATE OF TEXAS

COUNTY OF Harris

This instrument was acknowledged before me on December 26, 2023 by Steven L. Scheinthal as Vice President and Secretary of Neva One, LLC.

(Seal, if any)

  
(Signature of Notarial Officer)

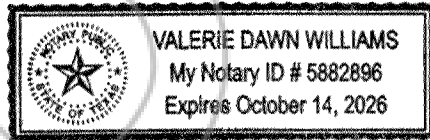


EXHIBIT A

LEGAL DESCRIPTION

Parcel 1 (APN: 1318-27-001-009):

A parcel of land located within a portion of the East One-Half (E ½) of Section 27, Township 13 North, Range 18 East, M.D.B. & M., Douglas County, Nevada, being more particularly described as follows:

COMMENCING at a point being the intersection of the Westerly right-of-way line of U.S. Highway 50 and the Nevada/California State Line, which bears South 48°39'46" East, 991.89 feet from the General Land Office State Line Monument as shown on the Record of Survey for Park Cattle Company, Document No. 155945 of the Douglas County Recorder's Office;

Thence North 27°59'57" East, along said Westerly right-of-way line, 745.71 feet to the TRUE POINT OF BEGINNING;

Thence North 62°01'24" West, 1105.54 feet to a Brass Cap in concrete;

Thence North 27°58'53" East, 713.86 feet to a 5/8" rebar and cap marked LS#625 on the Southerly right-of-way line of Loop Road per Document No. 24881 of the Douglas County Recorder's Office;

Thence 161.15 feet along said Southerly right-of-way line and along the arc of a curve to the right having a central angle of 07°53'30" and a radius of 1170.00 feet (chord bears North 73°30'38" East, 161.02 feet);

Thence South 62°00'03" East, 990.89 feet to said Westerly right-of-way line;

Thence South 27°59'57" West, along said Westerly right-of-way line, 826.26 feet to the POINT OF BEGINNING.

Said land is also shown on that certain Record of Survey Supporting a Boundary Line Adjustment for Park Cattle Co., filed in the Office of the County Recorder of Douglas County, State of Nevada on March 27, 1992 in Book 392, Page 4659 as Document No. 274260, Official Records.

Document No. 2019-937397 is provided pursuant to the requirements of Section 6.NRS 111.312