

14060658 B: 11395 P: 1553 Total Pages: 4
01/09/2023 03:25 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OLD REPUBLIC NCTS - CHICAGO
20 S CLARK STCHICAGO, IL 606031810

Prepared by and when recorded return to:
Joel Huston
1459 Grand Avenue
Des Moines, IA 50309
(515) 457-6222

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made as of December 30, 2022 (“Effective Date”), by and between CAM-KG Draper LLC, a Utah limited liability company, with principal office and place of business at 4064 Colony Road, Suite 315, Charlotte, NC 28211 (“Landlord”), and KUM & GO, L.C., an Iowa limited liability company, with a mailing address of 1459 Grand Avenue, Des Moines, IA 50309 (“Tenant”).

In consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration paid by Tenant to Landlord and the mutual covenants contained in that certain Lease Agreement between the parties hereto dated on even date herewith (hereinafter called the “Lease”), Landlord has leased and does hereby lease to Tenant, and Tenant has leased and does hereby lease from Landlord, upon the terms and conditions set forth in said Lease, the real property more particularly described in Exhibit “A” attached hereto and made a part hereof (the “Premises”).


The term of the Lease is twenty (20) years commencing on the Effective Date and ending on January 31, 2043. Said Lease provides for options to renew for five (4) five (5) year terms. Tenant shall not allow any mechanic's lien or similar type of lien to be filed against the Premises. Tenant has the first right of refusal to purchase the Premises during the term of the Lease and any renewals or extensions thereof upon the terms and conditions set forth in the Lease.

[Signatures on Next Page]

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

“LANDLORD”

CAM-KG Draper LLC,
a Utah limited liability company

By: 
Ryan Hanks, Manager

STATE OF NC,
COUNTY OF Mecklenburg

This instrument was acknowledged before me on December 19, 2022, by Ryan Hanks as Manager of CAM-KG Draper LLC, a Utah limited liability company, on behalf of such company.




Notary Public in and for said State

[Landlord signature page for Draper Memorandum of Lease]

"TENANT"

KUM & GO, L.C., an Iowa limited liability company

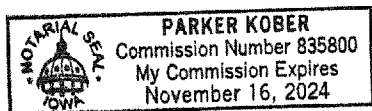
By:  _____

Name: Charles W. Campbell

As Its: Chief Legal and Risk Officer, Secretary

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on December 30, 2022, by Charles W. Campbell as Chief Legal and Risk Officer, Secretary of Kum & Go, L.C., an Iowa limited liability company.



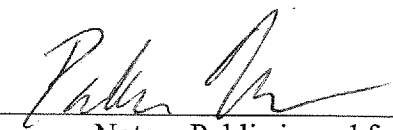
 _____
Notary Public in and for said State

EXHIBIT "A"

Legal Description of the Premises

LOT 101 OF AMENDED LOT 1 OF 136 CENTER OFFICE PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JULY 11, 2022, AS ENTRY NO. 13982948 IN THE SALT LAKE COUNTY RECORDER'S OFFICE.