

## MEMORANDUM OF LEASE/OPTION TO PURCHASE

20 April, 1992

By an instrument in writing dated the 20th day of April, 1992, Redwood Theatres, Incorporated, a Nevada Corporation, Landlord/Optionor has leased to The Movies, Ltd., an Oregon Corporation, Tenant, the following described property and granted to John C. Schweiger, Optionee, an irrevocable option to purchase said real property: See attached **Exhibit A**.

This memorandum is executed to evidence and confirm the lease referred to above and the option to purchase the subject property to which reference is made for its terms and conditions which include the following:

1. Lease Term: 1 May, 1992 through 1 May, 1994, with option to Tenant to renew for ~~ten~~ five (5) successive 2-year terms.

2. Option Term: The option to purchase shall remain in effect at all times until May 1, 2005.

so long as the lease is in force and not in default

Landlord/Optioner:

Redwood Theatres, Incorporated,  
a Nevada Corporation

Tenant/Lessee:

The Movies, Ltd., an  
Oregon Corporation

By: George Vogan

Date: 20 April 1992

George Vogan, Vice President

Optionee:

John C. Schweiger

Date: 20 April 1992

By: John C. Schweiger

Date: 20 April 1992

John C. Schweiger, President

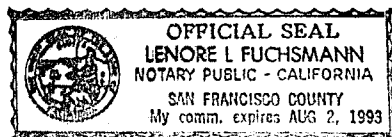
## ACKNOWLEDGMENT OF LANDLORD/OPTIONOR

STATE OF CALIFORNIA )

Marin )

County of ~~San Francisco~~ )

On this 20th day of April, 1992, personally appeared George Vogan, Vice president of Redwood Theatres, Incorporated, a Nevada corporation, Landlord/Optionor, and acknowledged this Memorandum of Lease/Option to Purchase to be its voluntary act and deed.



Lenore L. Fuchsmann  
NOTARY PUBLIC FOR CALIFORNIA  
My Commission Expires: 8/2/93

## ACKNOWLEDGMENT OF TENANT

STATE OF CALIFORNIA     )  
                                   )  
 County of Marin        )

On this 20th day of April, 1992, personally appeared John Schweiger, president of The Movies, Ltd., an Oregon corporation, Tenant, and acknowledged this Memorandum of Lease/Option to Purchase to be its voluntary act and deed.

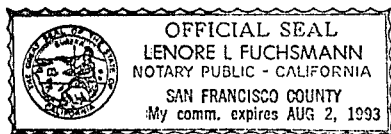


*Lenore L. Fuchsmann*  
 NOTARY PUBLIC FOR CALIFORNIA  
 My Commission Expires: 8/2/93

## ACKNOWLEDGMENT OF OPTIONEE

STATE OF CALIFORNIA     )  
                                   )  
 County of Marin        )

On this 20th day of April, 1992, personally appeared John Schweiger, an individual, and acknowledged this Memorandum of Lease/Option to Purchase to be his voluntary act and deed.



*Lenore L. Fuchsmann*  
 NOTARY PUBLIC FOR CALIFORNIA  
 My Commission Expires: 8/2/93

## EXHIBIT "A"

That portion of vacated Lakeview Addition to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon, including streets, street intersections, alleys, lots and blocks, heretofore vacated by Ordinance No. 5531, and within the bounds of the following description:

Beginning at the Northwest corner of Lot 4, Block 36, Lakeview Addition to the City of Klamath Falls, Klamath County, Oregon; thence South along the East line of Biehn Avenue to the North line of Sacramento Street; thence East along the North line of Sacramento Street to the West line of Harriman Avenue; thence North along the West line of Harriman Avenue to the Northeasterly corner of Block 39 said Lakeview Addition; thence Northwesterly along the Northeast line of said Block 39, extended across Ohio Avenue; thence along the Northeast line of Block 38, extended across Holabird Avenue; thence along the Northeast line of Block 36 to the North line of Lot 4, said Block 36; and thence along the North line of said Lot 4, to the point of beginning, all in said Lakeview Addition to the City of Klamath Falls, Oregon.

EXCEPTING THEREFROM Block 44 now vacated and EXCEPTING that portion conveyed to Klamath County by Deed Volume 95 at page 518, for road purposes.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 27th day  
of April A.D., 19 92 at 11:00 o'clock AM., and duly recorded in Vol. M92  
of \_\_\_\_\_ Deeds on Page 8930.

Evelyn Biehn - County Clerk

FEE \$40.00

By Pauline Mulder

Return: John C. Schweiger  
P.O. Box 1240  
Ashland, Or. 97520