

mtc-74079kg

RETURN TO:
Brandsness, Brandsness, & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

M06-08958

Klamath County, Oregon

05/05/2006 03:41:18 PM

Pages 1 Fee: \$21.00

MEMORANDUM OF LEASE

DATED: May 5, 2006

By an instrument in writing dated May 5, 2006, Landlord, Zelia C. Flannery, has leased to KB Brewing, Inc., Tenant, the following described property:

Lots 7, 8, 9, 10 and a strip of land one foot wide off the Easterly side of Lot 11, Block 10, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This Memorandum is executed to evidence and confirm the lease referred to above, to which reference is made for its terms and conditions which include the following:

1. Term. May 5, 2006 through May 4, 2016, with option in the Tenant to renew for three successive periods of five years each.

2. Other Conditions. The Tenant is granted the right of first refusal on any subsequent sale of the real property subject to the lease.

LANDLORD:

Zelia C. Flannery
Zelia C. Flannery

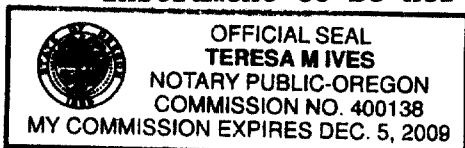
TENANT:

KB BREWING, Inc.

By Del A. Azevedo
Del A. Azevedo, President

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared before me this 4th day of May, 2006, the above named Zelia C. Flannery and acknowledged the foregoing instrument to be her voluntary act and deed.



Teresa Mives
Notary Public for Oregon
My Commission expires: 12/5/09

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 5th day of May, 2006, the above named Del A. Azevedo as President of KB Brewing, Inc., and acknowledged the foregoing instrument to be its voluntary act and deed.



Kristi L. Redd
Notary Public for Oregon
My Commission expires: 11/16/2007

21.0