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RECORDING REQUESTED BY, AND  
WHEN RECORDED, RETURN TO:

Robert F. Warnick and Beth M. Warnick  
13363 Crystal Springs Road  
Klamath Falls, Oregon 97603

2017-001507

Klamath County, Oregon



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02/13/2017 01:45:07 PM

Fee: \$47.00

### TERMINATION AND RELEASE OF LEASE

THIS TERMINATION AND RELEASE OF LEASE is executed this 10<sup>th</sup> day of February, 2017 by Olene KBG, LLC, a Nevada corporation, with its registered office at 200 South Virginia Street, Suite 560, Reno, Nevada 89501.

1. Lease. Pursuant to that certain lease agreement dated as of July 28, 2009, as evidence by that certain memorandum of lease recorded January 13, 2011, as Document No.: 2011-000466 in the official Records of Klamath County, Oregon, A "**Lease**" by and between Optim, Inc., a Nevada corporation (the "**Lessee**") and Robert and Beth Warnick (the "**Lessor**"). Lessor leased to Lessee certain real property located in Klamath County, Oregon, which real property is more particularly described in the applicable Lease and any Memorandum thereof identified on Exhibit A, recorded in the Official Records of Klamath County, Oregon.
2. Assignment. Pursuant to that certain Assignment and Assumption of Lease, effective as of August 1, 2012 (the "**Assignment Agreement**"). Lessee unconditionally and absolutely assigned, set over, transferred and conveyed unto Olene KBG, LLC, all of Lessee's rights, title and interest under the Lease.

By Memorandum of Assignment of Lease, including the terms and provisions thereof, an easement dated August 1, 2012, was filed by Olene KBG, LLC, on property owned by Robert F. Warnick and Beth M. Warnick, and recorded on August 7, 2012, as instrument No.: 2012-008653.

3. Incorporation of Lease. This termination and release, incorporates herein all of the terms and provisions of the Lease (as amended) as though fully set forth herein.

IN WITNESS WHEREOF, Jeri Coppa-Knudson, in her capacity as chapter 7 Trustee for Olene KBG, LLC, has executed this Termination and Release of Lease as of the date set forth above.

OLENE KBG, LLC  
a Nevada corporation

By: Jeri Coppa-Knudson, Trustee

Name: Jeri Coppa-Knudson

Title: Chapter 7 Trustee for Olene KBG, LLC

State of Nevada: County of Washoe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 10<sup>th</sup> day of  
February, 2017

By: K. Lutsch Notary Public

