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2019-014575

Klamath County, Oregon



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RECORDING REQUESTED BY, AND
WHEN RECORDED, RETURN TO:

Lynn D. and Anne Mortenson
13371 Crystal Springs Rd
Klamath Falls, OR 97603

TERMINATION AND RELEASE OF LEASE

THIS TERMINATION AND RELEASE OF LEASE is executed this 10th 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 27, 2009, as evidence by that certain memorandum of lease recorded November 19, 2010, as Document No.: 2010-013437 in the official Records of Klamath County, Oregon, A "Lease" by and between Optim, Inc, a Nevada corporation (the "Lessee") and Lynn and Anne Mortenson (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 Lynn D. and Anne Mortenson, 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.

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IN WITNESS WHEREOF, Jeri Coppa-Knudson, in her capacity as Trustee of the chapter 7 estate of 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 10th
Day of February 2017.

By: K. Lutsch of Notary Public

