

**2021-017846**

**Klamath County, Oregon**

12/01/2021 02:13:01 PM

Fee: \$112.00

Filed for Record at the Request of:

*McEwen Gisvold LLP*

*1100 SW Sixth Avenue #1600*

*Portland, Oregon 97204*

**MEMORANDUM OF LEASE AGREEMENT**

(4404 S. 6th Street, Klamath Falls, Oregon 97603)

Date: November \_\_, 2021

Lessor: **LT INVESTMENT PROPERTIES LLC, a Nevada limited liability company;**  
**BRYER L.L.C., a Nevada limited liability company;**  
**DAMODICE HOLDINGS II LLC Series B, a Nevada limited liability company;**  
**and**  
**KRAGER INVESTMENTS, LLC, a Utah limited liability company,**  
each with an undivided twenty-five percent (25%) interest

Lessee: **LRG RESTAURANT GROUP, LLC, a Nevada limited liability company**

Legal: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 2 OF LAND PARTITION 45-99 IN NORTHWEST 1/4 SOUTHWEST 1/4  
OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE  
MERIDIAN, KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF  
OREGON BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION BY  
DEED RECORDED APRIL 9, 2013 IN VOLUME 2013-003775, MICROFILM  
RECORDS OF KLAMATH COUNTY, OREGON.

Assessor's Tax Parcel No: 886105

Lessor and Lessee have entered into that certain Lease Agreement dated as of  
November \_\_, 2021 (the "Lease") under the terms of which Lessor has leased to Lessee the  
real property and improvements located at 4404 S. 6th Street, Klamath Falls, Oregon 97603 (the  
"Leased Premises"), as more specifically described above.

Unless earlier terminated, the term of the Lease is fifteen (15) years. Subject to Lessee's satisfaction of certain conditions precedent stated in the Lease, Lessee has the right to renew and extend the Lease for four (4) renewal terms of five (5) years each.

Lessor and Lessee are executing and recording this Memorandum to provide record notice of the Lease. This Memorandum is not intended, and shall not be construed, to define, limit or modify the Lease. For information regarding the terms of the Lease, parties must reference the Lease. Lessor and Lessee each have a duplicate original of the Lease.

This Memorandum may be executed in counterparts, each of which shall be deemed an original, and all of which when executed and delivered shall together constitute one and the same instrument.

*(Signatures begin on following page)*



**LESSOR:**

**BRYER L.L.C.,  
a Nevada limited liability company,  
as to a 25% interest**

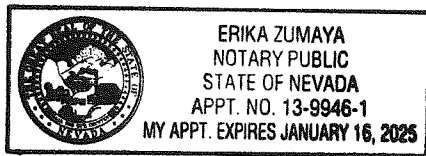
By: \_\_\_\_\_

Bryce Larkin, Managing Member

STATE OF Nevada \_\_\_\_\_ )

County of Clark \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this 22 day of November, 2021, by Bryce Larkin, the Managing Member of Bryer L.L.C., a Nevada limited liability company, on behalf of the company.



\_\_\_\_\_  
Notary Public for Nevada  
My Commission expires: Jan 16, 2025

*(Signatures continue on following page)*

LESSOR:

**DAMODICE HOLDINGS II LLC Series B,  
a Nevada limited liability company,  
as to a 25% interest**

By: 

Name: Ed Smith

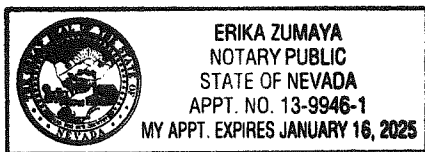
Authorized Person

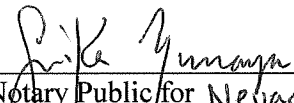
STATE OF Nevada )

County of Clark )

) ss.

The foregoing instrument was acknowledged before me this 22 day of November, 2021, by Edward Smith, the authorized person of Damodice Holdings II LLC Series B, a Nevada limited liability company, on behalf of the company.



  
Notary Public for Nevada  
My Commission expires: Jan 16, 2025

*(Signatures continue on following page)*

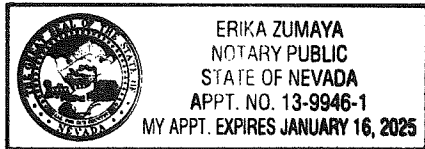
**LESSEE: LRG RESTAURANT GROUP, LLC,  
a Nevada limited liability company**

By: LT Investment Properties LLC,  
a Nevada limited liability company  
Its Manager

By: Todd Stewart  
Todd Stewart, Managing Member

STATE OF Nevada )  
 ) ss.  
County of Clark )

The foregoing instrument was acknowledged before me this 22 day of November, 2021, by Todd Stewart, the Managing Member of LT Investment Properties LLC, a Nevada limited liability company, the Manager of LRG Restaurant Group, LLC, a Nevada limited liability company, on behalf of the company.

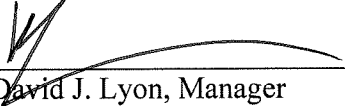


Erika Zumaya  
Notary Public for Nevada  
My Commission expires: Jan 16, 2025

LESSOR:

**KRAGER INVESTMENTS, LLC,**  
a Utah limited liability company ,  
as to a 25% interest

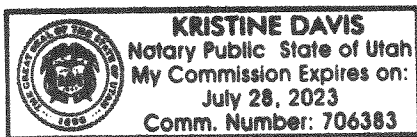
By:

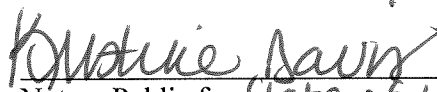
  
David J. Lyon, Manager

STATE OF Utah )

County of Salt Lake ) ss.  
)

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of November, 2021, by David J. Lyon, the Manager of Krager Investments, LLC, a Utah limited liability company, on behalf of the company.



  
Notary Public for State of Utah  
My Commission expires: July 28, 2023

*[Signatures continue on following page]*