

TAN-TAR-A ESTATES LAND LEASE

THIS INDENTURE OF LAND LEASE is made and entered into as of the _____ day of _____, 2015, by and between **TAN-TAR-A ESTATES L.L.C.**, a Missouri Limited Liability Company, GRANTOR (hereinafter called "Lessor"), and

GRANTEE (hereinafter collectively called "Lessee").

WITNESSETH THAT:

1. Lessor, in consideration of the rents herein reserved to be paid and the covenants, agreements, conditions, and stipulations herein contained to be kept, observed and performed by Lessee, does by these presents, demise, lease and let unto Lessee, a parcel of land situated within a tract of land in Camden County, Missouri, known as TAN-TAR-A ESTATES, the demised parcel of land (the "Leased Premises"), being TAN-TAR-A ESTATE # _____, and more particularly described in Exhibit A attached hereto and herein incorporated.

2. This Lease shall be for a period of FORTY (40) years commencing on the _____ day of _____, 20_____, and ending on the _____ day of _____, 20_____, unless sooner terminated or extended as hereinafter provided.

Lessee and Lessor shall execute a recordable Memorandum of Lease substantially in the form of Exhibit B attached hereto and herein incorporated, which shall be recorded by the Recorder of Deeds of Camden County, Missouri. Lessee shall not cause this Lease to be recorded, except that the said Memorandum of Lease shall be entered into by and between the parties and placed of record.

3. Lessee covenants and agrees to pay to Lessor annual rent in the amount of _____,

subject, however, to the cost of living increase hereinafter provided, which annual rent shall be payable quarterly, in advance, in the amount of _____, commencing on the date of the beginning of the term of this Lease. Rent shall be payable at the address for Lessor stated in Section 24 hereof, or at such other place as Lessor hereafter designates in writing.

The annual rent provided herein shall be increased on the third anniversary of the commencement date of this Lease, and every three (3) years thereafter on the anniversary date of the commencement date of this Lease during the original term of this Lease and any renewals or

extensions thereof (hereinafter referred to as an "Adjustment Date"), to reflect the increase, if any, in the cost of living. On each Adjustment Date, the annual rent effective for the prior three (3) year period shall be increased by an amount equal to the product of such annual rent multiplied by the percentage increase in the Consumer Price Index, All Urban Consumers, All Items, U.S. City Average (1982-1984=100) ("CPI") issued by the United States Department of Labor, Bureau of Labor Statistics, published for the month of the Adjustment Date, over the CPI published for the month in which the original term hereof commenced or of the prior Adjustment Date, as appropriate.

If the CPI, or a successor index, is no longer published by the Bureau of Labor Statistics, then another index generally recognized as authoritative and similar in nature and scope to the CPI shall be substituted by agreement; and if the parties cannot agree, such substituted index shall be selected by the then Presiding Judge of the Circuit Court of Camden County, Missouri, upon the application of either party, which substituted index shall be binding upon the parties hereto.

Should Lessor lack sufficient data to make the proper determination on an Adjustment Date of the increase, if any, in the annual rent, Lessee shall continue to pay the quarterly rent payable immediately prior to the Adjustment Date. As soon as Lessor obtains the necessary data, Lessor shall determine the rent payable from and after such Adjustment Date and notify Lessee of the adjustment in writing. Should the quarterly rent for the period following the adjustment exceed the amount previously paid by Lessee for that period, Lessee shall forthwith pay the difference to Lessor.

4. Lessee covenants and agrees that this Lease is subject to all the terms and conditions set forth in the Indenture of Restrictions of Tan-Tar-A Estates recorded in the Office of the Recorder of Deeds of Camden County, Missouri, in Book 141, Page 116, as amended (the "Indenture of Restrictions"), and by this reference made a part of this Lease. In addition, and pursuant to Paragraph 7 of Tan-Tar-A Estates Subdivision Development Memorandum recorded at Book 750, Page 26, Camden County Recorder's Office, and Exhibit H to such Memorandum (the "Supplemental Covenants and Restrictions"), Lessee covenants and agrees that Lessee shall conform in all respects with, and be subject to, the said Supplemental Covenants and Restrictions. More specifically, and without limiting the scope of the preceding clause, Lessee acknowledges that Lessor shall have the authority to exercise the enforcement powers of the Developer set forth in the Supplemental Covenants and Restrictions as follows: If, after ten (10) days' written notice, a Lot Owner or other person subject to these Supplemental Covenants and Restrictions fails to comply with any provision herein, the Developer may enter the Lot and perform any required repairs or maintenance or take other actions to effect compliance. In such event, the Lot Owner or other responsible party will reimburse the Developer for reasonable costs incurred. If the Lot Owner or other responsible party fails to make such reimbursement, the Developer may seek collection judicially, with the costs of collection, including reasonable attorney's fees, to be borne by the Lot Owner or other responsible party. In the alternative, the Developer will be entitled to seek and obtain injunctive relief, with the costs of litigation, including reasonable attorneys' fees to be borne by the other party.

5. Lessee covenants and agrees that the Leased Premises shall be used only for single family residential use. Lessee shall use and occupy the Leased Premises so as to materially comply with all applicable laws and regulations pertaining to its use.

6. It is understood and agreed that the Common Lands more particularly described in the Indenture of Restrictions shall be preserved as a scenic area for the use and enjoyment of the lot owners and residents of Tan-Tar-A Estates, and Lessee further covenants and agrees that Lessee shall not encroach on such Common Lands with buildings, fences, barbecue facilities, or any other construction other than the driveway providing access from the main road to the Leased Premises.

7. It is specifically understood and agreed that this Lease does not contemplate or assure that Lessee shall at any time be accorded any privileges of any kind whatsoever for the use of the facilities or services at Tan-Tar-A Resort, or any membership in or privileges of any private club that has the use of such facilities or services.

8. Lessee covenants and agrees to pay and discharge promptly all taxes and assessments applicable to the Leased Premises (including all real estate taxes, impositions and assessments, whether special or general) that become due at any time during the term of this Lease and all renewals and extensions, upon or against the Leased Premises or improvements thereon which may be lawfully assessed either in the name of the Lessor or Lessee. Lessee shall have the right at its own cost and expense to initiate and prosecute any proceedings permitted by law for the purpose of obtaining an abatement or otherwise contesting the validity or amount of taxes assessed to or levied upon the Leased Premises or improvements thereon. If required, Lessee may take such action in the name of Lessor who shall cooperate with the Lessee, at no expense to Lessor, to such extent as Lessee may reasonably require to the end that such proceedings may be brought to a successful conclusion, provided, however, Lessee shall indemnify and hold Lessor harmless from all loss, cost, damage and expense incurred in the prosecution of said proceedings by Lessee.

9. If Lessee shall faithfully keep and perform all of the covenants and agreements required of Lessee in this Lease, and if Lessee is not then in default of any provision of this Lease at the time of renewal, Lessee may renew this Lease for ONE (1) successive TEN (10) year term. If Lessee does not give written notice to Lessor at least three (3) months prior to the expiration of the original term and before the expiration of each successive renewal period, that Lessee elects to terminate this Lease at such expiration date, it shall be deemed that this Lease automatically shall be renewed. All the provisions of this Lease shall be effective during any renewals or extensions thereof.

10. It is understood and agreed that Lessee may, at any time during the term of this Lease and any renewals or extensions hereof, enlarge, add to, or otherwise improve the present improvements located on the Leased Premises, provided that such alterations or improvements and the plans and costs thereof have been reviewed and approved in writing by Lessor prior to the commencement of construction, such alterations and improvements are constructed in conformity with the final plans and specifications approved by Lessor, and are constructed at the

sole cost and expense of Lessee. Lessee shall use due diligence to complete construction of such alterations and improvements.

All improvements at any time constructed or erected on the Leased Premises shall immediately become a part of the real estate and upon the expiration or earlier termination of this Lease, for any reason, shall be and become the property of Lessor without payment therefor by Lessor, and shall be surrendered to Lessor, subject only to the lien of a deed of trust in favor of Lessee's lender, if any, as contemplated by Section 11 hereof.

11. Lessor agrees that Lessee may mortgage Lessee's leasehold estate for the benefit of the holder of a promissory note secured by a deed of trust to provide funds to erect or purchase a residence on the Leased Premises as above set forth, subject to the terms of that certain Agreement to Mortgage Leasehold Estate among Lessor, Lessee and Lessee's lender, dated the date hereof ("Agreement to Mortgage"), and further to the condition that such financing not exceed eighty percent (80%) of the fair market value of said residence based on an appraisal mutually acceptable to the parties.

12. Lessee, at Lessee's sole cost and expense, shall maintain in full force and effect throughout the term of this Lease and any renewal or extension thereof, fire and extended coverage insurance on the Leased Premises in an amount equal to the full replacement cost of the improvements thereon, but in no event less than the total indebtedness against the improvements and Leased Premises, and shall name Lessor as an additional insured. All policies shall be with a company authorized to do business in the State of Missouri and approved by Lessor. Said policies shall provide that the same may not be canceled or materially changed without at least thirty (30) days prior written notice to Lessor, and that the policies are primary and noncontributing with any insurance that may be carried by Lessor against Lessor and its agents and representatives. Upon the commencement of the term of this Lease and thereafter, not less than thirty (30) days prior to the expiration dates of expiring policies, originals or certificates of the policies provided for in this Section shall be delivered to Lessor.

Lessee and Lessor agree that if the improvements and other property, including, without limitation, fixtures, furnishings, equipment and contents, at any time forming a part of or located on the Leased Premises, shall be damaged or destroyed, and whether such damage or destruction was caused by the negligence of the Lessor or Lessee, Lessor and Lessee shall have no liability to each other, and Lessor or Lessee shall require all policies of risk insurance carried by them during the term of this Lease upon such improvements and other property to be endorsed with a provision in and by which the insurer waives any right of subrogation against Lessee and Lessor, provided that the release shall not adversely affect or impair said insurance or prejudice the right of the insured to recover thereunder.

If Lessee fails to provide and keep in force insurance as required by this Section, Lessor may (but shall not be obligated to) obtain such insurance and the premiums shall be deemed additional rent payable by Lessee upon demand. However, Lessor shall not be limited in the proof of any damages which Lessor may claim against Lessee to the amount of the insurance premium or premiums not paid or incurred and which would have been payable upon such insurance, but Lessor shall also be entitled to recover as damages for such breach the uninsured

amount of any loss, to the extent of any deficiency in the insurance required by the provisions of this Lease, and damages, expenses of suit and costs, including without limitation reasonable cancellation fees, suffered or incurred during any period when Lessee shall have failed or neglected to provide insurance as aforesaid.

Lessee shall not take out separate insurance concurrent in form or contributing, in the event of loss, with that required to be furnished by Lessee, or increase the amounts of any then existing insurance by securing an additional policy or additional policies, without including Lessor as an insured party.

13. If the improvements on the Leased Premises are destroyed or partially destroyed by fire or any other cause, Lessee may restore said improvements at Lessee's own expense with all reasonable speed and promptness; provided, however, that in no event shall the rent provided in this Lease, or any portion thereof, be abated during the restoration period. Subject to the consent of Lessee's lender, as necessary, the proceeds of the aforesaid insurance shall be used at Lessee's option to restore the improvements at the Leased Premises as herein contemplated. In the event Lessee elects not to restore said improvements, then said insurance proceeds shall be used to remove the destroyed improvements and to restore and repair any and all damage to the Leased Premises as hereinafter provided, and the balance of the insurance proceeds, if any, shall be paid over to and become the sole and exclusive property of Lessee.

In the event the said improvements are destroyed or partially destroyed by fire or any other cause, and Lessee decides not to rebuild the said improvements as herein contemplated, then Lessee must immediately remove the destroyed improvements and debris, restore the improvements to a contained architectural unit, as necessary, and repair any damage to the Leased Premises caused by the removal or repair of such improvements. It is understood and agreed that Lessee will fill all holes and install adequate ground cover so that the Leased Premises will be restored to its natural state. Lessee shall continue to pay Lessor the annual rent provided in this Lease during the balance of the term of this Lease. Except as otherwise provided herein, Lessee hereby waives any and all rights provided by law to Lessee to terminate this Lease upon the partial or total destruction of the improvements located on the Leased Premises, now existing or hereinafter erected.

14. Lessee shall be in default and breach of this Lease upon the occurrence of any of the following events:

(a) If Lessee shall at any time be in default in the payment of rent, or any other sums payable by Lessee hereunder (together "Rent") when the same shall become due and payable and such default continues for a period of five (5) days after notice of default is given to Lessee;

(b) If Lessee shall fail to perform or observe any of the other agreements, terms, covenants or conditions hereof and such nonperformance or nonobservance shall continue for a period of thirty (30) days after notice thereof by Lessor to Lessee or, if such performance or observance cannot be had within such thirty (30) day period and

Lessee shall not in good faith have commenced such performance within such thirty (30) day period and shall not diligently and continuously proceed therewith to completion;

(c) If Lessee abandons the Leased Premises.

(d) Any voluntary petition in bankruptcy or for corporate reorganization or any similar relief shall be filed by Lessee;

(e) Any involuntary petition in bankruptcy shall be filed against Lessee under any federal or state bankruptcy or insolvency act and shall not have been dismissed within forty five (45) days following the filing thereof;

(f) A receiver shall be appointed for Lessee or any property of Lessee by any court and such receiver shall not be dismissed within forty five (45) days from the date of appointment; or

(g) Lessee shall make an assignment for the benefit of creditors.

In the event of any such default as aforesaid, Lessor may re-enter and repossess itself of the Leased Premises and remove all persons, and parties therefrom with or without legal process, and using such force as may be necessary so to do without being guilty of trespass, forcible entry or detainer or other tort; and Lessor may, at its option, relet the Leased Premises or any part thereof for the balance of the term of this Lease either on its own account or as agent for Lessee. Lessor shall be entitled to receive the Rent from such reletting, applying the same first to the payment of all reasonable costs and expenses of reletting, including but not limited to brokerage fees, and then to Rent accruing hereunder. Lessee shall remain liable for the equivalent of all Rent reserved herein less the receipts of reletting, if any, and such amount shall be due and payable to Lessor as damages or Rent as the case may be, on the successive days Rent is due under this Lease and Lessor may recover such amount periodically or at Lessor's election, Lessor may accelerate the total amount due from Lessee for the balance of the term. Lessee, in the event of default, shall be responsible for all reasonable expenses of reletting the Leased Premises, including, but not limited to brokerage fees, and such other costs and expenses including reasonable attorneys' fees incurred by Lessor due to such default.

The foregoing rights of the Lessor in the event of a default shall not preclude it from pursuing any and all other rights and remedies it may have, either in law or in equity, including its statutory rights.

It is further understood and agreed that during the period of a default in the payment of any rent provided in this Lease, Lessee shall pay as a penalty an additional sum of Fifty Dollars (\$50.00) per month, prorated to the date of payment, until all of said arrearages are paid in full or until the effective date of forfeiture, whichever occurs first.

15. Upon prior written approval of Lessor, which approval shall not be unreasonably withheld, Lessee may sublease the Leased Premises or assign this Lease. Any such subletting or assignment of this Lease shall not operate to release Lessee from the performance of Lessee's

obligations and liabilities under this Lease, nor authorize any subsequent assignment or subletting without the prior written consent of the Lessor.

16. If the whole or any part of the Leased Premises is taken or condemned by any competent authority for any public use or purpose during the term or any renewal or extension of this Lease, then the award relating thereto shall be applied as follows: if a part of the Leased Premises shall be taken or condemned which, in the reasonable judgment of the Lessee, is sufficient to render the remaining portion unsuitable for its continued use or occupancy, the Lessee may, at any time, either prior to or within a period of sixty (60) days after the date when possession of the Leased Premises shall be required by the condemning authority, elect to terminate this Lease. In the event that Lessee shall fail to exercise such option to terminate this Lease, then this Lease shall continue in effect with respect to the portion of the Leased Premises not so taken, except that the annual rent payable shall be reduced by a fraction, the numerator of which shall be the number of square feet of the Leased Premises taken or condemned, and the denominator of which shall be the square footage of the Leased Premises prior to the taking or condemnation. Lessee will, with all due diligence and at its own cost and expense, repair and restore the improvements on the Leased Premises or what may remain thereof to their former condition.

17. Lessee, at Lessee's expense, shall keep and maintain the Leased Premises and all improvements thereon in good order and repair, condition and appearance, except for ordinary wear and tear, and free from any nuisance or filth upon or adjacent thereto, and will with reasonable promptness make all structural and nonstructural, foreseen and unforeseen, and ordinary and extraordinary changes, repairs, replacements and restorations of every kind and nature which are required to be made by this Lease upon or in connection with the Leased Premises or any improvements thereon or thereto in order to keep and maintain the same in such good, safe, clean and orderly repair, condition and appearance (after accounting for ordinary wear and tear). All repairs, replacements and restorations made by Lessee shall be at least equal in quality and usefulness to the existing improvements at the execution of this Lease.

In addition to the foregoing, Lessee shall conform in all respects with, and be subject to, the Supplemental Covenants and Restrictions as described in Paragraph 4 of this Lease.

18. Lessee shall indemnify, defend and hold harmless Lessor, its members, officers, agents and employees, from and against any and all claims, actions, damages, liability and expenses (including but not limited to reasonable attorneys' fees) in connection with loss of life, bodily injury and/or damage to or loss of property, including loss of use of property arising from or out of any occurrence in, upon or at the Leased Premises or the occupancy or use by Lessee of the Leased Premises, or occasioned wholly or in part by any act or omission of Lessee, its agents, contractors, employees, servants or lessees or arising from liens, claims and demands arising out of the use of the Leased Premises. The parties further agree that Lessor shall not be liable for any personal injuries or damage to Lessee, its officers, agents, and employees or to any other persons or to any occupant of any part of the Leased Premises, or for any injury or damage to any property of Lessee or of any occupant of the Leased Premises, regardless of how such injury or injuries or damage or damages may be caused whether resulting from acts of negligence of Lessee, the owner or occupants of the adjacent properties, from the action of the elements, or from the negligence or fault of Lessor, its members, officers, employees and agents. In case Lessor shall be made a party

to any litigation commenced by or against Lessee, then Lessee shall protect and hold Lessor harmless and shall pay all costs, expenses and reasonable attorney's fees incurred or paid by Lessor in connection with such litigation. Lessee shall also pay all costs, expenses and reasonable attorney's fees that may be incurred or paid by Lessor in enforcing the covenants and agreements in this Lease. Lessee hereby waives all rights of subrogation against Lessor and shall secure appropriate provisions whereby the insurance company, or companies, consent to the mutual release of liability contained in this paragraph.

19. Lessee shall hold harmless and indemnify Lessor, its members, officers, agents and employees, from and against all losses, damages, costs (including but not limited to reasonable attorneys' fees), claims, causes of action, liabilities arising out of or related to the presence of any hazardous substances which are placed at, upon, under or within the Leased Premises after the commencement date of this Lease and prior to the expiration of the term of this Lease due to or as a result of Lessee's use of, or improvement to, the Leased Premises.

20. Lessee shall not create or permit to be created or remain, and will discharge, any lien, encumbrance or charge which might be or become a lien, encumbrance or charge upon the Leased Premises other than the deed of trust described in the Agreement to Mortgage, provided that if any mechanic's, laborer's or materialmen's lien shall, at any time be filed against the Leased Premises or any improvements thereon, Lessee, within thirty (30) days after notice of the filing thereof, shall cause it to be discharged of record by payment, deposit, bond, order of a court of competent jurisdiction, or otherwise. Lessee, upon reasonable notice and written request from Lessor, and at Lessee's sole cost and expense, shall also defend Lessor in any action, suit or proceeding which may be brought on or for the enforcement of any such lien. If Lessee shall fail to cause any lien other than an approved deed of trust to be discharged as aforesaid, then in addition to any other right or remedy it may have, Lessor may, but shall not be obligated to, discharge it either by paying the amount claimed to be due or by procuring the discharge of such lien by deposit, bond or other proceedings, and in any such event, Lessor shall be entitled if Lessor so elects, but shall not be obligated, to compel the prosecution of any action for the foreclosure of such lien by the lienor and to pay the amount of the judgment in favor of the lienor with interest, costs and allowances. Any amount so paid by Lessor and all costs and expenses incurred by Lessor in connection therewith together with interest thereon, at a rate of two percent (2%) above the prime rate of interest charged by Mercantile Bank of St. Louis, Missouri (but in no event exceeding the maximum rate permitted by law), from the respective date of Lessor's making of the payments and incurring of the costs and expenses, shall constitute additional rent payable to Lessor under this Lease and shall be paid by Lessee to Lessor on demand.

Nothing in this Lease contained shall be deemed or construed in any way as constituting the consent or request of Lessor, express or implied by inference or otherwise, to any contractor, subcontractor, laborer or materialman for the performance of any labor or the furnishing of any materials for any specific alteration, addition, improvement or repair that would give rise to the filing of any lien against the estate or interest of the Lessor in and to the Leased Premises, nor as giving Lessee any right, power or authority to contract for or permit any rendering of any services or the furnishing of any materials that would give rise to the filing of any lien against the estate or interest of the Lessor in and to the Leased Premises. Notice is hereby given that the Lessor shall not be liable for any labor, services or materials furnished or to be furnished to

Lessee, or to anyone holding the Leased Premises through or under Lessee, upon credit and that no mechanic's or other lien for any labor, services or materials shall attach to or affect the estate or interest of Lessor in and to the Leased Premises.

21. No waiver of any default, by acceptance of rent or otherwise, shall waive any subsequent default or cause of forfeiture, or breach of any condition of this Lease, nor shall any consent by Lessor to any assignment or subletting of all or any part of the Lease Premises be held to waive or release any assignee or sublessee from any of the foregoing conditions or covenants as against such assignee or sublessee, but every such assignee and sublessee shall be expressly subject thereto.

22. In the event Lessee continues to occupy the Leased Premises after the last day of the term herein created, or after the last day of any extension of said term, and the Lessor elects to accept rent thereafter, a tenancy from month to month only shall be created and not for any longer period. The rental rate shall be two hundred percent (200%) of the annual rent in effect at the end of the Lease.

23. Upon completion of the term or any extended term, Lessee shall peacefully and quietly surrender possession of the Leased Premises to the Lessor. The improvements, and any personal property remaining on the Leased Premises thirty (30) days after the expiration of the term, shall be deemed to have been abandoned and will become the property of the Lessor.

24. All notices, demands and communications as provided herein shall be served by personal delivery, certified or registered U.S. mail, return receipt requested, with postage prepaid, or overnight courier delivery (such as Federal Express, Emery, Airborne, etc.) to the other party at the following address or to such other address as Lessor or Lessee may designate in writing pursuant to this Section:

If to Lessor: 1026 Palisades Boulevard
Suite 9
Osage Beach, Missouri 65065

If to Lessee: The address set forth at the beginning of this Lease.

25. This Lease, together with the aforesaid Indenture of Restrictions and Agreement to Mortgage, represent the entire agreement between the parties hereto and there are no collateral oral agreements or understandings of any kind whatsoever; and further, neither party shall be bound by any statement or representations of any kind or nature whatsoever made by either party or their agents or representatives unless set forth in this Lease.

26. This Lease shall inure to the benefit of and is binding on the heirs, executors, administrators, successors and assigns of the Lessor and Lessee.

27. This Lease and its interpretation and the enforcement of its provisions shall be governed by the laws of the State of Missouri (without regard to principles of conflicts of laws).

28. Any provisions of this Lease which shall be to any extent in violation of any law or ordinance or which shall prove to any extent to be invalid, void or illegal, shall in no way affect, impair or invalidity any other provisions hereof and the remaining provisions hereof shall nevertheless remain in full force and effect.

29. Wherever the word "Lessor" is used herein, it shall be construed to include the successors and assigns of Lessor; and the word "Lessee" shall include the heirs, executors, administrators, personal representatives, successors, permitted assigns, trustees or legal representatives of the Lessee. The words "Lessor" and "Lessee" shall include single and plural, individual, entity or trust, subject always to the restrictions herein contained as to subletting or assignment of this Lease.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the day and year first above written.

TAN-TAR-A ESTATES L.L.C., Lessor

By: _____
Name:
Title: Senior Board Member
Grantor

Grantee/Lessee

Grantee/Lessee

STATE OF MISSOURI)
) SS.
COUNTY OF CAMDEN)

On this _____ day of _____, 20____, before me appeared _____ to me personally known who being by me duly sworn did say that he is a Senior Board Member of Tan-Tar-A Estates L.L.C., a Missouri Limited Liability Company, and acknowledged said instrument to be the free act and deed of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires: _____

Notary Public

STATE OF)
) SS.
COUNTY OF)

On this ____ day of _____, 200__, before me personally appeared _____, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires: _____

Notary Public

EXHIBIT A

Legal Description of Leased Premises

**MEMORANDUM OF LEASE
TAN-TAR-A ESTATES**

NOTICE IS HEREBY GIVEN that there is in existence a Land Lease by and between
TAN-TAR-A ESTATES L.L.C., a Missouri limited liability company, as Lessor, and _____

_____ of the County of _____, State of _____, as Lessee, dated the _____
day of _____, 20__, upon the following described property located in Camden County,
Missouri, being a portion of a tract of land therein described as Tan-Tar-A Estates, to-wit:

for a term of _____ (_____) years beginning on the _____ day of _____, 20__, and
ending on the _____ day of _____, 20____, at a yearly rental payable quarterly in advance until the
expiration of said Land Lease, and any extension thereof, as more particularly provided in said Land Lease.

It is further provided in said Land Lease that if there is no default, Lessee may renew said Land Lease for
_____ (_____) successive ten (10) year terms.

Said Land Lease also contains other terms, conditions and provisions pertaining to the use, occupancy,
possession of premises, and other matters.

IN WITNESS WHEREOF, the said parties have executed the foregoing instrument as of the day, month
and year of said original Land Lease Agreement.

TAN-TAR-A ESTATES L.L.C., Lessor

By: _____
_____, Senior Board Member

Lessee

Lessee

STATE OF MISSOURI)
) SS.
COUNTY OF CAMDEN)

On this _____ day of _____, 20__, before me appeared _____ to me personally known who being by me duly sworn did say that he/she is a Senior Board Member of Tan-Tar-A Estates L.L.C., a Missouri limited liability company, and acknowledged said instrument to be the free act and deed of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My term expires:

STATE OF MISSOURI)
) SS.
COUNTY OF _____)

On this _____ day of _____, 20__, before me personally appeared _____, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _____ executed the same as _____ free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My term expires:

STATE OF MISSOURI)
) SS.
COUNTY OF _____)

On this _____ day of _____, 20__, appeared _____ to me personally known, who, being by me duly sworn, did say that he/she is the _____ of _____, a corporation of the State of _____, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said _____ acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My term expires: