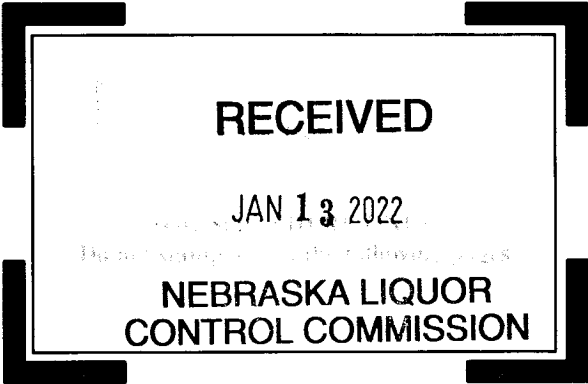


APPLICATION FOR LIQUOR LICENSE CHECKLIST RETAIL

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.frontdesk@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

License Class: D

License Number:
124729



Office Use Only

NEW REPLACING 121083 TOP Yes / No

Hot List Yes No Initial: KJ

PLEASE READ CAREFULLY

See directions on the next page. Provide all the items requested. Failure to provide any item will cause this application to be returned or placed on hold. All documents must be legible. Any false statement or omission may result in the denial, suspension, cancellation or revocation of your license. If your operation depends on receiving a liquor license, the Nebraska Liquor Control Commission cautions you that if you purchase, remodel, start construction, spend or commit money that you do so at your own risk. Prior to submitting your application review the application carefully to ensure that all sections are complete, and that any omissions or errors have not been made. You may want to check with the city/village or county clerk, where you are making application, to see if any additional requirements must be met before submitting application to the Nebraska Liquor Control Commission.

APPLICANT NAME Preet Hospitality, LLC

TRADE (DBA) NAME Thrifty's Gas & Liquor

PREVIOUS TRADE (DBA) NAME Thrifty's Gas & Liquor

CONTACT PHONE NUMBER 770-710-8097

CONTACT EMAIL ADDRESS Chadronsuper8@gmail.com

ocrum hx Purch Agreement Letter of Support
etc BP Agreement

Atty Katie Loshenkohl

Office use only	
PAYMENT TYPE <u>Check 21802</u>	<p>2200000936</p>
AMOUNT <u>400</u> RCPT	
RECEIVED: <u>[Signature]</u>	
DATE DEPOSITED	



DIRECTIONS

Each item must be included with your application

1. Application fee of \$400 (nonrefundable), please pay online thru our PAYPORT system or enclose payment made payable to the Nebraska Liquor Control Commission
2. Enclose the appropriate application forms
 - Individual License (Form 104)
 - Partnership License (Form 105)
 - Corporate License (Form 101 & Form 103)
 - Limited Liability Company (LLC) (Form 102 & Form 103)Corporation or Limited Liability Company (LLC) must be active with the Nebraska Secretary of State
3. For citizenship enclose U.S. birth certificate; U.S. passport or naturalization paper
 - a. For residency enclose proof of registered voter in Nebraska
 - b. If permanent resident include Employment Authorization Card or Permanent Resident Card
 - c. See Applicant Guidelines for further assistance
4. Form 147 - Fingerprints are required for each person as defined in new application guide, found on our website under "Licensing Tab" in "Guidelines/Brochures".
5. If purchasing an already licensed business; include Form 125—Temporary Operating Permit (TOP)
 - a. Form 125 must be signed by the seller (current licensee) and the buyer (applicant)
 - b. Provide a copy of the business purchase agreement from the seller (current licensee sells "the business currently licensed" to applicant)
 - c. Provide a copy of alcohol inventory being purchased (must include quantity, brand name and container size)
 - d. Enclose a list of the assets being purchased (furniture, fixtures and equipment)
6. If building is owned or being purchased send a copy of the deed or purchase agreement in the name of the applicant.
7. If building is being leased, send a copy of signed lease in the name of the applicant. Lease term must run through the license year being applied for.
8. Submit a copy of your business plan.

RETAIL LICENSE(S) Application Fee \$400 (nonrefundable)
CLASS C LICENSE TERM IS FROM NOVEMBER 1 – OCTOBER 31
ALL OTHER CLASSES TERM IS MAY 1 – APRIL 30

- A BEER, ON SALE ONLY
 - B BEER, OFF SALE ONLY**
 - C BEER, WINE, DISTILLED SPIRITS, ON AND OFF SALE**
Do you intend to sale cocktails to go as allowed under Neb Rev. Statute 53-123.04(4) YES _____ NO _____
 - D BEER, WINE, DISTILLED SPIRITS, OFF SALE ONLY**
 - F BOTTLE CLUB,
 - I BEER, WINE, DISTILLED SPIRITS, ON SALE ONLY
Do you intend to sale cocktails to go as allowed under Neb Rev. Statute 53-123.04(5) YES _____ NO _____
 - J LIMITED ALCOHOLIC LIQUOR, OFF SALE – MUST INCLUDE SUPPLEMENTAL FORM 120
 - AB BEER, ON AND OFF SALE
 - AD BEER ON SALE ONLY, BEER, WINE, DISTILLED SPIRITS OFF SALE
 - IB BEER, WINE, DISTILLED SPIRITS ON SALE, BEER OFF SALE ONLY
 - Class K Catering endorsement (Submit Form 106) – Catering license (K) expires same as underlying retail license
 - Class G Growler endorsement (Submit Form 165) – Class C licenses only
- **Class B, Class C, Class D license do you intend to allow drive through services under Neb Rev. Statute 53-178.01(2) YES _____ NO _____

ADDITIONAL FEES WILL BE ASSESSED AT THE CITY/VILLAGE OR COUNTY LEVEL WHEN THE LICENSE IS ISSUED

CHECK TYPE OF LICENSE FOR WHICH YOU ARE APPLYING

- Individual License (requires insert FORM 104)
- Partnership License (requires insert FORM 105)
- Corporate License (requires FORM 101 & FORM 103)
- Limited Liability Company (LLC) (requires FORM 102 & FORM 103)

Name Brian W. Copley Phone Number 308-324-5151
Firm Name Heldt, McKeone & Copley
Email address bcopley@hmlawoffices.com; info@hmlawoffices.com
Should we contact you with any questions on the application? YES NO _____

PREMISES INFORMATION

Trade Name (doing business as) Thrifty's Gas & Liquor

Street Address 210 E 6th St.

City Lexington County Dawson Zip Code 68850 +2113

Premises Telephone number 308-324-6464

Business e-mail address Chadronsuper3@gmail.com

Is this location inside the city/village corporate limits YES NO

MAILING ADDRESS (where you want to receive mail from the Commission)

Check if same as premises

Name Preet Hospitality, LLC

Street Address 210 E 6th St.

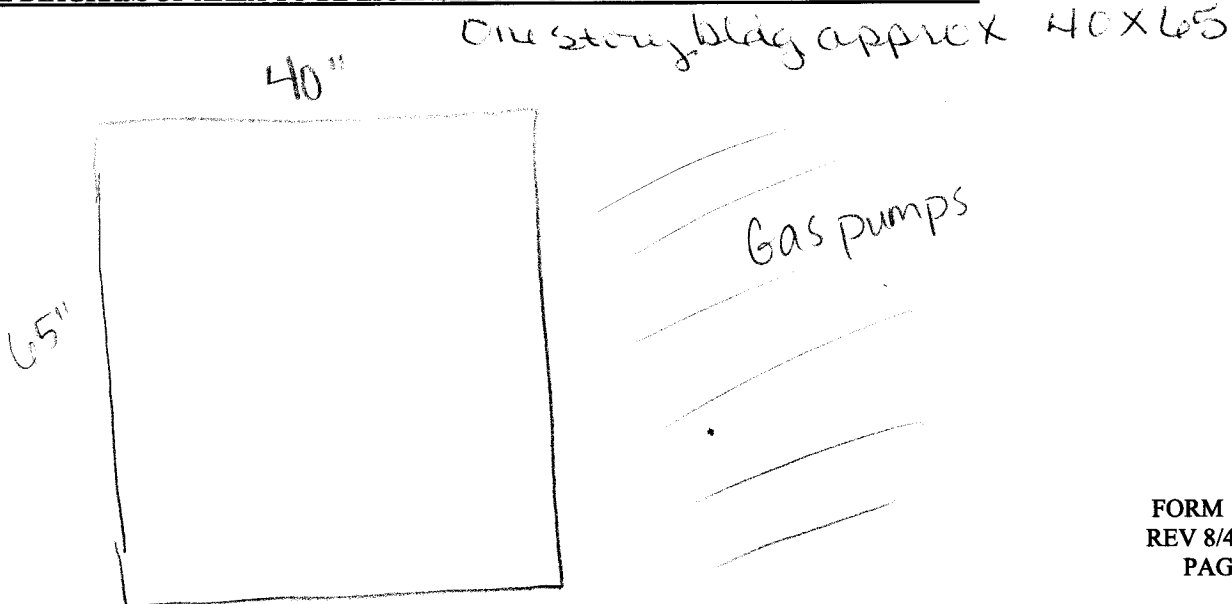
City Lexington State NE Zip Code 68850 +2113

DESCRIPTION AND DIAGRAM OF THE AREA TO BE LICENSED

IN THE SPACE PROVIDED BELOW OR ATTACH A DRAWING OF THE AREA TO BE LICENSED.
DO NOT SEND BLUEPRINTS, ARCHITECT OR CONSTRUCTION DRAWINGS
PROVIDE LENGTH X WIDTH IN FEET (NOT SQUARE FOOTAGE)
INDICATE THE DIRECTION OF NORTH AND THE NUMBER OF FLOORS OF THE BUILDING.

Building length 65 x width 40 in feet (Approx)
Is there a basement? Yes No If yes, length _____ x width _____ in feet
Is there an outdoor area? Yes No If yes, length _____ x width _____ in feet

PROVIDE DIAGRAM OF AREA TO BE LICENSED BELOW OR ATTACH SEPARATE SHEET



APPLICANT INFORMATION

1. **READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY §53-125(5)**

Has anyone who is a party to this application, or their spouse, **EVER** been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name.

Include traffic violations. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

YES NO If yes, please explain below or attach a separate page

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (city & state)	Description of Charge	Disposition

2. Was this premise licensed as liquor licensed business within the last two (2) years?

YES NO

If yes, provide business name and license number Cheema Capital, LLC #121083

3. Are you buying the business of a current retail liquor license?

YES NO

If yes, give name of business and liquor license number Cheema Capital, LLC, dba Thrifty's Gas & Liquor #121083

4. Are you filing a temporary operating permit (TOP) to operate during the application process?

YES NO

If yes

a) Attach temporary operating permit (TOP) (Form 125)

b) Submit a copy of the business purchase agreement

c) Include a list of alcohol being purchased, list the name brand, container size and how many

d) Submit a list of the furniture, fixtures and equipment

5. Are you borrowing any money from any source, include family or friends, to establish and/or operate the business?

YES NO

If yes, list the lender(s) Great Western Bank

6. Will any person or entity, other than applicant, be entitled to a share of the profits of this business?

YES NO

If yes, explain. (all involved persons must be disclosed on application)

No silent partners 019.01E Silent Partners; Profit Sharing: No licensee or partner, principal, agent or employee of any Retail Liquor License shall permit any other person not licensed or included as a partner, principal, or stockholder of any Retail Liquor License to participate in the sharing of profits or liabilities arising from any Retail Liquor License. (53-1,100)

7. Will any of the furniture, fixtures and equipment to be used in this business be owned by others?

YES NO

If yes, list such item(s) and the owner. _____

8. Is premises to be licensed within 150 feet of a church, school, hospital, home for indigent persons or for veterans, their wives, and children; or within 300 feet of a college or university campus?

YES NO

If yes, provide name and address of such institution and where it is located in relation to the premises (Nebraska Revised Statute 53-177(1) **AND PROVIDE FORM 134 – CHURCH OR FORM 135 – CAMPUS AND LETTER OF SUPPORT FROM CHURCH OR CAMPUS**

9. Is anyone listed on this application a law enforcement officer? If yes, list the person, the law enforcement agency involved and the person's exact duties. (Nebraska Revised Statute 53-125(15))

YES NO

10. List the primary bank and/or financial institution (branch if applicable) to be utilized by the business.

a) List the individual(s) who are authorized to write checks and/or withdrawals on accounts at this institution.

Great Western Bank, Prahladbhai A. Chaudhari

11. List all past and present liquor licenses held in Nebraska or any other state by any person named in this application. Include license holder name, location of license and license number. Also list reason for termination of any license(s) previously held.

N/A

12. List the alcohol related training and/or experience (when and where) of the person(s) making application. Those persons required are listed as followed:

- Individual: Applicant and spouse; spouse is exempt if they filed Form 116 – Affidavit of Non-Participation.
- Partnership: All partners and spouses, spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.
- Limited Liability Company: All member of LLC, Manager and all spouses; spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.
- Corporation: President, Stockholders holding 25% or more of shares, Manager and all spouses; spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.

NLCC certified training program completed

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)

Experience

Applicant Name/Job Title	Date of Employment	Name & Location of Business
Prahladbhai A. Chaudhari- Manager	2018	Thrifty's Gas & Liquor- 210 E 6th St., Lexington, NE 68850
Benitaben B. Chaudhari- Sales Clerk	2018	Thrifty's Gas & Liquor- 210 E 6th St., Lexington, NE 68850

X 13. If the property is owned, submit a copy of the deed or proof of ownership. If leased, submit a copy of the lease covering the entire license year.

Documents must be in the name of applicant as owner or lessee

_____ Lease expiration date _____

_____ Deed

X _____ Purchase Agreement

✓ 14. When do you intend to open for business? January 2022

✓ 15. What will be the main nature of business? Gas Station and Liquor Sales

✓ 16. What are the anticipated hours of operation? 7AM- 11PM (Sunday-Saturday)

✓ 17. List the principal residence(s) for the past 10 years for **ALL** persons required to sign, including spouses.

RESIDENCES FOR THE PAST 10 YEARS					
APPLICANT CITY & STATE	YEAR		SPOUSE CITY & STATE	YEAR	
	FROM	TO		FROM	TO
840 West Hwy 20, Chadron, NE 69337	2010	2018	840 West Hwy 20, Chadron, NE 69337	2010	2018
600 Linden Dr., Lexington, NE 68850	2018	Current	600 Linden Dr., Lexington, NE 68850	2018	Current

If necessary, attach a separate sheet

**SIGNATURE PAGE –
PLEASE READ CAREFULLY**

The undersigned applicant(s) hereby consent(s) to an investigation of his/her background and release present and future records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant(s) and spouse(s) waive(s) any right or causes of action that said applicant(s) or spouse(s) may have against the Nebraska Liquor Control Commission, the Nebraska State Patrol, and any other individual disclosing or releasing said information. Any documents or records for the proposed business or for any partner or stockholder that are needed in furtherance of the application investigation of any other investigation shall be supplied immediately upon demand to the Nebraska Liquor Control Commission or the Nebraska State Patrol. The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate or fraudulent.

Individual applicants agree to supervise in person the management and operation of the business and that they will operate the business authorized by the license for themselves and not as an agent for any other person or entity. Corporate applicants agree the approved manager will superintend in person the management and operation of the business. Partnership applicants agree one partner shall superintend the management and operation of the business. All applicants agree to operate the licensed business within all applicable laws, rules, regulations, and ordinances and to cooperate fully with any authorized agent of the Nebraska Liquor Control Commission.

Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in FBI identification record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.

**Must be signed in the presence of a notary public by applicant(s) and spouse(s).
(YOU MAY NEED TO PRINT MULTIPLE SIGNATURE PAGES)**

P. A. Chaudhari
Signature of **APPLICANT**
(Do not sign until in the presence of the Notary Public)

Prahladbhai A. Chaudhari
Printed Name of **APPLICANT**

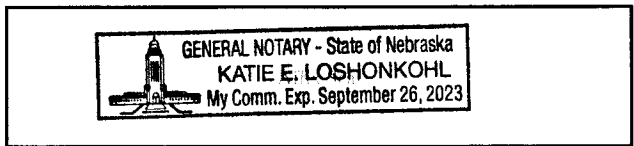
State of Nebraska, County of Dawson

The foregoing instrument was acknowledged before me this

January 4, 2022
(Date)

By **Prahladbhai A. Chaudhari**
Name of person(s) signing document in front of Notary

Katie E. Loshonko
Notary Public Signature



B. B. Chaudhari
Signature of **SPOUSE**
(Do not sign until in the presence of the Notary Public)

Benitaben B. Chaudhari
Printed Name of **SPOUSE**

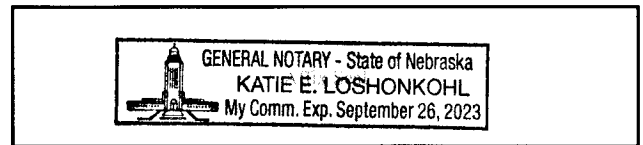
State of Nebraska, County of Dawson

The foregoing instrument was acknowledged before me this

January 4, 2022
(Date)

By **Benitaben B. Chaudhari**
Name of person(s) signing document in front of Notary

Katie E. Loshonko
Notary Public Signature



**SUPPLEMENTAL FORM FOR APPLICATION
WITHIN 150' OF CHURCH**

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH, 5TH FLOOR
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.lcc.nebraska.gov

Office Use	RECEIVED
	JAN 13 2022
	NEBRASKA LIQUOR CONTROL COMMISSION

§53-177(2) If a proposed location for the sale at retail of any alcoholic liquor is within 150' of any church, a license may be issued if the commission gives notice to the affected church and holds a hearing as prescribed in §53-133

PREMISE INFORMATION

License number (if currently licensed) 121083
Premise Name: Thrifty's Gas & Liquor
Address: 210 E 6th St.
City: Lexington, NE 68850

CHURCH INFORMATION

Name of Church: St. Ann's Catholic Church
Address of Church: 301 E 6th St.

CONTACT PERSON (if available)

Phone Number – (if available) 308-324-4647

DISTANCE FROM AFOREMENTIONED CHURCH

112.6 FEET (closest corner of licensed premise to closest corner of church)
Neb Rev Stat §53-177

AMOUNT AND FREQUENCY OF SERVICES HELD AT CHURCH (if known)

unknown

ST. ANN'S CHURCH

P.O. BOX 578 • LEXINGTON, NE 68850

Nebraska Liquor Control Commission
PO Box 95046
Lincoln, NE 68509-5046

20 January 2022

RE: Liquor Permit Application-Preet Hospitality, LLC.

To whom it may concern:

We aware that Preet Hospitality, LLC filed for a Nebraska Liquor Permit for Thrifty's Gas & Liquor located at 210 E. 6th St., Lexington. We do not object to this request and on behalf of the church I am writing this letter in support of Preet Hospitality, LLC's request for permit. Feel free to contact me with any questions.

Email: fr.jose.stann.lex@gmail.com

Cell: 308-627-7382

Office: 308-324-4647

Sincerely,



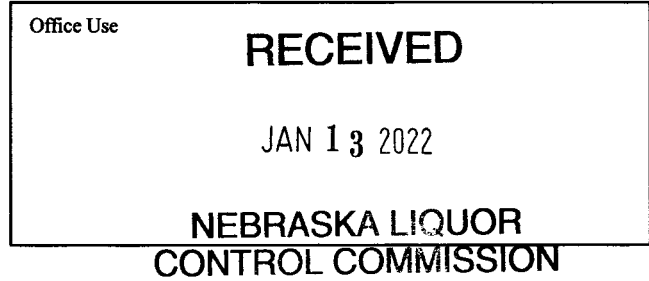
Fr. José M. Chavez

Pastor

St. Ann's Catholic Church
Lexington NE. 68850

**APPLICATION FOR LIQUOR LICENSE
LIMITED LIABILITY COMPANY (LLC)
INSERT - FORM 3b**

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.lcc.nebraska.gov



All members including spouse(s), are required to adhere to the following requirements:

- 1) All members spouse(s) must be listed
- 2) Managing/Contact member and all members holding over 25% interest and their spouse(s) (if applicable) must submit fingerprints. See Form 147 for further information, this form MUST be included with your application.
- 3) Managing/Contact member and all members holding over 25 % shares of stock and their spouse (if applicable) must sign the signature page of the Application for License form 100 (even if a spousal affidavit has been submitted)

Attach copy of Articles of Organization (must show electronic stamp or barcode receipt by Secretary of States office)

Name of Registered Agent: Prahladbhai A. Chaudhari

Name of Limited Liability Company that will hold license as listed on the Articles of Organization
Preet Hospitality, LLC

LLC Address: 210 E 6th St.

City: Lexington State: NE Zip Code: 68850 #2113

LLC Phone Number: 770-710-8097 LLC Fax Number _____

Name of Managing/Contact Member
Name and information of contact member must be listed on following page

Last Name: Chaudhari First Name: Prahladbhai MI: A.

Home Address: 600 Linden Dr. City: Lexington

State: NE Zip Code: 68850 #5600 Home Phone Number: 770-710-8097

P. A. Chaudhari

Signature of Managing/Contact Member

ACKNOWLEDGEMENT

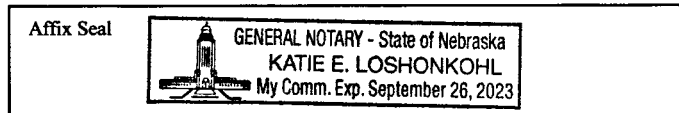
State of Nebraska
County of Dawson

The foregoing instrument was acknowledged before me this

January 6, 2022
Date

by Prahladbhai A. Chaudhari
name of person acknowledge

Katie E. Loshonkoehl



List names of all members and their spouses (even if a spousal affidavit has been submitted)

Last Name: Chaudhari First Name: Prahladbhai MI: A.

Social Security Number: [REDACTED] Date of Birth: [REDACTED]

Spouse Full Name (indicate N/A if single): Benitaben B. Chaudhari

Spouse Social Security Number: [REDACTED] Date of Birth: [REDACTED]

Percentage of member ownership 100%

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____

Percentage of member ownership _____

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____

Percentage of member ownership _____

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____

Percentage of member ownership _____

List names of all members and their spouses (even if a spousal affidavit has been submitted)

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____

Percentage of member ownership _____

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____

Percentage of member ownership _____

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____

Percentage of member ownership _____

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____

Percentage of member ownership _____

Is the applying Limited Liability Company controlled by another corporation/company?

YES

NO

If yes, provide the following:

- 1) Name of corporation _____
- 2) Supply an organizational chart of the controlling corporation named above
- 3) Controlling corporation **MUST** be registered with the Nebraska Secretary of State, copy of articles must be submitted with application §53-126

Indicate the company's tax year with the IRS (Example January through December)

Starting Date: January Ending Date: December

Is this a Non Profit Corporation?

YES

NO

If yes, provide the Federal ID #. _____

In compliance with the ADA, this corporation insert form 3a is available in other formats for persons with disabilities.
A ten day advance period is requested in writing to produce the alternate format.

Nebraska Secretary of State

PREET HOSPITALITY, LLC

Mon Jan 24 14:46:32 2022

SOS Account Number
2201000121

Status
Active

Principal Office Address

No address on file

Registered Agent and Office Address

PRAHLADBHAI A CHAUDHARI

210 E 6TH ST,
LEXINGTON, NE 68850

Designated Office Address

210 E 6TH ST.
LEXINGTON, NE 68850

Nature of Business

Not Available

Entity Type

Domestic LLC

Qualifying State: NE

Date Filed

Jan 03 2022

Next Report Due Date

Jan 01 2023

Filed Documents

Filed documents for PREET HOSPITALITY, LLC may be available for purchase and downloading by selecting the Purchase Now button. Your Nebraska.gov account will be charged the indicated amount for each item you view. If no Purchase Now button appears, please contact Secretary of State's office to request document(s).

Document	Date Filed	Price	
Certificate of Organization	Jan 03 2022	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now

Good Standing Documents

- If you need your Certificate of Good Standing Apostilled or Authenticated for use in another country, you must contact the Nebraska Secretary of State's office directly for information and instructions. Documents obtained from this site cannot be Apostilled or Authenticated.

Online Certificate of Good Standing with Electronic Validation

\$6.50

This certificate is available for immediate viewing/printing from your desktop. A Verification ID is provided on the certificate to validate authenticity online at the Secretary of State's website.

[Purchase Now](#)

CERTIFICATE OF ORGANIZATION

PREET HOSPITALITY, LLC

I, the Undersigned, desiring to form a Limited Liability Company pursuant to the Nebraska Uniform Limited Liability Company Act of the State of Nebraska, do hereby certify:

1. The name of the firm under which the Limited Liability Company is to be conducted is

“PREET HOSPITALITY, LLC”

2. The address of the Limited Liability Company's designated office is:

210 E 6TH St.
Lexington, Nebraska 68850

3. The name and address of the Agent for service of process is:

Prahladbhai A. Chaudhari
210 E 6th St.
Lexington, Nebraska 68850

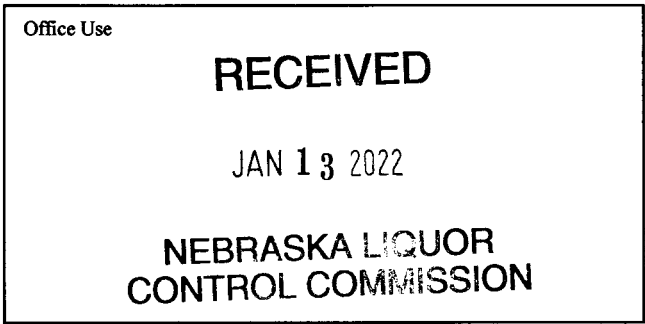
IN WITNESS WHEREOF, the Undersigned has executed this Certificate this
28th day of December, 2021.


PRAHLADBHAI A. CHAUDHARI,
Organizer

Heldt, McKeone & Copley
PO Box 1050
Lexington, NE 68850
308-324-5151

**MANAGER APPLICATION
INSERT - FORM 3c**

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.lcc.nebraska.gov



FORM MUST BE COMPLETELY FILLED OUT IN ORDER FOR APPLICATION TO BE PROCESSED

MANAGER MUST:

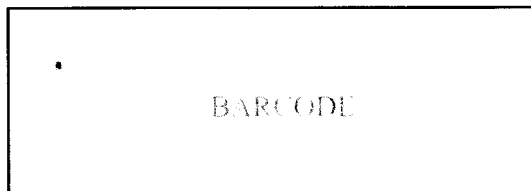
- Complete all sections of the application. Be sure it is signed by a **member or corporate officer**, corporate officer or member must be an individual on file with the Liquor Control Commission
- ✓ Fingerprints are required. See form 147 for further information, read form carefully to avoid delays in processing, this form **MUST** be included with your application.
- ✓ Provide a copy of one of the following: US birth certificate, naturalization papers or current US passport (even if you have provided this before)
- ✓ Be a registered voter in the State of Nebraska, include a copy of voter card or print document from Secretary of State website with application

Spouse who **will not** participate in the business, **spouse must:**

- Complete the Spousal Affidavit of Non Participation Insert (must be notarized). The non-participating spouse completes the top half; the manager completes the bottom half. **Be sure to complete both halves of this form.**
- Need not answer question #1 of the application

Spouse who **will** participate in the business, the **spouse must:**

- ✓ Sign the application
- ✓ Fingerprints are required. See form 147 for further information, read form carefully to avoid delays in processing, this form **MUST** be included with your application.
- ✓ Provide a copy of one of the following: birth certificate, naturalization papers or current US passport (even if you have provided this before)
- ✓ Be a registered voter in the state of Nebraska, include a copy of voter card with application
- Spousal Affidavit of Non Participation Insert **not** required



**MANAGER APPLICATION
INSERT - FORM 3c**

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.lcc.nebraska.gov

Office Use
RECEIVED
JAN 13 2022
NEBRASKA LIQUOR CONTROL COMMISSION

MUST BE:

- ✓ Include copy of US birth certificate, naturalization paper or current US passport
- ✓ Nebraska resident. Include copy of voter registration card or print out document from Secretary of State website
- ✓ Fingerprinted. See form 147 for further information, read form carefully to avoid delays in processing, this form **MUST** be included with your application
- ✓ 21 years of age or older

Name of Corporation/LLC: Preet Hospitality, LLC

Liquor License Number: _____ Class Type _____ (if new application leave blank)

Premise Trade Name/DBA: Thrifty's Gas & Liquor

Premise Street Address: 210 E 6th St.

City: Lexington County: Dawson Zip Code: 68850

Premise Phone Number: 308-324-6464 *7.2113*

Premise Email address: chadronsUPER8@gmail.com

The individual whose name is listed as a corporate officer or managing member as reported on insert form 3a or 3b or listed with the Commission. To see authorized officers or members search your license information [here](#).

P. A. Cheevers
SIGNATURE REQUIRED BY CORPORATE OFFICER / MANAGING MEMBER
(Faxed signatures are acceptable)

Manager's Information must be completed before PLEASE PRINT CLEARLY

Last Name: Chaudhari First Name: Prahladbhai MI: A.

Home Address: 600 Linden Dr.

City: Lexington County: Dawson Zip Code: 68850 + 2600

Home Phone Number: 770-710-8097

Driver's License Number & State: [REDACTED] NE

Social Security Number: [REDACTED]

Date Of Birth: [REDACTED] Place Of Birth: India

Email address: _____



YES

NO



Spouses Last Name: Chaudhari First Name: Benitaben MI: B

Social Security Number: [REDACTED]

Driver's License Number & State: [REDACTED] NE

Date Of Birth: [REDACTED] Place Of Birth: India



CITY & STATE	YEAR FROM	YEAR TO	CITY & STATE	YEAR FROM	YEAR TO
Chadron, NE	2010	2018	Chadron, NE	2010	2018
Lexington, NE	2018	Current	Lexington, NE	2018	Current

YEAR FROM TO		NAME OF EMPLOYER	NAME OF SUPERVISOR	TELEPHONE NUMBER
2018	2022	Thrifty's Gas & Liquor	Kuldip Singh	308-641-3733
2010	2018	Super 8- Chadron, NE		308-872-9769

1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY.

Must be completed by both applicant and spouse, unless spouse has filed an affidavit of non-participation.

Has anyone who is a party to this application, or their spouse, EVER been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea, **include traffic violations**. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

YES NO

If yes, please explain below or attach a separate page.

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (City & State)	Description of Charge	Disposition

2. Have you or your spouse ever been approved or made application for a liquor license in Nebraska or any other state?

YES NO

IF YES, list the name of the premise(s):

3. Do you, as a manager, qualify under Nebraska Liquor Control Act (§53-131.01) and do you intend to supervise, in person, the management of the business?

YES NO

4. List the alcohol related training and/or experience (when and where) of the person making application.

*NLCC Training Certificate Issued: _____ Name on Certificate: _____

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)

*For list of NLCC Certified Training Programs see training

Experience:

Applicant Name / Job Title	Date of Employment:	Name & Location of Business:
Prahladbhai A. Chaudhari	2018- current	Thrifty's Gas & Liquor, 610 E 6th St. Lexington, NE

5. Have you enclosed form 147 regarding fingerprints?

YES NO

The above individual(s), being first duly sworn upon oath, deposes and states that the undersigned is the applicant and/or spouse of applicant who makes the above and foregoing application that said application has been read and that the contents thereof and all statements contained therein are true. If any false statement is made in any part of this application, the applicant(s) shall be deemed guilty of perjury and subject to penalties provided by law. (Sec §53-131.01) Nebraska Liquor Control Act.

The undersigned applicant hereby consents to an investigation of his/her background including all records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant and spouse waive any rights or causes of action that said applicant or spouse may have against the Nebraska Liquor Control Commission and any other individual disclosing or releasing said information to the Nebraska Liquor Control Commission. If spouse has NO interest directly or indirectly, a spousal affidavit of non-participation may be attached.

The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate, or fraudulent.

Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in FBI identification record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.

P. A. Chaudhary
Signature of Manager Applicant

B. B. Chaudhary
Signature of Spouse

ACKNOWLEDGEMENT

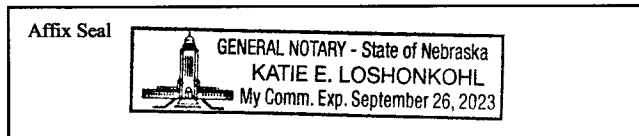
State of Nebraska
County of Dawson

The foregoing instrument was acknowledged before me this

January 6, 2022
date

by Prahladbhai A. Chaudhary and Benitaben B. Chaudhary
NAME OF PERSON BEING ACKNOWLEDGED

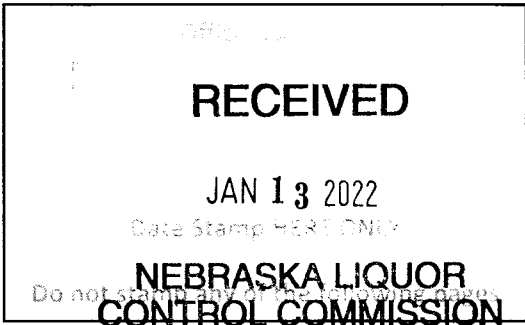
Katie E. Loshonko
Notary Public signature



In compliance with the ADA, this application is available in other formats for persons with disabilities. A ten day advance period is required in writing to produce the alternate format.

**PRIVACY ACT STATEMENT/
SUBMISSION OF FINGERPRINTS /
PAYMENT OF FEES TO NSP-CID**

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.lcc.nebraska.gov



**THIS FORM IS REQUIRED TO BE SIGNED BY EACH PERSON BEING FINGERPRINTED:
DIRECTIONS FOR SUBMITTING FINGERPRINTS AND FEE PAYMENTS:**

- **FAILURE TO FILE FINGERPRINT CARDS AND PAY THE REQUIRED FEE TO THE NEBRASKA STATE PATROL WILL DELAY THE ISSUANCE OF YOUR LIQUOR LICENSE**
- Fee payment of **\$45.25 per person** **MUST** be made **DIRECTLY** to the Nebraska State Patrol;
It is recommended to make payment through the NSP PayPort online system at www.ne.gov/go/nsp
Or a check made payable to **NSP** can be mailed directly to the following address:
*****Please indicate on your payment who the payment is for (the name of the person being fingerprinted) and the payment is for a Liquor License*****
The Nebraska State Patrol – CID Division
4600 Innovation Drive
Lincoln, NE 68521
- Fingerprints taken at NSP LIVESCAN locations will be forwarded to NSP – CID
Applicant(s) will not have cards to include with license application.
- Fingerprints taken at local law enforcement offices may be released to the applicants;
Fingerprint cards should be submitted with the application.

Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedures for obtaining a change, correction, or updating a FBI identification record are set forth in Title 28, CFR, 16.34.

******Please Submit this form with your completed application to the Liquor Control Commission******

Trade Name Thrifty's Gas & Liquor

Name of Person Being Fingerprinted: Prahladbhai A. Chaudhari

Date of Birth: [REDACTED] Last 4 SSN: 1875

Date fingerprints were taken: 1-6-22

Location where fingerprints were taken: Dawson Co. Sheriff's Dept.

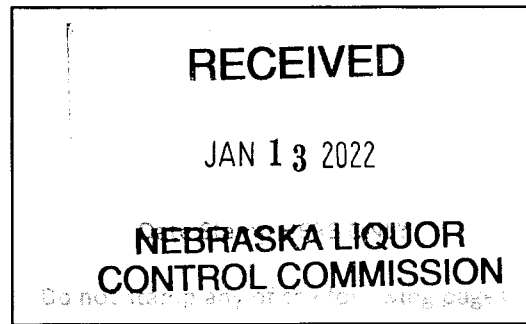
How was payment made to NSP?
 NSP PAYPORT CASH CHECK SENT TO NSP CK # _____

My fingerprints are already on file with the commission – fingerprints completed for a previous application less than 2 years ago? YES

P. A. Chaudhari
SIGNATURE REQUIRED OF PERSON BEING FINGERPRINTED

**PRIVACY ACT STATEMENT/
SUBMISSION OF FINGERPRINTS /
PAYMENT OF FEES TO NSP-CID**

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.lcc.nebraska.gov



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DIRECTIONS FOR SUBMITTING FINGERPRINTS AND FEE PAYMENTS:**

- **FAILURE TO FILE FINGERPRINT CARDS AND PAY THE REQUIRED FEE TO THE NEBRASKA STATE PATROL WILL DELAY THE ISSUANCE OF YOUR LIQUOR LICENSE**
- Fee payment of **\$45.25 per person** **MUST** be made **DIRECTLY** to the Nebraska State Patrol;
It is recommended to make payment through the **NSP PayPort** online system at www.ne.gov/go/nsp
Or a check made payable to **NSP** can be mailed directly to the following address:
*****Please indicate on your payment who the payment is for (the name of the person being fingerprinted) and the payment is for a Liquor License*****
The Nebraska State Patrol – CID Division
4600 Innovation Drive
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- Fingerprints taken at NSP LIVESCAN locations will be forwarded to NSP – CID
Applicant(s) will not have cards to include with license application.
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Fingerprint cards should be submitted with the application.

Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedures for obtaining a change, correction, or updating a FBI identification record are set forth in Title 28, CFR, 16.34.

******Please Submit this form with your completed application to the Liquor Control Commission******

Trade Name Thrifty's Gas & Liquor

Name of Person Being Fingerprinted: Benitaben B. Chaudhari

Date of Birth: [REDACTED] Last 4 SSN: 0490

Date fingerprints were taken: Jan. 4, 2022

Location where fingerprints were taken: Dawson Co. Sheriff's Dept.

How was payment made to NSP?

NSP PAYPORT CASH CHECK SENT TO NSP CK # _____

My fingerprints are already on file with the commission – fingerprints completed for a previous application less than 2 years ago? YES

B.B. Chaudhari.
SIGNATURE REQUIRED OF PERSON BEING FINGERPRINTED

THE BE JOSE



Signature of the holder

Signature / FIRMA DEL TITULAR

3

UNNEED STAMPS OF AMERICA

PASS PASTOR

Signature / CHAU



THE BE JOSE



Signature of the holder

Signature / FIRMA DEL TITULAR

3

UNNEED STAMPS OF AMERICA

PASS PASTOR

Signature / CHAU





[Back to Lookup](#) / [Registrant Detail](#)

Prahladbhai Ambalal Chaudhari

Political Party
Republican

Precinct
Lex 5th 016

Election Details

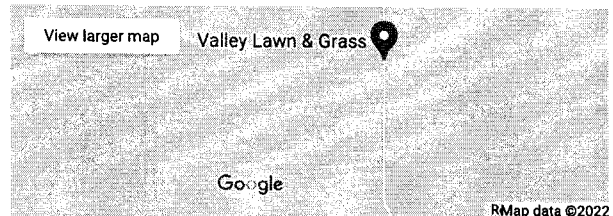
05/10/2022 2022 Primary Election

We did not find an absentee or provisional ballot associated with the selected election. This website does not track the status of a traditional ballot voted at the polls. If you voted a traditional ballot at the polls, your ballot has been accepted and counted.

Polling Location

Lex 5th 016

📍 Evangelical Free Church Lexington, NE 68850



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[Back to Lookup](#) / [Registrant Detail](#)

Benitaben B Chaudhari

Political Party
Republican

Precinct
Lex 5th 016

Election Details

05/10/2022 2022 Primary Election

We did not find an absentee or provisional ballot associated with the selected election. This website does not track the status of a traditional ballot voted at the polls. If you voted a traditional ballot at the polls, your ballot has been accepted and counted.

Polling Location

Lex 5th 016

📍 Evangelical Free Church Lexington, NE 68850



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HMC

Heldt, McKeone & Copley

ATTORNEYS AT LAW

January 10, 2022

RECEIVED

JAN 13 2022

NEBRASKA LIQUOR
CONTROL COMMISSION

Nebraska Liquor Control Commission
PO Box 95046
Lincoln, NE 68509-5046

Re: Liquor License Application- Preet Hospitality, LLC

Dear Liquor Control Commission:

Please find enclosed herein the Application and accompanying forms for my client, Preet Hospitality, LLC. Also enclosed herein is a check for the application fee in the amount of \$400. If you should need additional information, or if you have questions about any of the items enclosed herein, please do not hesitate to contact my office. Thank you.

Sincerely,

HELDT, McKEONE & COPLEY

By


BRIAN W. COPLEY

BWC/kl
Enclosures

S T A T E O F N E B R A S K A
LIQUOR CONTROL COMMISSION

MISCELLANEOUS DEPOSIT

LICENSE INFORMATION:

LICENSE NO. 999999

CATEGORY R (R, S, M, D)

RECEIVED FROM:

REFERENCE: HELDT, MCKEONE & COPLEY -124729
CK 21802

	CHECK	CASH	CURRENCY
REMITTANCE AMOUNT:	\$\$\$\$\$\$ ¢¢ 000400 00	\$\$\$\$\$\$ ¢¢	\$\$\$\$\$\$ ¢¢

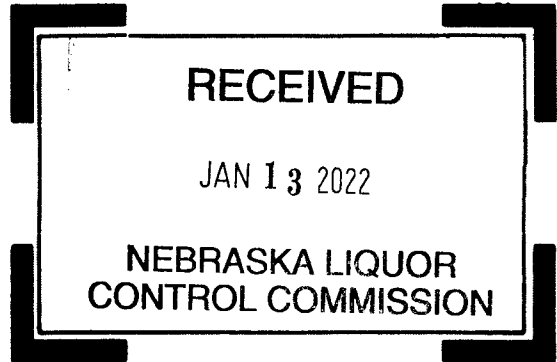
ACCT	DEPOSIT (+/-)
=====	=====
63.476100	000395 00
67.472201	000005 00

DEPRESS: **ENTER** - PROCESS

PA1 - RETURN TO MENU

APPLICATION FOR TEMPORARY OPERATING PERMIT (AKA T.O.P.)

NEBRASKA LIQUOR CONTROL COMMISSION
 301 CENTENNIAL MALL SOUTH
 PO BOX 95046
 LINCOLN, NE 68509-5046
 PHONE: (402) 471-2571
 FAX: (402) 471-2814
 website: www.lcc.nebraska.gov



Nebraska Liquor Control Act §53-149 (2) A license issued under the act terminates immediately upon the sale of the licensed premises named in such license. The purchaser or transferee may submit an application for a license under the act prior to closing such sale or transfer. While such application is pending, the purchaser may request and obtain a temporary operating permit from the commission which shall authorize the purchaser to continue the business which was conducted on the purchased premises under the terms and conditions of the terminated license for ninety days or until the purchaser has obtained a license in its own name, whichever occurs sooner. Prior to the issuance of a temporary operating permit, the purchaser shall supply the commission with documentation from the seller that the seller is current on all accounts with any wholesaler under section §53-123.02. A seller who provides false information regarding such accounts is guilty of a Class IV misdemeanor for each offense. In the absence of such temporary operating permit, the purchaser shall not manufacture, store, or sell alcoholic liquor on the purchased premises until the purchaser has obtained a license in the purchaser's own name. If the application is withdrawn by the applicant or is denied by the commission, the previous license may be reinstated at the discretion of the commission upon request by the previous licensee.

Rules and Regulations Chapter 2 Section 004
TEMPORARY OPERATING PERMITS

- 004.01 Someone other than a licensee may operate a business holding a liquor license if all of the following criteria are met:
 - 004.01A A formal application for a new license must be on file with the Commission
 - 004.01B A request for a temporary operating permit must be filed with the application.
 - 004.01C Temporary operating permits may not exceed 90 days in total duration.
 - 004.01D If the sale of the business fails to occur, the previous licensee can be reinstated during the pendency of the temporary operating permit upon request of the previous licensee holder.
- 004.02 Any violations occurring during the pendency of a temporary operating permit will be adjudicated in the following manner:
 - 004.02A Any violations occurring during the temporary operating permit will be used and conferred upon a license if issued. Any violation may be used to determine the fitness of the applicant to receive the requested license.

KF

TEMPORARY OPERATING PERMIT (T.O.P.) REVIEW CHECK LIST	
Office Use Only	
<p style="text-align: center;">SELLER INFO:</p> <p>License Class & Number: <u>D 121083</u></p> <p>Licensee: <u>Cheema Capitol LLC</u></p> <p>DBA: <u>Thrifty's Gas & Liquor 5</u></p>	<p style="text-align: center;">BUYER INFO:</p> <p>License Class & Number: <u>D 124729</u></p> <p>Licensee: <u>Preet Hospitality LLC</u></p> <p>DBA: <u>Thrifty's Gas & Liquor</u></p>
<p><input checked="" type="checkbox"/> Signature of Seller on T.O.P. Application</p> <p><input checked="" type="checkbox"/> Reviewed for Seller's Pending Violations</p> <p><input checked="" type="checkbox"/> Reviewed Delinquent List</p> <p><input checked="" type="checkbox"/> Reviewed with Director</p>	<p><input checked="" type="checkbox"/> Signature of Buyer on T.O.P. Application</p> <p><input checked="" type="checkbox"/> Reviewed Buyer's Criminal History</p> <p><input checked="" type="checkbox"/> Reviewed Purchase Agreement</p> <p><input checked="" type="checkbox"/> Other: <u>4-30-2022</u></p>

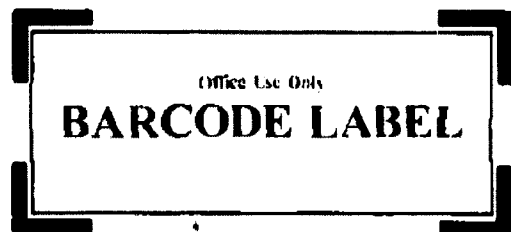
Administrative Review - Office Use Only

Reviewed by: Jackie B Matulka

Approved Denied Date: 1-24-2022

Comments: [Signature]

Based on seller's background



LICENSEE (SELLER) AND APPLICANT (BUYER) SECTION

COMPLETE THE FOLLOWING:

NAME OF CURRENT LICENSEE (SELLER) AND SELLER'S LICENSE #:

Cheema Capital, LLC, dba Thrifty's Gas & Liquor #121083

AND

NAME OF LICENSE APPLICANT (BUYER):

Prest Hospitality, LLC

ON 1/7/2022 (Date) SELLER AND BUYER ENTERED INTO A CONTRACT FOR SALE OF THE ALCOHOL RELATED

BUSINESS KNOWN AS: Thrifty's Gas & Liquor

(Seller's Trade Name)

LOCATED AT: 210 E 6th St, Lexington, NE 68850

(Street Address)

(City)

(State)

(Zip Code)

BUYER SEEKS TO OBTAIN A TEMPORARY OPERATING PERMIT (TOP) TO ALLOW BUYER TO OPERATE THE BUSINESS UNDER THE SAME TERMS AND CONDITIONS OF THE CURRENT LICENSEE; SUBJECT TO APPROVAL BY THE NEBRASKA LIQUOR CONTROL COMMISSION (NLCC) FOR A PERIOD NOT TO EXCEED 90 DAYS (NO EXCEPTIONS).

SELLER HEREBY DECLARES THAT THEY ARE CURRENT ON ALL ACCOUNTS WITH ALL NEBRASKA LICENSED WHOLESALERS UNDER SECTION §53-123.02. ANY SELLER WHO PROVIDES FALSE INFORMATION REGARDING SUCH ACCOUNTS IS GUILTY OF A CLASS IV MISDEMEANOR FOR EACH OFFENSE.

REQUESTED EFFECTIVE DATE OF TEMPORARY OPERATING PERMIT: 2/25/22

[Handwritten Signature]

Signature of **SELLER**

(Do not sign until in the presence of the Notary Public)

KULDIP SINGH ✓

Printed Name of **SELLER**

State of Nebraska, County of Scotts Bluff

The foregoing instrument was acknowledged before me this:

January 7, 2022
(date)

By: Kuldip Singh ✓

(name of person(s) signing document in front of Notary)

[Handwritten Signature]
Notary Public Signature

GENERAL NOTARY - State of Nebraska
JANET GAUDREAU
My Comm. Exp. February 28, 2022 ✓

[Handwritten Signature]

Signature of **BUYER**

(Do not sign until in the presence of the Notary Public)

Prahladbhai A Chaudhari ✓

Printed Name of **BUYER**

State of Nebraska, County of Dawson

The foregoing instrument was acknowledged before me this:

January 6, 2022
(date)

By: Prahladbhai A. Chaudhari ✓

(name of person(s) signing document in front of Notary)

[Handwritten Signature]
Notary Public Signature

GENERAL NOTARY - State of Nebraska
KATE E. LOSHONKOHL
My Comm. Exp. September 26, 2023 ✓

Business Purchase Agreement

Purchase Date 1/7/22

Business Being Purchased:

Thrifty's Gas & Liquor

Address of Business:

210 E. 10th St., Lexington, NE 68850

Purchaser (s): (LLC)


Preet Hospitality, LLC

Seller (s): (LLC)

Cheema Capital, LLC


Signature of Seller

1-7-22
Date

 1-17-22
Signature of Purchaser

Date

Signature of Seller

Date

Signature of Purchaser

Date

RECEIVED

JAN 24 2022

NEBRASKA LIQUOR
CONTROL COMMISSION

Addendum


Kuldip Singh (Cheema Investments LLC)

1702 17th Ave Scottsbluff, NE 69361


Craig and Amber Brannan

Craig and Amber Brannan Sublease the building at 1702 17th Ave
Scottsbluff, NE 69361 to
X-Treme Fun LLC on January 16th 2022.

Kuldip Singh
Cheema Investments LLC

 1/16/22

Craig Brannan

 1-16-2022

Amber Brannan


1-16-22

PURCHASE AGREEMENT

THIS AGREEMENT, is made and entered into this 17 day of Dec, 2021 by and between, CHEEMA INVESTMENTS, LLC, a Nebraska Limited Liability Company, SELLER herein, and PRAHLADBHAI A. CHAUDHARI, referred to as BUYER herein.

WITNESSETH:

1. **Property.** The property which SELLER has sold and BUYER has purchased is located at 210 East 6th Street, Lexington, Nebraska, and is legally described as:

Lots 1 and 2, Block 44, in the Original Town of Plum Creek, now City of Lexington, Dawson County,

together with all improvements located on the real estate described above, to include specifically, but without limitation, all tanks, pumps, petroleum dispensing equipment and infrastructure, and all computers, software and other property used in the sale and distribution of petroleum products, display cases, refrigeration units, ice machine, shelving, light fixtures and other fixtures to the real estate not specifically excluded herein. Also included in the sale is all fuel and petroleum inventory (gasoline and diesel), all liquor, beer, wine, soft drink, cigarette and tobacco products, and other perishable and non-perishable convenience store product inventory. The quantity of all of the said inventory items shall be determined at the time of closing. The property described herein is used in the operation of the business known as "Thrifty's Gas & Liquor. All real estate and personal property and inventory items shall be conveyed by SELLER to BUYER, free and clear of all liens and encumbrances, except in the case of real estate, easements, restrictions, and reservations of record.

2. **Purchase Price and Terms of Payment.** The purchase price for the real estate, fixtures, petroleum distribution infrastructure and other property owned by Cheema Investments,

LLC., is the sum of \$700,000.00. In addition, BUYER shall pay SELLER, its cost for all petroleum inventory, and all convenience store inventory, including perishable and non-perishable items, liquor, beer, and other beverages, remaining at the premises on the date of closing. The purchase price shall be paid as follows:

a. BUYER shall pay a non-refundable down payment and earnest money deposit in the amount of \$10,000.00, to the trust or escrow account of the closing agent identified herein.

b. The remaining purchase price of \$690,000.00 plus the amount due by BUYER for the purchase of inventory shall be paid by BUYER to the closing agent in certified funds or approved wire transfer at the time of closing as hereafter provided.

c. The purchase price herein (excluding the amount due for SELLER'S inventory) shall be allocated as follows: \$400,000.00 for the real estate; \$300,000.00 for the personal property and equipment. The inventory of petroleum product and convenience store items as described herein, shall be paid at closing, and shall be allocated as a non-real estate purchase.

3. Inventory. On the date of closing, the parties shall measure and calculate the remaining inventory of fuel and petroleum product contained in the tanks on the premises. BUYER shall pay to SELLER, SELLER'S cost for the said petroleum inventory, based on the most recent cost SELLER incurred for delivery of fuel. If not previously closed, SELLER shall close the station immediately prior to the measuring of remaining gas and diesel by the parties, and the pumps shall thereafter be shut off or locked to prevent any additional fuel from being pumped from storage tanks. The parties further agree that at the time of closing, the credit card charge agreement and accounting for SELLER shall be terminated and steps taken to prevent any

future credit card charges from being paid to SELLER'S account. The parties shall also prepare an inventory of alcoholic beverages left on the premises at closing, and an inventory of all remaining other beverage, perishable and non-perishable convenience store items remaining in the premises at the time of closing. BUYER shall pay SELLER its cost for the said remaining inventory items included in this sale.

4. Liquor License. BUYER shall immediately apply for an off sale liquor license from the Nebraska Liquor Control Commission, and BUYER shall diligently pursue the granting of the said license. Prior to receiving the license, and as soon after the execution of this agreement as the same can be completed and filed, BUYER shall complete and file an application for a Temporary Operating Permit (T.O.P.) from the Nebraska Liquor Control Commission, and BUYER shall refrain from the sale of any alcoholic beverage until BUYER shall have received the T.O.P. or an appropriate liquor license issued by the Nebraska Liquor Control Commission. BUYER agrees to comply fully with all rules, regulations, laws and statutes governing the sale of alcoholic beverages in the State of Nebraska, during any period of time in which BUYER is operating the business prior to closing.

5. Taxes. SELLER will be responsible for and agrees to pay all 2021 and prior real, property taxes and personal property tax assessed against the property. If closing occurs in the year 2022, the 2022 real estate taxes, and that portion of any personal property tax assessed against any personal property which is purchased by BUYER, will be prorated between the parties to the date of closing, and BUYER will receive a credit against the purchase price, or payment of SELLER'S portion of the prorated taxes at the time of closing.

6. Title Insurance. As soon as this contract is executed by the parties, SELLER will obtain a title insurance commitment, demonstrating that SELLER has merchantable title to

the real estate which is free and clear of all liens and encumbrances, excepting easements, restrictions, reservations, and rights-of-way of record. SELLER shall deliver the title insurance commitment to BUYER or to BUYER'S attorney. BUYER shall notify SELLER in writing of any merchantable defects in title within 5 days of receiving the title commitment. SELLER shall cure any merchantable defects on or prior to closing. If SELLER is not able to cure the defect by closing, closing may be extended for a reasonable period not to exceed 30-days to allow SELLER time to cure the defect. If SELLER shall be unable to cure any such defect in the time allowed to do so in this agreement, or if SELLER shall, for any reason, fail to cure such defect, BUYER shall have the right to either declare this contract void, and have the full down payment refunded to BUYER, or BUYER may complete the purchase and close in spite of the defect, in which case BUYER shall have waived such defect.

7. Inspections. BUYER has completed inspection of the premises prior to the execution of this agreement, and determined the premises to be in adequate condition to close on this purchase.

8. Default. In the event BUYER shall default and shall fail to close as required by this contract, SELLER shall be entitled to retain BUYER'S down payment of \$10,000.00 as liquidated damages, and this contract shall be of no further force or effect. In the event SELLER shall default and fail to close as required by this agreement, BUYER shall have the right to pursue any remedy at law, in equity, or provided for in this agreement available to BUYER as a result of the default by SELLER.

9. Closing, Possession, and Risk of Loss. Closing shall occur on or before the ____ day of _____, 2022 at a location to be agreed between the parties. In the absence of a specific agreement to the contrary, closing shall be completed at the office of the title

insurance company issuing the title commitment,, at 10:00 A.M. on the scheduled closing date. In the event the parties shall be prepared for closing before the scheduled date, the parties may mutually agree to advance the closing date. At the time of closing, BUYER will tender the balance of the purchase price for the property provided for herein, including the inventory, which sums shall be paid in certified funds or approved wire transfer; SELLER will execute and deliver the Warranty Deed to the premises to the BUYER, and an appropriate Bill of Sale for any personal property that is being purchased..

10. Expenses. The expenses incurred in completing this transaction shall be paid by the parties as follows:

a. SELLER shall pay the documentary-stamp tax required as a condition to the recording of the Warranty Deed from SELLER to BUYER.

b. BUYER shall pay the cost to record the Deed from SELLER.

c. The parties shall each pay half the cost of the owner's title insurance.

BUYER shall pay the cost incurred for any lender endorsement.

d. Each of the parties hereto shall pay their own and separate attorney fees incurred for document preparation, and other professional services.

e. The parties shall split the fee of the closing agent and other closing costs and expenses.

e. SELLER shall pay the costs to release any lien, mortgage, or encumbrances against the property.

11. Non-Assignment of Contract. This contract shall be non-assignable by BUYER without the express written consent of SELLER.

WHISKEY

Pendleton	1.75ml	9 case	7 bottle
Pendleton	750ml	1 case	11 bottle
Crown Royal	1.75ml	7 case	5 bottle
Crown Royal Apple	1.75ml	5 case	6 bottle
Crown Royal Vanilla	1.75ml	4 case	
Crown Royal	750ml	6 case	12 bottle
Crown Royal Apple	750ml	3 case	7 bottle
Crown Royal Vanilla	750ml	1 case	10 bottle
Crown Royal	375ml	1 case	15 bottle
Crown Royal Apple	375ml	1 case	8 bottle
Crown Royal	200ml	2 case	11 bottle
Crown Royal Apple	200ml	1 case	
Crown Royal	50ml	3 case	
Crown Royal Apple	50ml	4 case	1 sneene.
Jack Daniels	1.75ml	17 case	10 bottle
Jack Daniels	750ml	11 case	8 bottle
Jack Daniels	375ml	3 case	
Jack Daniels	200ml	2 case	
Jack Daniels Fire	750ml		5 bottle
Jack Daniels Honey	750ml		5 bottle
Jack Daniels Apple	750ml		4 bottle
Jack Daniels Rye	750ml		6 bottle

Canadian Spring 1.75 ml. 6 case
Canadian Spring 375 ml. 12 bottle
" " 750 ml. 10 bottle + 6 bottle

R & R 1.75 ml 10 case
R & R 750 ml 10 bottle Regular
R & R 750 ml Apple 6 bottle & Peach 12 bottle
Windsor 1.75 ml 5 case
Windsor 750 ml 4 case 8 bottle
Fireball 750 ml 18 case 8 bottle
Fireball 100 ml 6 case 18 bottle
Fireball 200 ml 2 case 12 bottle
Fireball 375 ml 1 case 8 bottle
Fireball 50 ml 18 case

McCormick 1.75 ml 6 case 5 bottle
McCormick 750 ml 7 case 12 bottle
McCormick 375 ml 4 case
McCormick 200 ml 3 case

Skol 1.75 ml 3 case

Barton 1.75 ml 2 case

Seagram 7 1.75 ml 5 case 5 bottle

Tito's Vodka 1.75 ml 4 case 3 bottle

Tito's Vodka 750 ml 6 bottle

Jagermeister 750 ml 11 case 3 bottle

" 1.75 ml 1 case 6 bottle

Black Velvet 1.75 ml 2+3 case 4 bottle

Skyy Vodka 1.75 ml 3 case 5 bottle

Bacardi 1.75 ml (superior) 4 case + 2 case

Bacardi Lemon 1.75 ml 1 case 4+2 bottle

Bacardi Spice 1.75 ml 5 bottle

Low Calvert 1.75 ml 7 case 6 bottle

Guarde Canadian 1.75 ml 1 case 9 bottle

Jim Beam 1.75 ml 5 case 3 bottle

Malibu 1.75 ml 1 case 5 bottle

Admiral Nelson 1.75 ml 1 case 2 bottle

Lady Bligh 1.75 ml 5 case 8 bottle

Kentucky Deluxe 1.75 ml 1 case 4 bottle

Canadian Mist 1.75 ml 1 case 4 bottle

Canadian Mist 750 ml 10 bottle

Tequila Rose Straw 750 ml 2 case 7 bottle

750 ml 360 Double Choco. 4 bottle

Grand Marnier 750 ml 7 bottle

E&J Brandy Blue 1.75 ml 2 case 4 bottle

" " " 750 ml 1 case 12 bottle

Christian Brothers 750 ml 3 case 3 bottle

E&J Brandy V.S. 750 ml 1 case 6 bottle

Clan MacGregor 1.75 ml 1 case 5 bottle

Grind Espresso Shot 750 ml 3 bottle

Rahlua Rum & Coffee Liqueur 750 ml 1 case

Rum Chata Limon 750 ml 1 case 3 bottle

Rum Chata 750 ml 2 case 7 bottle

Bailey's 750 ml 24 bottle

Kamona coffee 1.75 ml 4 bottle

Saint Brendan 750 ml 11 case 7 bottle

Jippy low 750 ml 6 bottle

Omphion 750 ml 5 bottle

Tanqueray 750 ml 5 bottle

Pink Whitney 750 ml 10 bottle

Roku Gin 750 ml 3 bottle

Aviation 750 ml 6 bottle

UV blue masp. vodka 750 ml 8 bottle

Kinky 750 ml Aloha 4 bottle

Kinky Pink 750 ml 5 bottle

Kinky Fruit Punch 750 ml 1 bottle

Everclean 750 ml 7 bottle

Captain Morgan 1.75ml. 5 bottle

Captain Morgan (Van, Apple, Long Island) 750ml
9 bottle

Captain Morgan 750ml 6 case 5 bottle

UV silver vodka 750ml 6 bottle

Burnett's Gin 750ml 9 bottle

Gilbey's Gin 750ml 9 bottle

Hiyam Walker 750ml 8 bottle

Ron Zacapa 750ml 10 bottle

Santa Teresa 750ml 1 bottle

Bacardi Spice 750ml 6 bottle

~~Bambo~~ Bumbu 750ml 1 bottle

Bacardi Ancho 750ml 3 bottle

Bacardi Gold 750ml 9 bottle

Bacardi Superior 750ml 9 bottle 2 case

Jameson 750ml 1 case 5 bottle

Don. McGillicuddy's Cherry 750ml 6 bottle 1 case
" Mint 750ml 7 bottle
" Vanilla 750ml 5 bottle

Hiram Walker Mint 750ml 6 bottle

Malibu Watermelon 750ml 1 case
Malibu Regular 750ml 2 case 8 bottle
Malibu Straw. 750ml 4 bottle
Malibu Banana 750ml 4 bottle

Powert Bay 750 ml 6 bottle

Cristalino 750 ml 2 case

Don Julio 750 ml Blanco 3 case 3 bottle
Don Julio 750 ml Reposado 3 bottle

Maestro Obel 750 ml 4 bottle

Deleon 750 ml 10 bottle

Black Label 1.75 ml 3 + 3 bottle

Black Label 750 ml 6 bottle

Red Label 750 ml 1 case 3 bottle

High Rye	750 ml		12 bottle
Old Smoky	750 ml		6 bottle
Jim beam	750 ml		15 bottle
Even Williams	750 ml		4 bottle
Seagram No	750 ml		6 bottle
Dough ball	750 ml		3 bottle
Renel Stoke	750 ml		4 bottle
Skrewball	750 ml	1 case	4 bottle
Buchanan Deluxe	750 ml	1 case	5 bottle
Buchanan Deluxe 12	1.75 ml		3 bottle
Buchanan Master	750 ml	1 case	5 bottle
Patron Silver	750 ml	2 case	
Patron Anejo	750 ml	2 case	5 bottle
Patron Reposado	750 ml		3 bottle
Patron Silver	375 ml	2 case	

Jose Cuervo 1.75ml Silver 4 case 1 bottle
Jose Cuervo Gold 1.75ml 1 case
Jose Cuervo Traditional 1.75ml 5 bottle

Honniitos 1.75ml 1 case @ bottle
Honniitos 750ml Silver 2 case 5 bottle
Honniitos 750ml Reposado 1 case 3 bottle
Honniitos 750ml Black barrel 2 case

Coanalejo 1.75ml 1 case

Centenario Anejo 750ml 2 case
Centenario Reposado 750ml 1 case

Lunazul 750ml 1 case

100 Años 750ml 2 case 4 bottle

El Mezcalito 750ml 2 case 2 bottle

Cazadores 750ml 4 bottle

Dos Primos 750ml 1 case

Cenote 750ml 1 case

Exotico 750ml 4 bottle

Conralejo 750ml 8 case 10 bottle

Jimador 750ml 2 case

Sauzo 750ml 2 case

Tene mana 750ml 2 case

Kentucky Deluxe 750ml 1 case

Canadian Springs 750ml 1 case

Windsor Canadian 750ml 1 case

MD 20/20 750ml 2 case

Dickel Tabasco 750ml 4 bottle.

Gentleman Jack 750ml 4 bottle

Woodford Reserve 750ml 1+4 bottle

Woodford Reserve Double Oaked 750ml 4 bottle

Sauza 750ml 4 bottle

Blinddog 750ml 3 bottle

Maker's Mark AG & 750ml 5 bottle

Knuckle Noggin 750ml 5 bottle

Elijah Craig 750ml 4 bottle

Knob Creek 750ml 1 bottle

Firstful of Bowenban 750 ml 5 bottle

Woodinville 750 ml. 8 bottle

Lacey 1.75 ml 6 bottle

Lacey 750 ml 5 bottle

BEER

Corona 24 loose case 36 case

Corona 12 pack 76 case

Bud Ice 6 pack 18 case

Busch light 12 pack 19 + 18 case

Bud light 12 pack 15 case

Bud light 18 pack can 6 case

Bud light 20 pack 5 case

Bud light 24 pack can 4 + 15 case

Bud light 12 pack can 5 case

Bud light Clamato 6 pack 7 case

Modelo 12 pack can 100 case

Modelo 12 pack bottle 35 case

Modelo 18 pack bottle 30 case

Modelo 24 pack bottle 36 case

Modelo 25 ounce can 40 case

Busch light 6 pack can 18 case

Busch light 18 pack can 12 case

Busch light 30 pack can 13 case

Budweiser	12 pack bottle	3 case
Budweiser	12 pack can	15 case
Budweiser	24 pack can	18 case

Michelob Ultra	24 pack can	10 case
Michelob Ultra	12 pack can	25 case
Michelob Ultra	18 pack can	15 case
Michelob Ultra	12 pack bottle	10 case

Corona familiar	32 o.z bottle	18 case
Corona Extra	6 pack bottle	10 case
Modelo	6 pack bottle	9 case

Heineken	12 pack bottle	35 case
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Key stone	6 pack can	60 case
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Coors light	12 pack can	40 case
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Steel Reserve	12 pack can 240.3	10 case
Steel Reserve	4 pack can	4 case

Miller High life	12 pack can	8 case
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Guinness Extra Stout	12 pack bottle	39 case
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Cayman Jack 12 pack can 6 case.

Tecate 24 pack can 10 case.

Tecate light 24 pack can 4 case

Topo Chico 12 pack can 16 case

Bud light lime 15 pack can 2 case

Bud light Chelada 15 pack can 12 case

Budweiser Chelada 15 pack can 3 case

Corona Extra 15 pack can 3 case

Modelo 15 pack can 25 case

Four Sour 15 pack can 5 case

Budweiser 6 pack can 6 case

Bud Light 6 pack can 6 case

WINE

Rivante 1.75 ml. 3 case. 10 bottle.

Barfoot 750 ml. 12 case.

Martini & Rossi 750 ml. 6 + 3 ~~case~~ bottle.

Bella Bellina 750 ml. 7 bottle.

9 lines 750 ml. 3 bottle.

Josh 750 ml. 10 bottle.

Grallo family 750 ml. 1 case.

Ree Goliath. 750 ml. 6 bottle.

Rosatello 750 ml. 7 bottle.

Beinger 750 ml. 2 case.

1bd 750 ml. 2 case.

Apothic Red 750 ml. 9 bottle.

19 Crimes Cali Red 750 ml. 1 + 1 case.

The Federalist 750ml 6 bottle.

Fetzer 750ml 1 case

Stella Rosa 750ml 11 case.

Allure 750ml 2 case.

Santa Margherita 750ml 2 case.

Mumm Napa 750ml 1 case.

Wood bridge 750ml 2 case

Yellow tail 750ml 5+10 case.

14 hands 750ml 9 bottle.

Rendall Jackson 750ml 2 case

Menage 'a Trois 750ml 4 case

Nighthawk black 3l 3 bottles

Boba Box 3l 3b 1 case

Robert Mondavi 750 ml. 2 case

Black Box. 500 ml. 17 bottles.

Black Box. 3L. 9 bottles

Echo Falls 750 ml. 6 bottles.

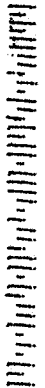
Vendri 750 ml. 10 bottles.

Real Sangria 1.5L. 2 bottles.

Anbon Mist 750 ml. 2 + 8 bottles.

Anbon mist 1.5L. 2 bottles.

Risata 750 ml. 1 bottle.



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Heldt, McKeone & Copley
Attorneys at Law
P.O. Box 1050
Lexington, Nebraska 68850

Nebraska Liquor Control Commission
PO Box 95046
Lincoln, NE 68509-5046