



Derek L. Mitchell / Corey A. Burns

Attorneys at Law

613 N. Washington Street
Lexington, NE 68850
Ph. & Fax (308) 324-6909

TO: Lexington City Council

RE: Premier Night Club

Dear Council:

At the last meeting I believe I misinformed you about the operation of the Premier. It is true that we believed we had filed the necessary papers in 2007. The owners had not used the other portion however until the second week of January of 2010. They advised me that after the meeting on March 23, 2010 that they recently opened the additional portion.

Mr. Rodriguez advised that they had been remodeling the new portion and originally were going to use it as a restaurant. They changed their plans however. Until December of 2009 the new portion was used for storage of pool tables etc. They are not opening a kitchen. On the revised diagram I crossed out the portions that will not be used. The actual space opened up for patrons is 25 ft. X 70 ft. There is a six foot door between the two sections.

I am enclosing copies of the prior leases and my correspondent to the owner of the building, Yong Gui. Mr. Rodriguez had been paying for the whole building however was not using it as a licensed premises until January, 2010. I asked Tracy Wolfe if he could recall when his officers first started noticing the new portion open and he advised that it was sometime in January of 2010.

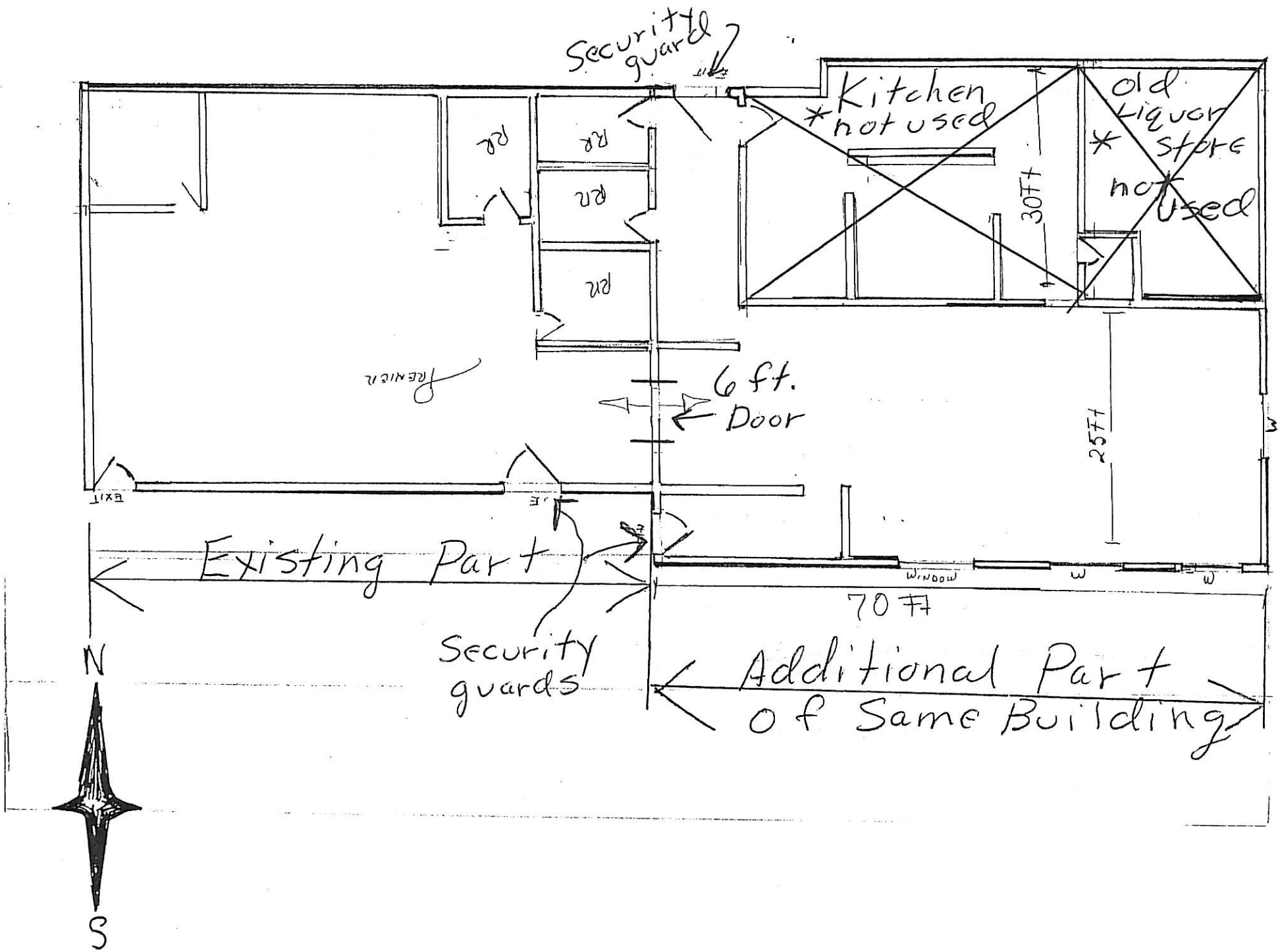
Mr. Rodriguez advised that the Fire Marshall called to set up an inspection on the new portion of the building. This is related to our filing for an addition to the license premises recently. The Fire Marshall asked why he had to inspect it again because he had previously. Mr. Rodriguez did advice in 2007 that the Marshall did come out to inspect the addition. This adds to our contention that we thought we had received permission.

I am enclosing some receipts of items that Mr. Rodriguez recently purchased to get the addition open. Mr. Rodriguez will have two to three security guards on duty during the weekends. The addition to the license will primarily be used for weekends when most

people go out. He expects to hire two to three part time waitresses, an additional part time security guard and a DJ.

A handwritten signature in cursive script, appearing to read "Derek L. Mitchell".

Derek L. Mitchell
Attorney for Premier Night Club



COPY

December 5, 2007

Mr. Yong Yun Gui
728 Glenview
Leavenworth, KS 66048

RE: Lease with Rodriguez

Dear Mr. Gui:

Enclosed is a simple lease for the additional portion of the building that Rodriguez Restaurante Inc., wants to lease. They need this lease for the Liquor Commission. Please sign the lease and return it in the envelope. I will send you a completed copy after Hilda Rodriguez signs it. In April of 2008 we can re-do both leases and make them one. Please contact me if you have any questions. Thank you.

Sincerely,

Derek L. Mitchell
Attorney at Law

COPY

February 12, 2008

Mr. Yang Yun Gui
728 Glenview
Leavenworth, KS 66048

RE: Lease with Rodriguez Inc.

Dear Mr. Gui:

Enclosed is a new lease for the entire portion of the building in Lexington, NE. Even though it does not expire until April 30, 2008 it needs to be signed now. Mr. Rodriguez needs this for the Liquor Commission. If he does not receive the lease back from you, he risks losing the liquor license and then you would have no tenant. Please sign the lease and return it to me in the enclosed envelope or call if you have any questions. Thank you.

Sincerely,

Derek L. Mitchell
Attorney at Law

BUSINESS LEASE

This lease, dated 4-19-2007, is between Yang Yun Gui, as Landlord,

and Juan Rodriguez, Hilda Rodriguez, Jose Maria, as Tenant.
DBA: Rodriguez Restaurante, Inc.

In consideration of the payment of the rent and the performance of the covenants and agreements by the Tenant set forth herein,

the Landlord does hereby lease to the Tenant the following described premises situate in Dawson
County, in the State of _____ the address of which is 501 Plum Creek Parkway
Lexington, NE 68850
Building and Parking Lot

Said premises, with all the appurtenances, are leased to the Tenant from the date of April 1, 2007
until the date of April 30, 2008 at and for a rental for the full term of \$ 15,600.00,
payable in monthly installments of \$ 1,300.00

in advance, on the 1st day of each calendar month during the term of this lease, payable at _____
Address _____, without notice.

THE TENANT, IN CONSIDERATION OF THE LEASING OF THE PREMISES AGREES AS FOLLOWS:

- To pay the rent for the premises above-described.
- To keep the improvements upon the premises, including sewer connections, plumbing, wiring and glass in good repair, all at Tenant's expense, and at the expiration of this lease to surrender the premises in as good a condition as when the Tenant entered the premises, loss by fire, inevitable accident, and ordinary wear excepted. To keep all sidewalks on and around the premises free and clear of ice and snow, and to keep the entire exterior premises free from all litter, dirt, debris and obstructions; to keep the premises in a clean and sanitary condition as required by the ordinances of the city and county in which the property is situate.
- To sublet no part of the premises, and not to assign the lease or any interest therein without the written consent of the Landlord, which consent shall not be unreasonably withheld.
- To use the premises only as Restraunt & Night Club and to use the premises for no purposes prohibited by the laws of the United States or the State of NE, or of the ordinances of the city or town in which said premises are located, and for no improper or questionable purposes whatsoever, and to neither permit nor suffer any disorderly conduct, noise or nuisance having a tendency to annoy or disturb any persons occupying adjacent premises.
- To neither hold nor attempt to hold the Landlord liable for any injury or damage, either proximate or remote, occurring through or caused by the repairs, alterations, injury or accident on or to the premises, or adjacent premises, or other parts of the above premises not herein demised, or by reason of the negligence or default of the owners or occupants thereof or any other person, nor to hold the Landlord liable for any injury or damage occasioned by defective electric wiring, or the breakage or stoppage of plumbing or sewerage upon said premises or upon adjacent premises, whether breakage or stoppage results from freezing or otherwise; to neither permit nor suffer said premises, or the walls or floors thereof, to be endangered by overloading, nor said premises to be used for any purpose which would render the insurance thereon void or the insurance risk more hazardous, nor make any alterations in or changes in, upon, or about said premises without first obtaining the written consent of the Landlord therefor, but to permit the Landlord to place a "For Rent" sign upon the leased premises at any time after sixty (60) days before the end of this lease.
- To allow the Landlord to enter upon the premises at any reasonable hour.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BETWEEN LANDLORD AND TENANT AS FOLLOWS:

- All charges for water and water rents are to be paid by Landlord Tenant. All charges for heating and lighting are to be paid by Landlord Tenant. Janitorial services are to be paid by Landlord Tenant.
- No assent, express or implied, to any breach of any one or more of the agreements hereof shall be deemed or taken to be a waiver of any succeeding or other breach.
- If, after the expiration of this lease, the Tenant shall remain in possession of the premises and continue to pay rent without a written agreement as to such possession, then such tenancy shall be regarded as a month-to-month tenancy, at a monthly rental, payable in advance, equivalent to the last month's rent paid under this lease, and subject to all the terms and conditions of this lease.
- If the premises are left vacant and any part of the rent reserved hereunder is not paid, then the Landlord may, without being obligated to do so, and without terminating this lease, retake possession of the said premises and rent the same for such rent, and upon such conditions as the Landlord may think best, making such changes and repairs as may be required, giving credit for the amount of rent so received less all expenses of such changes and repairs, and the Tenant shall be liable for the balance of the rent herein reserved until the expiration of the term of this lease.
- The Landlord acknowledges receipt of a deposit in the amount of \$ 2000.00 to be held by the Landlord for the faithful performance of all of the terms, conditions and covenants of this lease. The Landlord may apply the deposit to cure any default under the terms of this lease and shall account to the Tenant for the balance. The Tenant may not apply the deposit hereunder to the payment of the rent reserved hereunder or the performance of other obligations.
- At the Landlord's option, it shall be deemed a breach of this lease if the Tenant defaults (a) in the payment of the rent or any other monetary obligation herein; or (b) in the performance of any other term or condition of this lease. The Landlord may elect to cure such default and any expenses of curing may be added to the rent and shall become immediately due and payable.
In the event that the Landlord elects to declare a breach of this lease, the Landlord shall have the right to give the Tenant three (3) days written notice requiring payment of the rent or compliance with other terms or provisions of the lease, or delivery of the possession of the premises. In the event any default remains uncorrected after three (3) days written notice, the Landlord, at Landlord's option, may declare the term ended, repossess the premises, expel the Tenant and those claiming through or under the Tenant and remove the effects of the Tenant, all without being deemed guilty in trespass or of a forcible entry and detainer and without prejudice to any other remedies to which the Landlord may be entitled. If at any time this lease is terminated under this paragraph, the Tenant agrees to peacefully surrender the premises to the Landlord immediately upon termination, and if the Tenant remains in possession of the premises, the Tenant shall be deemed guilty of unlawful detention of the premises. The Landlord shall be entitled to recover from the Tenant all damages by reason of the Tenant's default, including but not limited to the cost to recover and repossess the premises, the expenses of reletting, necessary renovation and alteration expenses, commissions and the rent for the balance of the term of this lease.

- 13. In the event the premises shall become untenable on account of damage by fire, flood or act of God, this lease may be thereupon terminated and the rent apportioned to the date of the occurrence of such damage.
- 14. In the event of any dispute arising under the terms of this lease, or in the event of non-payment of any sums arising under this lease and in the event the matter is turned over to an attorney, the party prevailing in such dispute shall be entitled, in addition to other damages or costs, to receive reasonable attorneys' fees from the other party.
- 15. In the event any payment required hereunder is not made within (10) days after the payment is due, a late charge in the amount of five percent (5%) of the payment will be paid by the Tenant.
- 16. In the event of a condemnation or other taking by any governmental agency, all proceeds shall be paid to the Landlord hereunder, the Tenant waiving all right to any such payments.
- 17. This lease is made with the express understanding and agreement that in the event the Tenant becomes insolvent, the Landlord may declare this lease ended, and all rights of the Tenant hereunder shall terminate and cease.
- 18. The Landlord and the Tenant further agree

*Liability insurance - Tenants
Fire, Hazard etc. - Landlord*

SHOULD ANY PROVISION of this lease violate any federal, state or local law or ordinance, that provision shall be deemed amended to so comply with such law or ordinance, and shall be construed in a manner so as to comply.
This lease shall be binding on the parties, their personal representatives, successors and assigns.
When used herein, the singular shall include the plural, and the use of any gender shall apply to both genders.

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

TENANT:

Hilda M. Rodriguez

STATE OF NEBRASKA)
) ss.
COUNTY OF DAWSON)

The foregoing Business Lease was acknowledged before me this 20 day of April, 2007, by Hilda M. Rodriguez, CEO, of _____, a Nebraska Corporation, on behalf of the Corporation.

GENERAL NOTARY - State of Nebraska
DEREK L. MITCHELL
My Comm. Exp. April 23, 2011 Public

Derek L. Mitchell

LEASE AGREEMENT

THIS LEASE AGREEMENT is entered into between **Yong Yun Gui** referred to as LANDLORD and Rodriguez Restaurante Inc., by and through Hilda Rodriguez, hereinafter referred to as TENANT,

WITNESSETH:

- 1) LANDLORD grants to TENANT the right to occupy the business premises commonly known as 501 Plum Creek Parkway, Lexington, Nebraska for a period of one year commencing on the 1st day of April, 2008 and continuing until April 30, 2009. Said lease is for the entire building at 501 Plum Creek Parkway to include the existing lounge, party rooms, and restaurant portion.
- 2) TENANT shall pay monthly rent in advance of \$1850.00 commencing on the 1st day of April, 2008 and a like amount to be paid on the 1st, day of each month during the term of this Agreement.
 - A) The TENANT shall:
 - a) Keep that part of the premises that he occupies and uses as clean and safe as the condition of the premises permit;
 - b) Comply with all obligations primarily imposed upon TENANTS by applicable minimum standards of building and housing codes materially affecting health and safety.
 - (c) Dispose of all ashes, rubbish, garbage, and other waste in a clean and safe manner;
 - (d) Use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities, and appliances in the premises; *Also make all necessary repairs to said above items at tenants expense.*
 - (e) Not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises or knowingly permit any person to do so;
 - (f) Conduct himself and require other persons on the premises with his consent to conduct themselves in a manner that will not disturb his neighbor's peaceful enjoyment of the premises;
 - (g) Abide by all by-laws, covenants, rules or regulations; *Also provide all necessary building insurance.*
 - (h) Not place upon the walls, floors, or ceilings any tape or gum surfaced material;
 - (i) Pay all electrical, telephone, gas, water and garbage services before delinquency.
3. Only the TENANT and the TENANT'S employees shall occupy the business premises which

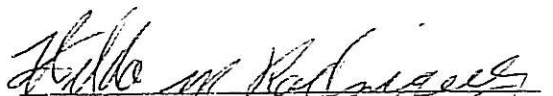
shall be used only as a night club/restaurant business.

4. The TENANT shall not unreasonably withhold consent to the LANDLORD to enter into the dwelling unit to inspect, make necessary or agreed repairs, decorations, alterations, or improvements, supply necessary or agreed services, or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, lessees, workmen or contractors. The LANDLORD may enter the dwelling unit without the consent of the TENANT in case of emergency. When practicable, the LANDLORD shall give the TENANT at least one day's notice of the LANDLORD'S intent to enter and shall enter only at reasonable times.
5. This Rental Agreement shall not be assigned by the TENANT without the written consent of the LANDLORD.
6. The LANDLORD is the owner of the premises and the LANDLORD'S address is 728 Glenview, Leavenworth, KS 66048

DATED this 28 day of February, 2008.



LANDLORD, Yong Yun Ghi



TENANT, Rodriguez Restaurante, Inc. by
President, Hilda Rodriguez

RENTAL-PURCHASE AGREEMENT

TERMS OF AGREEMENT: As used in this Agreement, "you" and "your" mean the person(s) signing the Agreement as lessee/renter/ consumer; "we" and "our" mean the lessor/owner (the rental company); "property" means the items described in the disclosures; and "lease" means this Rental-Purchase Agreement including the disclosures.

RENTAL-PURCHASE DISCLOSURES

Date: Dec 30, 2009
 Lessor: Rent-A-Center
 614 N Washington St
 Lexington NE 68850-1916
 (308) 324-4496 LOC: 4424-M

Agreement Number: cyb03597
 Consumer: RODRIGUEZ, JUAN S.

501 1/2 Plum Creek Pkwy
 Lexington NE 68850-2401
 (308) 324-7773 MAP CODE: 2 RT: 02

DESCRIPTION OF PROPERTY:

Item #	Item Description	Serial #	Model #	Condition of Property:
0442701103	FURNITURE /COCKTAIL & EN	NA	CLT205-3PC	USED

DAMAGE TO PROPERTY: -- No Damage Noted --

RENTAL TERM: Weekly Rental payments are due at the beginning of each term that you choose to rent the property. There are no refunds if you choose to return the property before the end of the term.

INITIAL PAYMENT: Payments are due at the beginning of each term that you choose to lease the property. Your initial payment will include the following charges:

<u>Rental Payment</u>	<u>Optional Liability Damage Waiver</u>	<u>Tax</u>	<u>Total</u>
\$.00	\$.00	\$.00	\$.00

RENEWAL PAYMENTS: You are not obligated to renew this Agreement beyond the initial term. However, if you choose to renew this Agreement beyond the initial term, or beyond any subsequent renewal term, you may do so by making an advance rental payment on the **Wednesday** of each **Week**, or you may choose to make advance rental payments on a **Semi-Monthly** or **Monthly** basis.

Your first renewal payment is due		Wednesday	Dec 30, 2009		
		Day	Date		
Payments	<u>Rental Payment</u>	<u>Optional Liability Damage Waiver</u>	<u>Tax</u>	<u>Total</u>	
Weekly	\$9.99	\$1.00	\$.70	\$11.69	
Semi-Monthly	\$21.62	\$2.00	\$1.51	\$25.13	
Monthly	\$43.28	\$4.00	\$3.03	\$50.31	

OTHER CHARGES:

<u>Optional Liability Damage Waiver Fee</u>	<u>Late Fee</u>
\$4.00 /Month	\$5.00 for payments not made within 5 business days of a monthly renewal.
\$2.00 /Semi-Month	\$3.00 for payments not made within 3 business days of a semi-monthly or weekly renewal.
\$1.00 /Week	

TOTAL COST: If you choose to acquire ownership, you must rent the property for the number of weeks, semi-months or months shown below. The Total Cost does not include other charges, such as late fees, reinstatement fee and Optional Liability Damage Waiver fees. You should see the contract for an explanation of these charges.

Weekly	If you choose to acquire ownership through weekly rental, you will make 29 payments: the initial rental payment of \$0.00, 27 weekly payments of \$9.99 and a final payment of \$9.99 for a total of \$279.72 in rent and sales tax of \$19.60 for a Total Cost of \$299.32
Semi-monthly	If you choose to acquire ownership through semi-monthly rental, you will make 14 payments: the initial rental payment of \$0.00, 12 semi-monthly payments of \$21.62 and a final payment of \$17.29 for a total of \$276.73 in rent and sales tax of \$19.33 for a Total Cost of \$296.06
Monthly	If you choose to acquire ownership through monthly rental, you will make 8 payments: the initial rental payment of \$0.00, 6 monthly payments of \$43.28 and a final payment of \$17.31 for a total of \$276.99 in rent and sales tax of \$19.39 for a Total Cost of \$296.38

You do not own the property. You will not own the property until you have made the stated number of payments and the total dollar amount of payments necessary to acquire ownership. If you choose to renew this Agreement on a frequency different from your initial rental payment term, your total amount will be calculated based on the above amounts and on the number of payments made at each frequency. Free rent allowance will not reduce total rent or purchase-option amounts. Sales taxes are subject to changes in the applicable tax rate.

THE CASH PRICE OF THE PROPERTY: \$139.86, plus sales tax.

EARLY PURCHASE OPTION: At any time after the first periodic payment is made, you may acquire ownership of the property by tendering 55 % of the difference between the total payments necessary to acquire ownership and the total of lease payments you have paid on the property at that time. In addition, you may purchase the property within the first 90 days after the date of this agreement by paying us an amount equal to the Cash Price minus the total of all rental payments (excluding tax) made by you, plus tax.

RISK OF LOSS AND DAMAGES: You are responsible for the fair market value of the property if it is lost, stolen, damaged or destroyed.

TYPE OF TRANSACTION: THIS IS A RENTAL TRANSACTION.

REINSTATEMENT: If you fail to make a timely rental payment, you may reinstate the agreement without losing any rights or options which exist under the agreement by the payment of all past-due rental charges and any applicable late fee within 5 business days of the renewal date of the agreement if you pay monthly or within 3 business days of the renewal date if you pay semi-monthly or weekly. You are permitted to reinstate the agreement during a period of not less than 30 days after the date of the return of the property if you promptly return or voluntarily surrender the property upon our request. In the event you have paid not less than 60% and not more than 80% of the amount called for under the contract to obtain ownership, the reinstatement period shall be extended to a total of 90 days after the date of the return of the property. In the event you have paid 80% or more of the amount called for under the contract to obtain ownership, the reinstatement period shall be extended to a total of 180 days after the date of the return of the property. Upon reinstatement, we shall provide you with the same property or substitute property of comparable quality and condition.

TERMINATION: You may terminate this Agreement without penalty by voluntarily surrendering or returning the leased property in good repair at the expiration of the term of the lease and paying any rental payments that are past dues. You will be liable for any damage to the property, fair wear and tear excepted.

WARRANTY AND MAINTENANCE: We are responsible for maintaining or servicing the property while it is being leased. We will not be responsible for the costs or the results of any unauthorized repairs or damage caused by improper use. If any part of a manufacturer's warranty covers the leased property at the time you acquire ownership of the property, such warranty shall be transferred to you if allowed by the terms of the warranty.

OUR RIGHTS TO TAKE POSSESSION: If you do not renew this lease or if you breach this lease, we have the right to possession of the property. If this happens, you agree to return the property or make arrangements for us to take possession of it. If you fail or refuse to comply with this requirement, you agree to pay our costs incurred in taking possession of it.

ASSIGNMENT: We may sell, transfer, or assign this Rental-Purchase Agreement, but agree to notify you of any change.

TITLE AND TAXES: We retain title to the property at all times and will pay any taxes which might be levied on the property.

FORBIDDEN ACTS: You cannot sell, mortgage, pawn, pledge, encumber, hock or dispose of this property. Except for property that is designed to be carried by the person, you cannot move the property from your current residence without our consent. Each of these acts is a breach of this lease.

ARBITRATION: An Arbitration Agreement comes with and is incorporated into this rental purchase agreement. You should read the Arbitration Agreement before signing this agreement.

NOTICE TO CONSUMER-READ BEFORE SIGNING

- a. DO NOT SIGN THIS BEFORE YOU READ THE ENTIRE AGREEMENT, INCLUDING THE ARBITRATION AGREEMENT, AND ANY WRITING ON THE REVERSE SIDE, EVEN IF OTHERWISE ADVISED.
- b. DO NOT SIGN THIS IF IT CONTAINS ANY BLANK SPACES
- c. YOU ARE ENTITLED TO AN EXACT COPY OF ANY AGREEMENT YOU SIGN.

YOU AGREE BY SIGNING THIS LEASE THAT (1) YOU READ IT, (2) YOU UNDERSTAND IT AND (3) YOU RECEIVED A SIGNED COPY OF IT.

Date _____ Consumer _____

Lessor _____ Consumer _____

RENTAL-PURCHASE AGREEMENT

TERMS OF AGREEMENT: As used in this Agreement, "you" and "your" mean the person(s) signing the Agreement as lessee/renter/ consumer; "we" and "our" mean the lessor/owner (the rental company); "property" means the items described in the disclosures; and "lease" means this Rental-Purchase Agreement including the disclosures.

RENTAL-PURCHASE DISCLOSURES

Date: **Dec 30, 2009**
 Lessor: **Rent-A-Center**
 614 N Washington St
 Lexington NE 68850-1916
 (308) 324-4496 LOC: 4424-M

Agreement Number: **cyb03596**
 Consumer: **RODRIGUEZ, JUAN S.**

501 1/2 Plum Creek Pkwy
 Lexington NE 68850-2401
 (308) 324-7773 MAP CODE: 2 RT: 02

DESCRIPTION OF PROPERTY:

Item #	Item Description	Serial #	Model #	Condition of Property:
0442401105	FURNITURE /LIVING ROOM G	SARATOGA	A3515SL31919	NEW

DAMAGE TO PROPERTY: -- No Damage Noted --

RENTAL TERM: **Weekly** Rental payments are due at the beginning of each term that you choose to rent the property. There are no refunds if you choose to return the property before the end of the term.

INITIAL PAYMENT: Payments are due at the beginning of each term that you choose to lease the property. Your initial payment will include the following charges:

<u>Rental Payment</u>	<u>Optional Liability Damage Waiver</u>	<u>Tax</u>	<u>Total</u>
\$0.00	\$0.00	\$0.00	\$0.00

RENEWAL PAYMENTS: You are not obligated to renew this Agreement beyond the initial term. However, if you choose to renew this Agreement beyond the initial term, or beyond any subsequent renewal term, you may do so by making an advance rental payment on the **Wednesday** of each **Week**, or you may choose to make advance rental payments on a **Semi-Monthly** or **Monthly** basis.

Your first renewal payment is due **Wednesday** **Dec 30, 2009**

	<u>Rental Payment</u>	<u>Optional Liability Damage Waiver</u>	<u>Tax</u>	<u>Total</u>
Payments				
Weekly	\$15.99	\$1.20	\$1.12	\$18.31
Semi-Monthly	\$34.61	\$2.60	\$2.42	\$39.63
Monthly	\$69.28	\$5.20	\$4.85	\$79.33

OTHER CHARGES:

<u>Optional Liability Damage Waiver Fee</u>	<u>Late Fee</u>
\$5.20 /Month	\$5.00 for payments not made within 5 business days of a monthly renewal.
\$2.60 /Semi-Month	\$3.00 for payments not made within 3 business days of a semi-monthly or weekly renewal.
\$1.20 /Week	

TOTAL COST: If you choose to acquire ownership, you must rent the property for the number of weeks, semi-months or months shown below. The Total Cost does not include other charges, such as late fees, reinstatement fee and Optional Liability Damage Waiver fees. You should see the contract for an explanation of these charges.

Weekly	If you choose to acquire ownership through weekly rental, you will make 76 payments: the initial rental payment of \$0.00, 74 weekly payments of \$15.99 and a final payment of \$15.99 for a total of \$1,199.25 in rent and sales tax of \$84.00 for a Total Cost of \$1,283.25
Semi-monthly	If you choose to acquire ownership through semi-monthly rental, you will make 36 payments: the initial rental payment of \$0.00, 34 semi-monthly payments of \$34.61 and a final payment of \$20.76 for a total of \$1,197.50 in rent and sales tax of \$83.73 for a Total Cost of \$1,281.23
Monthly	If you choose to acquire ownership through monthly rental, you will make 19 payments: the initial rental payment of \$0.00, 17 monthly payments of \$69.28 and a final payment of \$20.78 for a total of \$1,198.54 in rent and sales tax of \$83.90 for a Total Cost of \$1,282.44

You do not own the property. You will not own the property until you have made the stated number of payments and the total dollar amount of payments necessary to acquire ownership. If you choose to renew this Agreement on a frequency different from your initial rental payment term, your total amount will be calculated based on the above amounts and on the number of payments made at each frequency. Free rent allowance will not reduce total rent or purchase-option amounts. Sales taxes are subject to changes in the applicable tax rate.

THE CASH PRICE OF THE PROPERTY: \$599.63, plus sales tax.

EARLY PURCHASE OPTION: At any time after the first periodic payment is made, you may acquire ownership of the property by tendering 55 % of the difference between the total payments necessary to acquire ownership and the total of lease payments you have paid on the property at that time. In addition, you may purchase the property within the first 90 days after the date of this agreement by paying us an amount equal to the Cash Price minus the total of all rental payments (excluding tax) made by you, plus tax.

RISK OF LOSS AND DAMAGES: You are responsible for the fair market value of the property if it is lost, stolen, damaged or destroyed.

TYPE OF TRANSACTION: THIS IS A RENTAL TRANSACTION.

REINSTATEMENT: If you fail to make a timely rental payment, you may reinstate the agreement without losing any rights or options which exist under the agreement by the payment of all past-due rental charges and any applicable late fee within 5 business days of the renewal date of the agreement if you pay monthly or within 3 business days of the renewal date if you pay semi-monthly or weekly. You are permitted to reinstate the agreement during a period of not less than 30 days after the date of the return of the property if you promptly return or voluntarily surrender the property upon our request. In the event you have paid not less than 60% and not more than 80% of the amount called for under the contract to obtain ownership, the reinstatement period shall be extended to a total of 90 days after the date of the return of the property. In the event you have paid 80% or more of the amount called for under the contract to obtain ownership, the reinstatement period shall be extended to a total of 180 days after the date of the return of the property. Upon reinstatement, we shall provide you with the same property or substitute property of comparable quality and condition.

TERMINATION: You may terminate this Agreement without penalty by voluntarily surrendering or returning the leased property in good repair at the expiration of the term of the lease and paying any rental payments that are past dues. You will be liable for any damage to the property, fair wear and tear excepted.

WARRANTY AND MAINTENANCE: We are responsible for maintaining or servicing the property while it is being leased. We will not be responsible for the costs or the results of any unauthorized repairs or damage caused by improper use. If any part of a manufacturer's warranty covers the leased property at the time you acquire ownership of the property, such warranty shall be transferred to you if allowed by the terms of the warranty.

OUR RIGHTS TO TAKE POSSESSION: If you do not renew this lease or if you breach this lease, we have the right to possession of the property. If this happens, you agree to return the property or make arrangements for us to take possession of it. If you fail or refuse to comply with this requirement, you agree to pay our costs incurred in taking possession of it.

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ARBITRATION: An Arbitration Agreement comes with and is incorporated into this rental purchase agreement. You should read the Arbitration Agreement before signing this agreement.

NOTICE TO CONSUMER-READ BEFORE SIGNING

- DO NOT SIGN THIS BEFORE YOU READ THE ENTIRE AGREEMENT, INCLUDING THE ARBITRATION AGREEMENT, AND ANY WRITING ON THE REVERSE SIDE, EVEN IF OTHERWISE ADVISED.**
- DO NOT SIGN THIS IF IT CONTAINS ANY BLANK SPACES**
- YOU ARE ENTITLED TO AN EXACT COPY OF ANY AGREEMENT YOU SIGN.**

YOU AGREE BY SIGNING THIS LEASE THAT (1) YOU READ IT, (2) YOU UNDERSTAND IT AND (3) YOU RECEIVED A SIGNED COPY OF IT.

Date _____ Consumer _____
 Lessor _____ Consumer _____

CENTRAL ELECTRONICS
 Sales - Rentals - Service
 1211 Central Avenue
 KEARNEY, NEBRASKA 68847

SALES ORDER

(308) 237-9659

TO

Parrish Night Club
4112 Plaza Court Parkway
Wilmington, NC 28403
308 324-7773
308 320-1137

DATE: *12/28/09*
 CUSTOMER ORDER NO.:
 SHIP TO:
 SALES PERSON: *SLT/ML*
 STATE EXEMPT NO.:

CASH	CHARGE	C.O.D.	MOSE RETD	PAID OUT	SHIP VIA	F.O.B. POINT	TERMS
QUANTITY	STOCK NO.	DESCRIPTION			UNIT PRICE	TOTAL	
		Fusion Ex Bar # 45952613-A01				369 99	
		Reflex LED # 31753892				179 99	
		Mystic LED # 07953547				199 99	
		Revo Sweep # 03950252-A00				129 99	
		American Audio DLS-15P Speaker # 09950092, # 35875115			279 99	559 98	
		Elation Light Co - Pilot II # 48857823				229 99	
		Elation UV Wash # 0161508				149 99	
RECEIVED BY					TOTAL	1819 92	

PRODUCT 52T

THANK YOU

paid cash 12/28/09

CENTRAL ELECTRONICS

Sales - Rentals - Service
1911 Central Avenue
KEARNEY, NEBRASKA 68847

SALES ORDER

4115

(308) 237-9659

DATE 12/28/09	CUSTOMER ORDER NO. XXXXXXXXXX
SHIP TO	

TO
 Premier Night Club
 501 1/2 Plum Creek Hwy
 Lexington Ne 68850
 308 324-7778
 308 320-1137 cell# Juan or Leo

SALESPERSON JL	TAX EXEMPT. NO.
-------------------	-----------------

CASH CHARGE C.O.D. MDSE RETD PAID OUT SHIP VIA F.O.B. POINT TERMS

QUANTITY	STOCK NO.	DESCRIPTION	UNIT PRICE	TOTAL
1		American Audio HP-700 headphones		60.00
1		American Audio PSW15P Sub #6016 9844		499.99
1		American Audio CK-Case		99.00
1		American Audio CK-800 mp3 #49857226		399.99
2		40 ft speaker cable (red + black)		NC
1		30ft subwoofer cable (pink)		NC
1		10 ft triangle truss		75.00

paid cash 12/29/09

RECEIVED BY _____ TOTAL 1133.98
 79.37

PRODUCT 52T

THANK YOU 1213.35



Walmart
MANAGER MIKE MILLICAN
(308) 324 - 7427
LEXINGTON, NE

ST# 0637 OP# 00003679 TE# 67 TR# 09038
PRODUCT SERIAL # SCNC94130YY
HP NOTEBOOK 088496253412 498.00 X
SUBTOTAL 498.00
TAX 1 7.000 % 34.86
TOTAL 532.86
ECA CHECK TEND 532.86
CHANGE DUE 0.00

When you pay by check, you authorize us to use its information to process an Electronic Funds Transfer (EFT) or a draft drawn on your account, or to process the payment as a check. If payment is returned unpaid, you authorize collection of your payment and the Return Fee below by EFT(s) or draft(s) drawn on your account. Call 888-905-3388 with any questions
RETURN FEE AMOUNT 35.00

ITEMS SOLD 1

TC# 9663 3030 2247 8273 6821 7



Tax Prep in store at Jackson Hewitt
and \$3 Check Cashing at Walmart
01/18/10 18:12:49

***** RETURN & EXCHANGE POLICY *****
Computers may be returned for refund
or exchange with receipt
WITHIN 15 DAYS

RODRIGUEZ RESTAURANTE INC.
PREMIER NIGHT CLUB
JUAN & HILDA RODRIGUEZ
1102 COLONIAL COURT,
LEXINGTON, NE 68850

2472
76-1391/1049

Electronically Converted 1/18/10 Date

MARCOON SHEFFIELD™

Pay to the Order of WALMART SUPERCENTER #0637 - ALWAYS

\$ 532.86
Dollars

Five Hundred Thirty Two 86



LEXINGTON, NEBRASKA • pinnbank.com



For Computer Biss

Juldo m Rodriguez
Juan Rodriguez

⑆ 104913912⑆ 2100613555⑆ 2472



KQKY FM 105.9

KQKY-FM
 PO Box 666
 Kearney NE 68848
 Phone: 308-698-2100

PREMIER NIGHT CLUB
 501 PLUM CREEK PKWY
 LEXINGTON, NE. 68850

STATEMENT

DATE: 2/1/10

We appreciate you for keeping your account balance current.

Kindly Write Your KQKY Account Number On Your Check.
 Thank You!

ACCOUNT NUMBER 76689
 ACCOUNT EXECUT: LISA WILLIAMS

AMOUNT DUE	AMOUNT PAID
-\$456.00	

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT	BALANCE
40302	1/31/10	Contract #0030577 1/21/10 to 1/30/10 1/31 24 30's @ \$6.00 1/31 Transfer from another invoice BALANCE OF INVOICE #40302	\$144.00 -\$144.00	\$0.00
40374	1/31/10	Unapplied credit - automatic 1/19 Check #2476 \$600.00 1/31 Transfer to another invoice BALANCE OF INVOICE #40374	-\$600.00 \$144.00	-\$456.00

DATE	PREVIOUS BALANCE			
2/1/10	\$0.00	KQKY Kearney, NE		
CURRENT	30 DAYS	60 DAYS	90+ DAYS	PAY THIS AMOUNT
-\$456.00	\$0.00	\$0.00	\$0.00	➔ -\$456.00



KQKY-FM
PO Box 666
Kearney NE 68848
Phone: 308-698-2100

INVOICE NUMBER: 40302

KQKY-FM Kearney, NE
INVOICE DATE: 1/31/10
PAGE: 1 TYPE: Complete
ACCOUNT: 76689
CONTRACT: 30577
PRODUCT:

ACCOUNT EXEC: LISA WILLIAMS

LEO JUAN
PREMIER NIGHT CLUB
501 PLUM CREEK PKWY
LEXINGTON, NE. 68850

PAY THIS AMOUNT:

BY:

Contract #0030577 1/21/10 to 1/30/10		
1/31	24 30's @ \$6.00	\$144.00
1/31	Transfer from another invoice	-\$144.00
BALANCE OF INVOICE #40302		\$0.00

*Kindly Indicate Your KQKY Account Number On Your Check, Thank You!

Karena Plautz
Station Official



KQKY-FM
PO Box 666
Kearney NE 68848
Phone: 308-698-2100

INVOICE NUMBER: 40374

KQKY-FM Kearney, NE

INVOICE DATE: 1/31/10

PAGE: 1 TYPE: Credit

ACCOUNT: 76689

CONTRACT:

PRODUCT:

ACCOUNT EXEC: LISA WILLIAMS

LEO JUAN
PREMIER NIGHT CLUB
501 PLUM CREEK PKWY
LEXINGTON, NE. 68850

PAY THIS AMOUNT:

BY:

Unapplied credit - automatic

1/19 Check #2476 \$600.00 \$600.00CR

1/31 Transfer to another invoice \$144.00DB

TOTAL CREDIT: \$456.00CR

*Kindly Indicate Your KQKY Account Number On Your Check, Thank You!

Karena Plautz
Station Official