



**CITY OF SCOTTSBLUFF**  
**2525 Circle Drive, Scottsbluff, NE 69361**  
**LIQUOR LICENSE HOLDERS INVESTIGATORY BOARD AGENDA**

**Regular Meeting**  
**February 26, 2025**  
**2:00 PM**

1. **Roll Call**
2. **For public information, a copy of the Nebraska Open Meetings Act is posted in the back of the room on the south wall.**
3. **Call meeting to order - Chairman Russ Knight**
4. **Notice of changes in the agenda.** (Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless added under item 5 of this agenda.)
5. **Citizens with business not scheduled on the agenda** (As required by state law, no matter may be considered under this item unless council determines that the matter requires emergency action.)
6. **Minutes**
  - a) Approve the December 11, 2024 Minutes.
7. **New Liquor License Applications**
  - a) Class C Liquor License Application; Attiol, LLC d/b/a In Out Liquor, 615 S Beltline Hwy E, Ste A, Scottsbluff, NE; Taylor Gollas, Manager.
  - b) Class C Liquor License Application; El Barrio Cantina, 1802 East 20th Place, Scottsbluff, NE; Troy D. Little, Manager
8. **Liquor License Compliance Issue**
  - a) East 'O' Watering Hole, 503 East Overland, Scottsbluff, NE.
9. **Other Business**
10. **Adjournment**



**City of Scottsbluff, Nebraska**  
**Wednesday, February 26, 2025**  
**Regular Meeting**

**Item 6.a**

**Approve the December 11, 2024 Minutes.**

**Staff Contact:** Kimberley Wright

City of Scottsbluff  
Liquor License Holders Investigatory Board  
Regular Meeting  
December 11, 2024 – 2:00 p.m.

The City of Scottsbluff Liquor License Holders Investigatory Board met in a regular meeting on Wednesday, December 11, 2024 at 2:00 p.m. in the Meeting Room of City Hall, 2525 Circle Drive, Scottsbluff. A notice of the meeting had been published on December 7, 2024 in the Star Herald, a newspaper published and of general circulation in the city. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public. That anyone with a disability desiring reasonable accommodation to attend the meeting should contact the city clerk's office, and that an agenda of the meeting kept continuously current was available for public inspection at the office of the city clerk in City Hall; provided, the committee could modify the agenda at the meeting if it determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each committee member.

1. Roll Call - The following Board Members were present: Andrea Margheim, Vice-Chairman, Kevin Spencer, Police Chief/City Manager; Kim Wright, City Clerk; Matt Huck, Scottsbluff Public Schools, Emily Norman, WNCC, Libby Stobel, City Attorney. Absent: Russ Knight, Chairman, and Kelli Larson, Panhandle Prevention Coalition.
2. Open Meeting Act – Vice-Chairman Margheim welcomed everyone in attendance and informed those in attendance that a copy of the Nebraska Open Meetings Act is posted on the west wall for the public's review.
3. Call Meeting to Order - The meeting was called to order and Wright recorded the proceedings.
4. Changes or additions to the agenda – None.
5. Approve the November 20, 2024 Regular Meeting Minutes – Motion by Spencer, second by Huck to approve the November 20, 2024 Regular Meeting Minutes, motion passed unanimously.
6. New Application.
  - a. Mr. Terry Schaub, proprietor of T&A Investments, LLC d/b/a G&T Billiards Unlimited located at 1223 3<sup>rd</sup> Avenue, Scottsbluff was present to answer questions regarding his application for a Class M Bottle Club Liquor License. Mr. Schaub explained the exclusive member pool club will be ran like a 24-7 Fitness Club. Members will be required to fill out a form asking for their name and address and they will have 24-hour access with the exception of 5:00-6:00 a.m. There is a \$40.00 member fee and a \$5.00 deposit to receive a fob for access to the building. Nonmembers may enter the club at a rate of \$10.00 per day and because they will not have access to a fob, will need to get in touch with him to be let inside. Members can bring in one free guest a month, but after that guests are charged. He stated he has around 25 members for the five-table pool club that opened on September 1st. League play is Monday and Thursday and they also have a traveling league.

Players, whether members or not, will be able to bring in alcohol and consume while they are there, however no alcohol will be sold. Mr. Schaub stated he will not allow any alcohol to be left in the building, he will require all to be removed and what is left, he will dispose of. He also stated most patrons bring in small coolers which they take with them when they leave.

Committee Member Margheim asked how he will monitor someone who drinks too much. Mr. Schaub stated he will view through the cameras when he is not there, but stated, it is no different when drinking at someone's home and then leaving. Mr. Schaub was asked how he would handle a member that snuck a guest in. He stated the first time they would be given a verbal warning; the second time their membership would be shut down for the remainder of the month; and the third time their membership would be canceled.

Mr. Schaub was asked if minors would be allowed. He stated as long as they were with a member they could come in. He was then asked how he plans to monitor the alcohol with minors around. He stated again he would watch through his cameras when not there, adding so far, only two minors have been in the Club with a registered member, and because of that really does not have a policy dealing with minors.

During discussion, Mr. Spencer asked Mr. Schaub about the citation he received from a State Trooper recently. Mr. Schaub explained he was not aware he needed a liquor license for people to bring in their own alcohol when playing pool. After receiving the citation, he immediately contacted the Nebraska Liquor Control Commission to get the process started, hence this meeting. Furthermore, he will need to appear in court since the citation is a misdemeanor. He also stated the State Trooper gave him a big red stop sign, that he has implemented on the entrance to the building, that alcohol is not allowed. When asked if he thought alcohol was imperative to the success of the Club, Mr. Schaub answered it wouldn't help if they couldn't bring it in. Many of his members like the idea of playing pool in a quiet location and do not like the bar scene, however, they do like to partake of alcohol while they are there.

At the end of discussion there were many questions the committee felt needed to be answered or looked into. Everyone agreed two big issues are overconsumption and the potential of availability to minors since Mr. Schaub does not have a plan in place, such as checking ID's or utilizing wristbands. The committee also suggested Mr. Schaub add a line on his agreement, to put a birthdate, so he could check the age of a person entering the Club.

The Committee decided to take no action on this application based on the newness and uncertainty of the situation. Mr. Spencer also stated he will have Police Captains Krisa Brass and Lance Kite do some more research on the Class M license and have it available for the public hearing in front of Council on January 6<sup>th</sup>. Legal Counsel Stobel stated she would also help in researching this type of license as well. Mr. Spencer did also interject that by applying for the license, Mr. Schaub will have to abide by the rules of the liquor commission and state statute; one such rule is that police will have the authority to enter the building as needed. Mr. Schaub, as part of the license requirement, will also need to

have a membership list, which was also something the board felt they needed clarification on since he allows a day pass for non members.

Committee Member Huck moved, seconded by Committee Member Norman to adjourn the meeting at 2:52 p.m. Motion passed unanimously.

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Andrea Margheim, Vice-Chairman

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Kim Wright, Secretary

# **City of Scottsbluff, Nebraska**

**Wednesday, February 26, 2025**

**Regular Meeting**

## **Item 7.a**

**Class C Liquor License Application; Attiol, LLC d/b/a In Out Liquor, 615 S Beltline Hwy E, Ste A, Scottsbluff, NE; Taylor Gollas, Manager.**

**Staff Contact:** Kimberley Wright



# Nebraska Liquor Control

301 Centennial Mall  
South - 1st Floor PO  
Box 95046 Lincoln  
NE 68508

## Application Copy

File Number: 68190

LICENSE TYPE Class C Beer, Wine Spirits On and Off Sale	APPLICATION DATE RECEIVED 2025-01-10
SECONDARY LICENSE(S) None selected	
LICENSEE LEGAL NAME ATTIOL LLC	LICENSEE TYPE Corporation
DOING BUSINESS AS In Out Liquor	CORPORATE NUMBER
INCORPORATION DATE	
CORRESPONDENCE ADDRESS 160466 SAUER ROAD MITCHELL, NE 69357	
MAILING ADDRESS 160466 SAUER ROAD MITCHELL, NE 69357	
PHYSICAL ADDRESS 615 S BELTLINE HWY E STE A SCOTTSBLUFF, NE 69361	
CONTACT NAME Adam Gollas	PREFERRED CONTACT METHOD Mail

CONTACT PHONE  
**(308) 641-0880**

ALTERNATE PHONE

FAX

EMAIL  
**gollas108@gmail.com**

CORPORATE STRUCTURE

NAME	POSITION/TITLE	PARENT COMPANY	% INTEREST
ADAM GOLLAS	PRESIDENT		50
TAYLOR GOLLAS	OWNER		50

ADDITIONAL INFORMATION

MARITAL STATUS  
**Single**

MANAGED BY AGENT  
**No**

PREMISES TYPE  
**Liquor/Package Store**

PREMISES NAME  
**IN OUT LIQUOR**

OPERATOR  
**ADAM GOLLAS**

CORPORATE LIMIT DESIGNATION  
**Inside**

LEASE OR OWN  
**Own**

PHYSICAL ADDRESS

**615 S Beltline Hwy E, Suite A, Scottsbluff, Nebraska, 69361**

MAILING ADDRESS

**160466 SAUER ROAD  
MITCHELL, NE 69357**

CONTACT NAME Adam Gollas	PREFERRED CONTACT METHOD Mail
CONTACT PHONE (308) 641-0880	ALTERNATE PHONE
FAX	EMAIL gollas108@gmail.com
PREMISES MANAGER TAYLOR GOLLAS	PREMISES MANAGER EMAIL TAYLOR.GOLLAS@GMAIL.COM

QUESTIONS

**Class C Beer, Wine Spirits On an**

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 is applying, please list charges by each individual's name. Exclude minor traffic violations such as speeding. Include Driving Under the Influence, Driving Under Suspension & other similar charges. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

No

2. What are the building dimensions: Enter length and width in feet separated by a comma (i.e. L20, W15) \*Not square feet\*

A simple sketch of the area to be licensed will be required to be uploaded in the Documents Section.. Include the length x width, direction of NORTH and number of floors of the building. (NO BLUEPRINTS)

58',29'6"

Exterior cooler 10'x15'

3. Is there an outdoor area?

\*Must have permanent fencing securing the outdoor area. Please contact the local governing body for other requirements regarding fencing.

No

4. Will a basement be used for alcoholic storage or sale?

No

5. How many floors of the building? (excluding basement) Please indicate which floors will be included in the liquor license.

1 floor, ground level

6. Is premises to be licensed within 150 feet of a church, school, hospital, home for indigent persons or for veterans, their wives, and children?

No

7. Is premises to be licensed within 300 feet of a college campus or university?

No

8. Are you acquiring any alcohol prior to obtaining this liquor license?

No

9. What date do you intend to open for business?

Summer 2025

10 What are the anticipated hours of operation?

10 am - 10 pm

Monday - Sunday

11 Are you borrowing any money from any source, including family or friends, to establish and/or operate the business?

Yes

Platte Valley Bank

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

No

13 Is anyone listed on this application a law enforcement officer?

No

14 List the primary bank and/or financial institution 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.

Platte Valley Bank

a) Adam Gollas, Taylor Gollas

15 Do you have prior experience or training in selling, serving or managing alcohol sales?

Yes

10 years managing El Charrito Restaurant & Lounge

- Was on the liquor license for roughly 10 years with no violations.

16 Are all individuals named in this application as a part of the ownership and/or manager over 21 years of age?

Yes

17 Do you intend to sell cocktails to go as allowed under Neb Rev. Statute 53-123.04(4)?

No

18 Do you intend to allow drive through services (curb side pick up) allowed under Neb Rev. Statute 53-178.01(2)

No

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

EL CHARRITO REST & LOUNGE INC  
802 21ST AVENUE, SCOTTSBLUFF, NE 69361  
042852

Adam Gollas is no longer a manager and was removed from the liquor license. That license and restaurant is still active.

20 Has the premises location been previously licensed within the last 2 years?

No

21 Are you applying for a Temporary Operating Permit?

No

22 Per Nebraska Revised Statute 53-103.18 - Manager, defined: Manager means a person appointed by a corporation or limited liability company to oversee the daily operation of the business licensed in Nebraska. A manager shall meet all the requirements of the Nebraska Liquor Control Act as though he or she were the applicant, including residency.

What is the premises manager's name?

Taylor Gollas

23 What is the manager's address?

160466 Sauer Road  
Mitchell, NE 69357

24 What is the manager's phone number?

308.641.0275

25 What county is the manager registered to vote in?

The manager must be a resident of the state of Nebraska. If the manager is not registered to vote they can complete their voter registration here - <https://www.nebraska.gov/apps-sos-voter-registration/>

Scotts Bluff

26 What is the manager's email address? An email will be sent to them to obtain their personal information.

Taylor.gollas@gmail.com

27 Is the manager married?

Yes

Adam Gollas

gollas108@gmail.com

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Privacy Act Statement	Fingerprint Doc .pdf	
Premises Description & Diagram	IOL Layout.pdf	
Business Plan	In Out Liquor Business Plan.doc	
Lease / Deed / Purchase Agreement	ATG Investments - purchase agreement.pdf	

APPLICANT

Adam Gollas

## DECLARATION

I (We) the applicant(s) agree and consent

By checking the box next to "I (We) the applicant(s) agree and consent", the applicant(s) hereby consent(s) to an investigation of background and release present and future records of every kind and description including, but not limited to, police records, tax records, bank or lending institution records, and corporate records. I consent to the release of any documents supporting any declarations made in this application and agree to provide any documents supporting these declarations to the Nebraska Liquor Control Commission (NLCC) or the Nebraska State Patrol (NSP) immediately upon demand. I agree to provide any record needed in furtherance of any investigation related to this application immediately upon demand to the NLCC or the NSP. I waive any right or cause of action that I may have against the NLCC, the NSP, or any other individual or entity disclosing or releasing any investigatory or supporting records related to this application or the review of this application.

I acknowledge that false information submitted in this application is grounds for denial of a license. Any license issued based on the information submitted in this application is subject to additional conditions, cancellation, revocation, or suspension if the information contained herein is incomplete, inaccurate, or fraudulent. I acknowledge that any changes to the information contained in this application must be reported to the NLCC. I acknowledge the review of this application will involve a criminal record check of all owners, partners, managers, officers and stockholders or members owning 25% interest in the applying entity and their spouses. Any license granted by the NLCC is subject to the provisions of the Nebraska Liquor Control Act and the Rules & Regulations of the NLCC, and that failure to comply with these provisions and rules may subject the license to suspension, cancellations, or revocation. I acknowledge that a licensee must keep complete, accurate, and separate records and that a licensee's records and books are subject to inspection by the NLCC. NLCC auditors and law enforcement officers are authorized to enter and inspect the licensed premises at any time to determine whether any provision of the Act, rule or regulation, or ordinance has been or is being violated. I acknowledge that it is the licensee's responsibility to comply with the provisions of the Nebraska Liquor Control Act and the Commission's rules and regulations.

If I am an individual applicant, I will supervise in person the management and operation of the business and operate the business authorized by the license for myself and not as an agency for any other person or entity. If I am a corporate applicant, I will ensure that an approved manager will supervise in person the management and operation of the business. If I am a partnership applicant, I will ensure one partner supervises the management and operation of the business.

I will operate the licensed business in compliance with all applicable laws, rules and regulations, and ordinances and to cooperate fully with any authorized agent of the NLCC.

I declare under penalty of perjury that I have read the contents of this application and, to the best of my knowledge, believe all statements made in this application are true, correct, and complete.

**Applicant Notification and Record Challenge:** An applicant's fingerprints will be used to check the criminal history records of the FBI. The applicant may complete or challenge the accuracy of the information contained in the FBI Identification Record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in 28 CFR 16.34.

# IN OUT LIQUOR

## Executive Summary

In Out Liquor aims to provide a modern, high end liquor store selling beer, wine, liquor, and tobacco. The unique, welcoming atmosphere will attract customers and the expansive product options will suit all budgets. Owner/Operators Adam and Taylor Gollas have over 20 years of business management experience. Adam specifically managed a restaurant & bar for 10 years, harnessing his charismatic personality keeping customers coming back week after week.

In Out Liquor will offer a wide variety of domestic & craft beer, red wine, white wine, sparkling wine, rose/blush wine, champagne and tobacco products. Pricing will be on target with competitors, and we plan to run specials & promotions on select products.

## Company Description

In out Liquor is a retail store selling beer, wine, liquor and tobacco products in Scottsbluff, Nebraska. It will be located on one of the busier roads in Scottsbluff with quick, easy in and out access. Owners Adam and Taylor Gollas are both born and raised in the area and are well established business owners in the community. Our mission is to offer high quality products in a modern, upscale atmosphere.

## The competition

The primary competitors are Main Street Market Wine & Spirits and Kelly's Liquor. These are two of the only stand-alone liquor stores in the area. All other establishments that sell alcohol are C-stores or grocery stores.

## Revenue streams

In Out Liquor will sell directly to walk-in customers.

## Marketing activities

In Out Liquor will utilize local newspaper and radio ads for new store opening advertisement. Social media outlets will be a primary means of advertising for specials and event marketing.

## Expenses

- Renovation of building
- Shelving/Coolers/Beer Cave
- Initial alcohol purchase
- POS System & Operating Software

## Team and key roles

Team members consist of owners, Adam & Taylor Gollas. There will be roughly four to five employees that assist with customer check out, stocking & maintaining inventory.

## Milestones

As business grows, In Out Liquor will increase advertising to target markets, during holiday seasons and for specials and promotions.

## OFFICE LEASE AGREEMENT

AGREEMENT OF LEASE, executed this 10th day of January, 2025, between ATG Investments, LLC, hereinafter referred to as Landlord; and ATTiOL, LLC, hereinafter referred to as Tenant.

1. **RENT.** The Landlord hereby leases to the tenant, and the Tenant hereby leased from the Landlord, the premises known as **Suite A, 615 South Beltline East, Scottsbluff, NE 69361**, to occupy as a strictly commercial office by the Tenant for the following term: For a term to commence on 04 /01/2025 and to end on 04/30/2050, unless sooner terminated, as hereinafter provided. The Tenant, paying rent to the Landlord **ATG Investments, LLC, 615 South Beltline HWY East, Suite C, Scottsbluff NE, 69361**, is payable in equal monthly installment of **\$1,860.00**, which includes utilities and amortization of Improvements, as described below. Rent is payable in advance of the 1<sup>st</sup> day of each month. **The Base Rent shall be increased 3% on each anniversary of the Lease.**

<u>Base Rent</u>	<u>Included Utilities</u>	<u>Improvements</u>	<u>Total</u>
\$9.00/SF	\$3.00/SF	\$0.00/SF	\$12.00/SF
\$1,395/Mo.	\$465/Mo.	\$0/Mo.	\$1,860/Mo.

2. Tenant shall have the right to extend this Lease Agreement for additional one-year terms, not to exceed five (5) additional terms. Tenant shall give Landlord sixty (60) days advance notice in writing of such option. Base Rent and any additional terms will be negotiated by Landlord and Tenant, but increases shall not exceed 3% per year.
3. **LATE CHARGE.** If rent is not received within five (5) days following the due date, a late charge of 10% or \$10.00 per day will be assessed, whichever is greater.
4. **UTILITIES.** Landlord will pay for electricity/natural gas/water/sewer/garbage/snow removal, which is included in the Total Monthly Rent. Tenant will pay for the installation, usage and service of cable television, internet and telephone service.
5. **EXPANSION.** Tenant shall have the option of requesting additional space at any time during the Lease Period. Landlord agrees to accommodate this request to the extent additional space is available. Landlord further agrees that the lease rate for any additional space will be the same as the current Gross rental cost at the time the additional space is occupied.
6. **RULES AND REGULATIONS.** Tenant agrees its licensees, employees and guests will conform to the rules and regulations governing the premises and to any reasonable changes or new regulations the Landlord may deem necessary. Tenant also agrees to abide by all laws and regulations of all governmental authorities. Tenant will not violate any insurance in effect by the Landlord.

7. SECURITY DEPOSIT. Tenant has deposited a security deposit equal to one month of base rent and Landlord hereby acknowledges the receipt of security as paid faithful performance of all the terms of this Lease. Upon termination of the tenancy, the money held as security by Landlord may be applied to the payment of damages which Landlord has suffered by reason of the Tenant's noncompliance with the Lease Agreement including past due rent, utilities or improvements. The balance, if any, and a written itemization, shall be delivered or mailed to the Tenant within fourteen (14) days after the demand and designation of the location where payment may be mailed.
8. TAXES AND ASSESSMENT. Landlord shall pay all special assessments that may be levied or assessed on the leased premises, and all real estate taxes that may be levied or assessed on the leased premises. Tenant shall pay all property taxes on it merchandise, trade fixtures and equipment on the premises.
9. SIGN. Landlord, within 60 days of occupancy, shall erect suitable curb-side signage that is available to all Tenants in the facility, at Landlord's cost.
10. FIXTURES. Tenant may, upon vacating the premises, or at any time during the continuance of its tenancy, remove all shelving and fixtures, equipment, or other personal property of Tenant which it may have installed or placed at its own expenses on said premises, or otherwise acquired. Tenant shall repair any damage to the premises caused by removal.
11. ALTERATIONS. Landlord shall make modification to the premises as requested by the Tenant. These improvements will be amortized over the initial term of the Lease. Tenant shall make no additional alterations, additional or improvements in or to the premises without the Landlord's prior written consent. All such alterations, additions or improvements made by either party, shall become the property of the Landlord. Any such alterations shall comply with building codes, electrical codes, proper building permits and preapproved building plans. Any wall material shall be dry wall material associated with the repairs, due to damages, caused by actions of Tenant and/or guests or employees of Tenant. These damages shall include screens, doors, locks, and blocked drains, due to non-maintenance.
12. ASSIGNMENT. Tenant will not assign or sublet, in whole or in part, any part of the premises. Any sublease or share rent agreement made by Tenant shall void this agreement without recourse or renewal of this Lease Agreement.
13. QUIET ENJOYMENT. Landlord agrees the Tenant shall, contingent upon Tenant's compliance with the terms and conditions of the Lease Agreement, quietly and peaceably hold, possess and enjoy the leased premises for the full term of this Lease Agreement, without let or hindrance from Landlord or any person claiming by, through or under Landlord, and Landlord will defend the title to the leases premises and the use, possession and occupancy of the same by Tenant against the lawful claims of all persons whomsoever, except those claiming by, through or under Tenant.

14. ACCESS TO PREMISES. Landlord or its' agent(s), with adequate notice to Tenant, shall have free access at all reasonable hours to the premises for the purpose of examining, exhibiting or making alterations. Landlord may have immediate access in the event of an emergency or for the purpose of making repairs.
15. CONDITION OF PREMISE. Tenant hereby acknowledges that is has examined the premises and that no representations as to the condition or sate of repairs thereof have been made, and Tenant hereby accepts the premises after agreed to modifications are complete. Tenant further agrees, during its occupancy of the premises, to keep the premises in good repair and, at the expiration of this Lease, yield and deliver the premises in the condition it was taken, reasonable use and wear thereof alone accepted. The Landlord may enter the premises and make any repairs made necessary by the Tenant or Tenants occupants and the expense so incurred shall be deemed additional rent, payable to the Landlord on the first day of the month following the incurring of such expense.
16. PETS. No pets or animals of any kind are allowed. All ADA required assist animals are approved.
17. DEFAULT IN RENT. If rent is unpaid when due, landlord may terminate this agreement after ten (10) day notice and take action for possession.
18. DEFAULTS OTHER THAN RENT. If Tenant defaults in fulfilling of the covenants, agreements or conditions of the Lease, other than the covenants for payment of rent, then Landlord may terminate the lease by delivering written notice to Tenant specifying the breach and stating that the lease agreement will terminate thirty (30) days after receipt of the notice if breach is not remedied in fourteen (14) days. If substantially the same acts or omissions reoccur within six (6) month, Landlord may terminate the lease upon at least fourteen (14) days written notice specifying the breach and the day of termination.
19. DEFAULT BY LANDLORD. IF Landlord defaults on any of her obligations hereunder, Tenant shall provide Landlord with written notice of said default. If Landlord fails to cure such default within twenty (20) days, in addition to any other rights Tenant may have, Tenant shall have the option to either cancel the lease or perform Landlord's obligations and deduct any reasonable costs incurred against future rent.
20. EXTENDED VACANCY AND ABANDONMENT. If the premises shall become vacant in the excess of ten (10) days, without notice to the Landlord, the Landlord may any tine thereafter enter the premises for inspection. In the event the Tenant, without notice, vacates the premises one full rental period or thirty (30) days, this shall constitute abandonment and the Tenant agrees to surrender to the Landlord the security deposit as Landlord's fee for re-entering the premises, if. A new Tenant can be secured. Tenant, however, agrees that his liability to pay, in full the rent provided herein continues for the full term of this lease, without recourse or proration.
21. INSURANCE. Proof of insurance will be provided.

22. **MODIFICATIONS.** Any modification of this agreement shall not be binding upon the Landlord or tenant unless the same be made in writing and signed by both parties.
23. **LEASE BINDING.** It is agreed that the terms of this agreement are contractual and not mere recitals, and are binding upon the parties wherein, their successors, heirs, personal representatives, and assigns.
24. **OTHER TERMS.** Tenant will notify Landlord of any mechanical, electrical or plumbing problems. Tenant will repair sink faucets, outside faucets and electrical problems with a limit of \$500.00 Landlord shall pay additional costs. Tenant will assume responsibility for furnace and/or hot water heater repairs with a limit of \$500.00 Landlord will pay any additional costs. Landlord will not be responsible for Tenant caused blockages to drains or sewers. Any repairs not authorized by Landlord or agent will be the responsibility of Tenant.
25. **INSURANCE.** Landlord shall maintain liability and property hazard insurance. It is recommended that Tenant obtain an insurance policy for liability and personal property. Landlord assumes no responsibility for damages or loss of renter's personal property due to theft, fire, water damage or mistreatment of property.
26. **NOTICES.** Any notices under the provisions of this Lease shall be deemed to be received if the same are provided by personal service or mailed by regular U.S. Mail, postage prepaid, to the parties at the following addresses, unless prior written notification is received of a change of address:

LANDLORD: Adam Gollas  
ATG Investments, LLC  
615 S. Beltline East, Ste C  
Scottsbluff, NE 69361  
Telephone: 308-641-0880

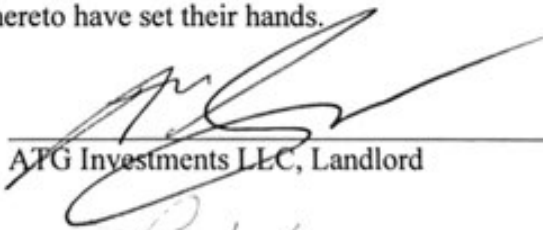
TENANT: Taylor Gollas  
ATTiOL, LLC  
160466 Sauer Road  
Mitchell, NE 69357  
Telephone: 308-641-0275

27. **DUTIES OF LANDLORD.** In consideration of this Lease, Landlord agrees to do the following:
1. Comply with all federal, state and local laws applicable to the premises.
  2. Provided, at no additional cost, parking to Tenant.
  3. Maintain an insurance policy on the building.
  4. Comply with all provisions of this Lease.

28. DUTIES OF TENANT. In consideration of this Lease, Tenant agrees to do the following:
1. Refrain from any use of the property that would invalidate Landlord's insurance or necessitate additional premium coverage.
  2. Comply with all federal, state, and local laws application to the premises.
  3. Allow entry to the Landlord at reasonable time, to inspect or repair the premises. 24 hours advance notice will be given by Landlord or property manager prior to entry.
  4. Comply with all provisions of this Lease.
  5. Take reasonable precautions against freezing of water pipers, fixtures, faucets, toilets, etc., and against obstructions being introduced into the plumbing systems.
  6. Promptly notify Landlord of any necessary repairs, power failures, broken pipes, or leaks. If Landlord cannot be contacted promptly, Tenant may contact the Public Service Company regarding the loss of heat, gas, water or electricity.
29. AMENDMENTS TO LEASE. This written instrument contains the entire agreement between the parties. Any amendments or modifications to this agreement shall not be binding upon the parties unless the same is mad in writing and signed by both Landlord and Tenant.
30. EXECUTION. This Lease is being executed by the parties simultaneously in two counterparts, one of which shall be delivered to Landlord and one to Tenant. Until this Lease is executed by both parties, it shall be construed only as an offer to lese. Upon execution by both Landlord and Tenant this Lease shall become effective.
31. GOVERNING LAW. This Lease shall be construed and governed by the laws of the State of Nebraska.

IN WITNESS WHEREOF, the parties hereto have set their hands.

Dated: 1-10-25

  
 \_\_\_\_\_  
 ATG Investments LLC, Landlord

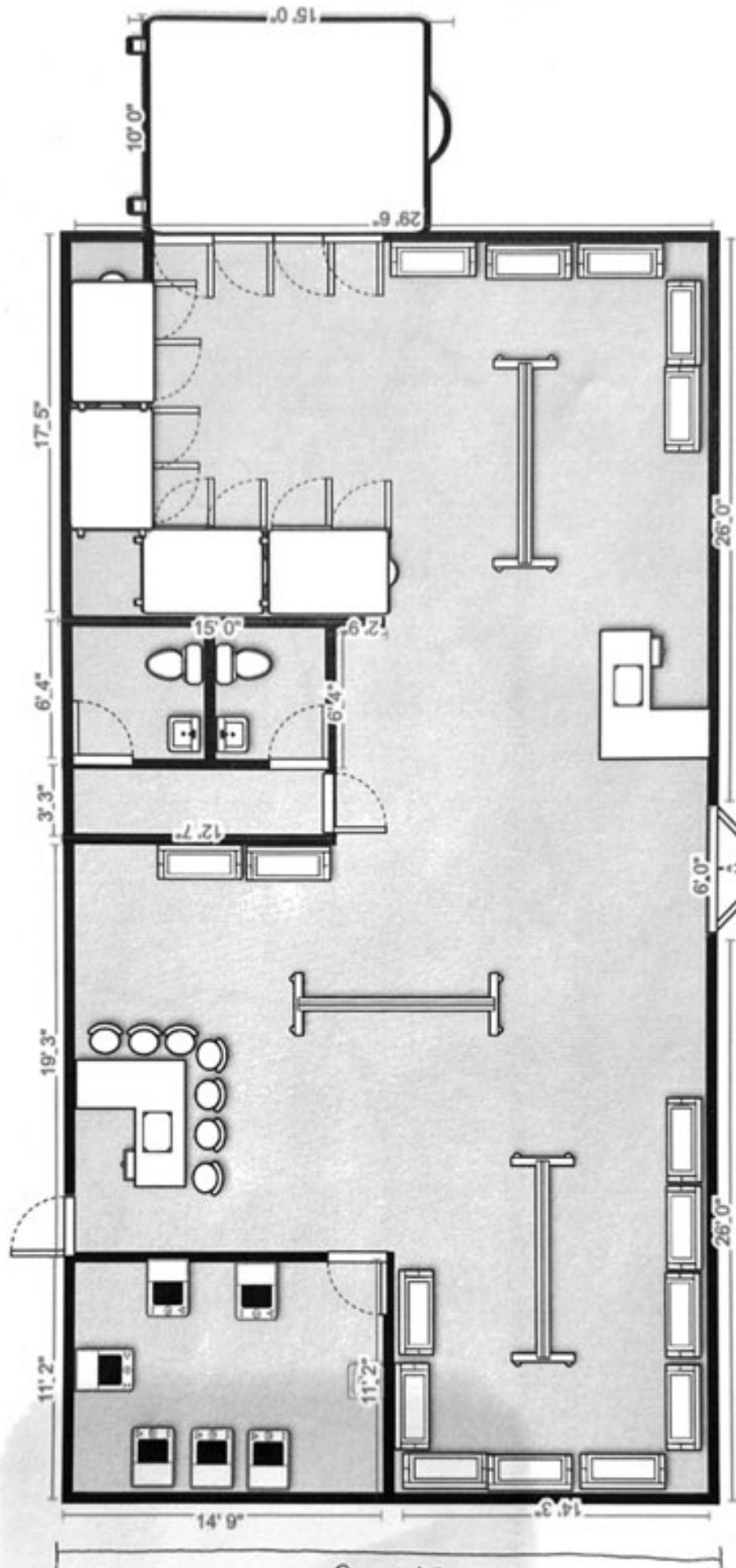
Dated: 1/10/2025

  
 \_\_\_\_\_  
 ATTiOL LLC, Tenant

1 Floor, Ground Level

N

E



S

29'6"

# **City of Scottsbluff, Nebraska**

**Wednesday, February 26, 2025**

**Regular Meeting**

## **Item 7.b**

**Class C Liquor License Application; El Barrio Cantina, 1802 East 20th Place,  
Scottsbluff, NE; Troy D. Little, Manager**

**Staff Contact: Kimberley Wright**



# Nebraska Liquor Control

301 Centennial Mall  
South - 1st Floor PO  
Box 95046 Lincoln  
NE 68508

## Application Copy

File Number: 74783

LICENSE TYPE Class C Beer, Wine Spirits On and Off Sale	APPLICATION DATE RECEIVED 2025-01-30
SECONDARY LICENSE(S) None selected	
LICENSEE Troy D Little	LICENSEE TYPE Individual
BIRTHDATE 1986-04-03	GENDER Male
SPOUSE	PREFERRED CONTACT METHOD Email
CONTACT PHONE (308) 637-1730	ALTERNATE PHONE
FAX	EMAIL edgeelectricllc@gmail.com
CORRESPONDENCE ADDRESS 70037 Johnson Dr. Minatare, NE 69356	
MAILING ADDRESS	
PHYSICAL ADDRESS	

MARITAL STATUS <b>Single</b>	
MANAGED BY AGENT <b>No</b>	
PREMISES TYPE <b>Restaurant with Bar</b>	PREMISES NAME <b>El Barrio Cantina</b>
OPERATOR <b>Troy D Little</b>	CORPORATE LIMIT DESIGNATION <b>Inside</b>
LEASE OR OWN <b>Lease</b>	EXPIRATION DATE <b>2028-10-31</b>
PHYSICAL ADDRESS <b>1802 East 20th Place Scottsbluff, NE. 69361</b>	
MAILING ADDRESS	
CONTACT NAME <b>Troy D Little</b>	PREFERRED CONTACT METHOD <b>Email</b>
CONTACT PHONE <b>(308) 637-1730</b>	ALTERNATE PHONE
FAX	EMAIL <b>edgeelectricllc@gmail.com</b>
PREMISES MANAGER <b>Troy D Little</b>	PREMISES MANAGER EMAIL <b>edgeelectricllc@gmail.com</b>
QUESTIONS  <b>Class C Beer, Wine Spirits On an</b>	

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 is applying, please list charges by each individual's name. Exclude minor traffic violations such as speeding. Include Driving Under the Influence, Driving Under Suspension & other similar charges. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

No

2. What are the building dimensions: Enter length and width in feet separated by a comma (i.e. L20, W15) \*Not square feet\*  
A simple sketch of the area to be licensed will be required to be uploaded in the Documents Section.. Include the length x width, direction of NORTH and number of floors of the building. (NO BLUEPRINTS)

L70, W70

3. Is there an outdoor area?

\*Must have permanent fencing securing the outdoor area. Please contact the local governing body for other requirements regarding fencing.

Yes

L30, W50

4. Will a basement be used for alcoholic storage or sale?

No

5. How many floors of the building? (excluding basement) Please indicate which floors will be included in the liquor license.

One floor only (on grade)

6. Is premises to be licensed within 150 feet of a church, school, hospital, home for indigent persons or for veterans, their wives, and children?

No

7. Is premises to be licensed within 300 feet of a college campus or university?

No

8. Are you acquiring any alcohol prior to obtaining this liquor license?

No

9. What date do you intend to open for business?

March 1, 2025

10 What are the anticipated hours of operation?

11 AM to 9 PM

11 Are you borrowing any money from any source, including family or friends, to establish and/or operate the business?

No

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

No

13 Is anyone listed on this application a law enforcement officer?

No

14 List the primary bank and/or financial institution 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.

Platte Valley Bank  
1212 Circle Dr.  
Scottsbluff, NE. 69361

15 Do you have prior experience or training in selling, serving or managing alcohol sales?

No

16 Are all individuals named in this application as a part of the ownership and/or manager over 21 years of age?

Yes

17 Do you intend to sell cocktails to go as allowed under Neb Rev. Statute 53-123.04(4)?

Yes

18 Do you intend to allow drive through services (curb side pick up) allowed under Neb Rev. Statute 53-178.01(2)

No

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

None

20 Has the premises location been previously licensed within the last 2 years?

No

21 Are you applying for a Temporary Operating Permit?

No

22 Per Nebraska Revised Statute 53-103.18 - Manager, defined: Manager means a person appointed by a corporation or limited liability company to oversee the daily operation of the business licensed in Nebraska. A manager shall meet all the requirements of the Nebraska Liquor Control Act as though he or she were the applicant, including residency.

What is the premises manager's name?

Troy Little

23 What is the manager's address?

70037 Johnson Dr.  
Minatare, NE. 69356

24 What is the manager's phone number?

308-637-1730

25 What county is the manager registered to vote in?

The manager must be a resident of the state of Nebraska. If the manager is not registered to vote they can complete their voter registration here - <https://www.nebraska.gov/apps-sos-voter-registration/>

Scottsbluff

26 What is the manager's email address? An email will be sent to them to obtain their personal information.

edgeelectricllc@gmail.com

27 Is the manager married?

No

#### DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Lease / Deed / Purchase Agreement	Lease.pdf.pdf	
Privacy Act Statement	scan_250130-121003.pdf	
Premises Description & Diagram	scan_250130-115119.pdf	
Business Plan	El Barrio Business plan.pdf	

#### APPLICANT

Troy Little

## DECLARATION

I (We) the applicant(s) agree and consent

By checking the box next to "I (We) the applicant(s) agree and consent", the applicant(s) hereby consent(s) to an investigation of background and release present and future records of every kind and description including, but not limited to, police records, tax records, bank or lending institution records, and corporate records. I consent to the release of any documents supporting any declarations made in this application and agree to provide any documents supporting these declarations to the Nebraska Liquor Control Commission (NLCC) or the Nebraska State Patrol (NSP) immediately upon demand. I agree to provide any record needed in furtherance of any investigation related to this application immediately upon demand to the NLCC or the NSP. I waive any right or cause of action that I may have against the NLCC, the NSP, or any other individual or entity disclosing or releasing any investigatory or supporting records related to this application or the review of this application.

I acknowledge that false information submitted in this application is grounds for denial of a license. Any license issued based on the information submitted in this application is subject to additional conditions, cancellation, revocation, or suspension if the information contained herein is incomplete, inaccurate, or fraudulent. I acknowledge that any changes to the information contained in this application must be reported to the NLCC. I acknowledge the review of this application will involve a criminal record check of all owners, partners, managers, officers and stockholders or members owning 25% interest in the applying entity and their spouses. Any license granted by the NLCC is subject to the provisions of the Nebraska Liquor Control Act and the Rules & Regulations of the NLCC, and that failure to comply with these provisions and rules may subject the license to suspension, cancellations, or revocation. I acknowledge that a licensee must keep complete, accurate, and separate records and that a licensee's records and books are subject to inspection by the NLCC. NLCC auditors and law enforcement officers are authorized to enter and inspect the licensed premises at any time to determine whether any provision of the Act, rule or regulation, or ordinance has been or is being violated. I acknowledge that it is the licensee's responsibility to comply with the provisions of the Nebraska Liquor Control Act and the Commission's rules and regulations.

If I am an individual applicant, I will supervise in person the management and operation of the business and operate the business authorized by the license for myself and not as an agency for any other person or entity. If I am a corporate applicant, I will ensure that an approved manager will supervise in person the management and operation of the business. If I am a partnership applicant, I will ensure one partner supervises the management and operation of the business.

I will operate the licensed business in compliance with all applicable laws, rules and regulations, and ordinances and to cooperate fully with any authorized agent of the NLCC.

I declare under penalty of perjury that I have read the contents of this application and, to the best of my knowledge, believe all statements made in this application are true, correct, and complete.

**Applicant Notification and Record Challenge:** An applicant's fingerprints will be used to check the criminal history records of the FBI. The applicant may complete or challenge the accuracy of the information contained in the FBI Identification Record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in 28 CFR 16.34.

# **El Barrio Cantina**

## **Business Plan**

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## **Executive Summary**

### **Bar and Restaurant Summary**

El Barrio Cantina will be located at 1802 E. 20th Pl. in Scottsbluff, NE. Our business owner is Troy Little. Our bar and restaurant will serve popular alcoholic and non-alcoholic drink items such as cocktails, beer and food. Our hours of operation will be from 11 AM To 9:00 PM seven days a week.

### **Target Market**

Our primary target market will be residents within a 30 -square-mile radius of our location.

### **Competitive Advantages:**

### **Financial Highlights**

For the first year, we project revenues of approximately \$1,052,904. The estimated expenses will be \$775,336. After taxes, we expect a net profit of \$210,484. This leads to a profit margin of approximately 19.99%. As our brand continues to grow, second-year progression is anticipated to yield a net income of about \$267,126. Within five years, net income should exceed \$385,432.

### **Funding Request**

To start operations, funding of \$20,000 in debt or equity from a bank or investor is required. Debt funding is expected to have a term of 1 year with an interest rate between 4% to 8%. Principal and interest payments will be made monthly, using profits from the business. For investors, a negotiated percentage of ownership in the Bar and Restaurant will be offered. Also, after the second year of profitability, investors will be compensated through semi-annual dividend payments from business cash flows.

## **Company Description**

### **Bar and Restaurant Summary**

El Barrio Cantina will be located at 1802 E. 20th Pl. in Scottsbluff, NE. Our business owner is Troy Little. Our bar and Restaurant will serve popular alcoholic and non-alcoholic drink items such as cocktails, beer, and food. Our hours of operation will be from 11 AM To 9:00 PM seven days a week.

### **Menu Items**

- Full liquor bar.
- National and regional beer selections.
- Full food menu.

### **Competitive Advantages**

Our bar and restaurant will have specific competitive advantages once our firm starts operations. First, we will periodically provide live entertainment. No other bar and restaurant in the area, to our knowledge, has committed to this business model. Further, our firm will embrace a “world-class service” concept. In this philosophy, our management team and the owner will instill the concept of world-class service in all that we do.

### **Primary Target Market**

Our primary target market will be residents within a 30-square-mile radius of our location.

### **Pricing Strategy**

Our pricing structure will be focused on the best value strategy. For this strategy, our management team will continually research prices of comparable alcoholic and non-alcoholic beverages offered by local bar and lounge competitors. From this research, we will create base menu item prices using the averages of competitors in the area.

### **Future Plans**

Within the next several months, our company will focus on documenting and optimizing business models. Once our business models are optimized, we will seek to explore expansion opportunities. Specifically, in 2 years, we envision having 2 Bar and Restaurants in operation. Within 5 years, we expect to have 3 total.

### **Hours of Operations**

Our hours of operations business model will be structured to ensure our Bar and Restaurant patrons' needs are met at a convenient time. From this, our organization will be open from 11 AM to 9 PM, seven days a week.

### **Location**

The proposed location size will be about 5,000 square feet. Approximately two-third of the area will be dedicated to the front of the house operations like a bar and restaurant area and high/low-top tables section. The rest of the area will be devoted to the back of the house operations, such as office space, kitchen, and storage.

### **Company Goals**

### **Technology**

Technological advancements have changed the way businesses in most industries operate. The Bar and Restaurant industry is no different. Our firm will utilize technological advancements in various ways. As new technological advances enter the market, our organization will evaluate the items continuously to determine if the advancement will improve operations or enhance our patrons' experience. If a beneficial determination is made, specific strategies will be created to incorporate it into our services.

### **Keys to Success**

### **Business Objectives and Timeline**

**1 - 3 Months**

- o Obtain funding.
- o Identify the facility and negotiate a purchase/rental agreement.
- o Engage in build out activities.
- o Hire and train employees.
- o Open for business.

**3 – 6 Months**

- o Start an advertising campaign.
- o Evaluate marketing strategy and implement it.
- o Evaluate business models.

**6 – 12 Months**

- o Optimize marketing strategies.
- o Optimize business models.
- o Examine the external environment for market opportunities.

## SWOT Analysis

## Industry Analysis

### Industry Overview: Bar and Restaurant Industry

The bar and restaurant industry competitors would include restaurants, lounges, bars, and pubs. For the most part, industry competitors serve both alcoholic as well as non-alcoholic beverages. A growing trend for this industry is providing food opportunities as well.

In the last five years, industry competitors have generated approximately \$26.7 billion in revenues. Over the same span of time, revenue growth was about -1.7% annually. In the next several years, industry competitors anticipated revenue growth annually at about 1.6%. Profits generated by competitors exceeded \$1.8 billion in the last year. From this, the average profit margin for industry participants is about 6.8%. There are approximately 71,000 businesses competing in this industry. These competitors employ over 393,000 individuals. The employer/employee ratio indicates that most competitors are micro-businesses, which means they employ less than 10 individuals.

### Industry Revenues and Growth

#### Key Trends

- Premiumization will likely continue to benefit industry operators.
- The rising popularity of craft beer, cider, specialty cocktails and wine has helped the industry.
- Industry profit growth can largely be attributed to the post-coronavirus economic recovery.

### Product and Services Segmentation

#### Products and Services Segmentation

Segment	Percent
Sale of Beer and Ale	34.00%
Sale of Distilled Spirits	35.00%
Other	31.00%



## **Organizational Structure**

### **Ownership**

**El Barrio Cantina** will be a bar and restaurant located at 1802 E. 20th Pl. Scottsbluff, NE. The owner is Troy Little

### **Organizational Chart**

## **Marketing**

The marketing strategy for El Barrio Cantina will include traditional, social media, and online methods to ensure maximum penetration in the bar and restaurant industry.

### **Networking**

*Word of Mouth:* One of the least expensive traditional marketing practices is the utilization and nurturing of ‘word-of-mouth’ advertising. To exploit this opportunity, we will encourage past patrons to share their experiences related to our Bar and Restaurant with co-workers, friends, and family. In doing this, not only will our firm improve brand recognition, but we also expect to save on advertising costs and increase net sales.

### **Traditional Marketing**

Our main traditional marketing channel will include a professionally designed sign for the front of the Bar and Restaurant. This sign will include our Bar and Restaurant name, logo, and slogan. The objective of the signage is to let potential patrons know our Bar and Restaurant theme and possible drink and food menu items offered.

### **Internet Marketing**

The importance of a professionally designed website cannot be understated. To exploit this opportunity, we will create and maintain a website and possibly a Yelp listing. The objective of the strategy is to have a strong presence on the web.

### **Social Media Marketing**

Social media advertising will include Instagram, Twitter, and Facebook. Using a three-channel approach to social media will ensure our message reaches a broad audience, which will include our target market. Also, several potential patrons will receive an advertising message on multiple social media outlets.

## **Strategies**

An often-overlooked portion of the business plan is a discussion of specific strategies that will create synergy within the company. In creating synergy, a sustainable competitive advantage may be created, which competitors will find difficult to duplicate.

### **Networking Strategy**

Effective networking has been proven to be a leading indicator of the future success of a company. To ensure maximum penetration in the market, El Barrio Cantina will join the Scottsbluff Chamber of Commerce. This membership will enable us to participate in networking activities, which will help continually build our professional network of contacts.

### **Competitive Strategy**

Our competitive strategy will be based on continually examining our external environment for competitive opportunities. Competitive opportunities may include optimizing our pricing, embracing innovations, and expanding our services offered.

### **Operations Strategy**

El Barrio Cantina operations strategy is focused on creating and documenting specific business models for continual optimization. To implement this strategy, our business owner will identify and document specific business models within the organization. As the business models are identified, careful notes will be taken related to various components and processes in the model. Once sufficient information is gathered related to the operating procedure, we will then create strategies to optimize the business model. After the optimization process is complete, we will then place the business model into our ever-changing standard operating procedure manual, which may be used for training, further optimization, or other purposes.

### **Strategic Planning**

As with most industries, the Bar and Restaurant industry is in continual flux due to new competitors entering the market and technological innovations. Because of the continually

evolving external environment, our leadership team will periodically meet for strategic planning purposes. Strategic planning may include optimizing marketing strategies, introducing new operational models, and or creating policies to mitigate external environmental challenges.

### **Marketing Strategy**

The marketing strategy for El Barrio Cantina will include traditional, social media, and online methods to ensure maximum penetration in the industry. Further, our marketing plan will create a competitive advantage by intertwining traditional, social media, and online marketing methods with a focused message to our target market.

## **Exit Strategy**

### **Expected Strategy**

Once an established and profitable business is established, the owner, Troy Little, may sell ownership in the firm. Avenues that may be explored include an initial public offering, acquisition by another firm, passed down to a family member, or private, third-party sale.

### **Detrimental Strategy**

In the event of unforeseen circumstances, a specific detrimental exit strategy has been developed. If the owner/management feels the operation should end, hourly staff will be fired, if any. Next, terminating the current lease will be negotiated for the company's location. Finally, inventory and or equipment will be sold for the highest possible price, with revenues being applied to breaking the lease and other debt obligations. Excess funds will be distributed based on ownership of shares.

# 1LEASE

This Lease is made JOE OSTRY by and between STORY LLC, as the Owner (Owner)  
and TROY LITTLE as the Tenant (Tenant).

STREET ADDRESS: 1802 E. 20<sup>TH</sup> PLACE SCOTTSBLUFF NE 69361

LEGAL DESCRIPTION: LT 2B, BLK 3, EAST PORTAL ADD SUB LT 2,  
BLK 3 Parcel ID- 0010119663

1. Property Definition. Whenever it is used in this Lease the term “the property” shall refer to the property described above including all improvements on or to it.
2. Lease. Owner agrees to lease to Tenant and Tenant agree to lease from Owner, the property upon the terms and conditions of this Lease.
3. Term. This agreement shall commence on JANUARY 1, 2025 and shall continue to and include October 31, 2028, unless extended or sooner terminated as provided in this Lease.
4. Rent. The Tenant shall pay to the Owner base rent for the property of in the amount of \$ 5000.00 per month for the term of this lease. Payable via ACH or Check for a period of 1/1/2025 through 10/31/2028. Tenant shall pay all utilities, necessary payments for business operations including parking lot maintenance and signage.
  - a. Late Payment Penalty fee of \$150.00 shall be automatically applied to rent if received after the 10<sup>th</sup> day of the month.

## EXTENSION OF LEASE :

For the period from November 1, 2028, through December 31, 2033 the base rent shall be the sum of \$ 5250.00, and include the additional 1/12 increase reflecting taxes and insurance adjustments for the prior year plus all utilities.

5. Rental Payment Date. The rent for the first month (or part of a month if the first month is not a full month) shall be paid at the time that this lease is signed by both parties. The rent for each succeeding month (or part month if the last period is not a full month) shall be due and payable monthly in advance on the first day of the rental month at the office of the Owner as stated in this lease or at such other place as the Owner shall direct.

a. Late Payment Penalty fee of \$50.00 shall be automatically applied to rent if received after the 10<sup>th</sup> day of the month.

6. Security Deposit Tenant shall pay to the Owner the sum of \$5000. to be held as a security deposit for the performance by the Tenant of all the Tenant’s promises contained in this Lease.

7. Utilities. Tenant agrees to pay from time to time, as the utility payments shall become due, all utility payments including water, gas, electricity, sewer, trash removal and similar payments.

8. Sign: The Owner has provided a sign and pole available for the Tenants use. This sign frame and pole will stay as possession of the owner, and if the Tenant wishes to utilize this, they may do so at their expense of designing panels, etc, to be placed within the sign frame. The

own expense, pay all maintenance and repair expenses for the property, except for the exterior of the building. The Tenant shall pay for the maintenance of all windows, doors and glass.

10. Owner Performing Tenant's Maintenance. In the event any of the Tenant's maintenance or repair is performed by the Owner or its designees, the Owner shall be entitled to reimbursement for any expenses incurred by the Owner. Amounts advanced shall bear interest from the date of the advance. Nothing in this paragraph shall be interpreted as requiring the Owner to perform any such acts independent of the requirements of the other provisions of this lease.

11. Parking Lot Maintenance. Tenant shall pay all costs of parking lot maintenance, including snow removal, painting stripes and sealing cracks. Tenant shall be responsible for all repairs of or replacement of the parking lot in a calendar year up to \$2000.00. Owner shall pay the costs of any repairs in excess of that amount.

12. Possession. Except as provided in this Lease, the Owner shall deliver possession of the premises on or before the commencement date of this Lease, subject to unavoidable delays beyond the Owner's control. Delivery of possession prior to commencement date shall not affect the expiration date of this Lease. If the premises shall not be available to the Tenant for occupancy on the first day of the term, the Owner shall not be liable to the Tenant for damages, but a pro-rata part of the rent shall be abated until the premises are ready for occupancy. The taking of possession of the premises by the Tenant shall be conclusive evidence that the premises are in the agreed-upon condition at the commencement of the lease term.

13. Unlawful Use. The Tenant agrees not to commit or permit any act to be performed on the property or any omission to occur which will be in violation of any statute, regulation, or ordinance of any governmental body.

14. Tenant Will Not Affect Owner's Insurance. The Tenant agrees not to commit or permit any act to be performed on the property or any omission to occur which will increase the insurance rate on the building or which will be in violation of any insurance policy carried on the premises by the Owner.

15. Owner's Access. The Owner, its employees, and its agents shall have access to the property at reasonable times for the purpose of inspection, cleaning, repairing, altering, or improving the premises or to exhibit the premises to prospective Tenants, purchasers or others. Nothing in this paragraph shall be interpreted as requiring the Owner to perform any such acts independent of the requirements of the other provisions of this lease. The Owner shall also be permitted to post notice of nonresponsibility for alterations, additions and repairs.

16. Owner Post Signs. During the last 90 days of the lease, the Owner may post signs on the walls, windows, or doors advertising that the property is for rent or for sale. The Tenant shall not take any action to prevent or interfere with the placement of the signs. The Tenant shall not remove, deface or damage any such signs.

17. Improvements, Alterations and Remodeling by Tenant. The Tenant shall be permitted to perform the improvements, alterations, or remodeling on or to the property as set forth in Exhibit A. attached to this Lease. Exhibit A is made a part of this Lease by this reference. Tenant agrees that the improvements shall be made at the sole expense of the Tenant. Any other improvements, alterations and remodeling shall be made only with the written consent of the Owner.

18. Alterations and Repairs by Owner. Except as provided in this lease, the Owner shall not be permitted to make any improvements or alterations to the property without the written consent of the Tenant. The Owner (after giving three days notice to Tenant to make the repairs) may make repairs to the premises without the written consent of the Tenant if it reasonably appears that the Tenant has failed to make the repairs. The Owner may make repairs to the premises without the written consent of the Tenant and without advance notice in an emergency situation. The cost of any such repairs made by the Owner pursuant to this paragraph may be charged to the Tenant as additional rent. Nothing in this paragraph shall be interpreted as requiring the Owner to perform any such acts.

19. Warranties of Title and Quiet Possession. The Owner warrants that the Owner has full right to make this lease subject to the terms of this lease, and the Tenant shall have quiet and peaceable possession of the premises during the term of this lease as against the acts of all parties claiming title to, or a right to the possession of, the property.

20. Restore Premises. In the event Tenant defaults or terminates this agreement. Tenant agrees Page 48 of 57

21. Assignment and Subletting. Tenant may not assign or transfer this lease or any interest in this lease or any portion of this lease without the prior written consent of Owner in each instance. Tenant may not sublet the property or any part of the property without the prior written consent of Owner in each instance. This provision shall apply to any assignment, transfer or sublease, whether by voluntary act, operation of law, or otherwise. Consent by the Owner to one assignment, transfer or sublease of this lease or the property shall not be a waiver to Owner's rights under this lease as to any subsequent assignment, transfer or sublease. Owner shall not unreasonably withhold consent to assign. No assignment, transfer or sublease shall release Tenant of its obligations under this lease.

22. If Tenant is a Corporation. If the Tenant is a corporation, then a merger, a consolidation, a reorganization, a liquidation, or any another change in the form of the corporation which results in a change in voting control of the corporation will be treated as an assignment of the lease requiring written consent of the Owner. Any transfer, hypothecation, or other change in the Ownership of the shares of voting stock of the Tenant which results in a change in voting control of the corporation will be treated as an assignment of the lease requiring written consent of the Owner. A change of the voting control of the Tenant occurs if the person or persons owning a majority of shares on the date of this lease no longer own a majority of the shares.

23. Collection of Rent from Assignees and Subtenants. Owner may collect any rents for this property directly from any assignee or Subtenant and apply the amount to the rent due under this lease. No such collection shall be a waiver of the provisions of paragraphs 21 and 22.

24. Owner May Assign. Owner's rights to assign this lease are and shall remain unqualified. No assignment by Owner shall release Owner of any of its obligations under this lease for any time prior to the date of the assignment.

25. Hazardous Substance. Tenant will not use, store, keep or permit any hazardous, toxic, explosive or flammable substances on the property without the express written consent of Owner.

26. Eminent Domain. If the premises are taken by any public authority under the power of eminent domain or sold to any public authority pursuant to threat of eminent domain, then division of damages shall be made as follows:

- A. The Owner shall receive the full appraised value of the building (valued at the greater of the value with this lease or the value without this lease),
- B. The Owner shall receive any other damages or other awards based upon considerations other than value of the building which were awarded to the Owner.
- C. The Tenant shall receive any excess amount of any damages over the Owner's full appraised value determined in subparagraph 26 above, which are awarded to the extent of the damages which Tenant has suffered for the loss of the remainder of its lease.
- D. The Owner shall receive any excess damages based upon the value of the building.
- E. The Tenant shall receive any other damages or other awards based upon considerations other than value of the building which were awarded to the Tenant. The allocation of damages shall be mutually agreed upon by the governmental authorities exercising the power of eminent domain, by the Owner and by the Tenant. In the event that there is not agreement on allocation as provided in this paragraph, the parties may agree to an award of damages for the value of the building and the lease.

27. Fire and Other Casualty. If fire or other casualty shall render the premises untenable, this lease shall terminate immediately and any prepayments of rent shall be refunded pro-rata by the Owner; provided, however, that if the premises can be repaired within ninety (90) days from the date of such event, then at the Owner's option, by notice in writing to the Tenant, mailed within thirty (30) days after such damage or destruction, this lease shall remain in full effect, but the rent for the period during which the premises are untenable shall be abated pro-rata.

28. Liability Insurance: The Tenant shall provide, at Tenant's expense, general liability coverage and any liability coverage which Owner may require as a result of the particular use of the Property. All insurers must be approved by and be satisfactory to Owner. All liability policies shall have such liability limits as may be required by Owner.

are part of the Property against loss by fire, lightning, and other perils covered by the standard all-risk endorsement (and any other perils which Owner may require), in an amount equal to at least 100% of the full replacement value thereof, with no deduction for depreciation, and shall maintain insurance against such other hazards and in such amount as is customarily carried by Owners and operators of similar properties and as Owner may require for its protection. Flood insurance shall be carried if any portion of the Property lies within a 500-year flood plain or if required by Owner. Tenant will comply with such other requirements as Owner may from time to time reasonably request for the protection by insurance of the interest of the respective parties.

30. Terms of Insurance. All insurance policies maintained pursuant to this lease shall name Tenant and Owner as insured's, as their respective interests may appear. All insurance policies maintained pursuant to this lease shall provide that there shall be no cancellation, non-renewal, termination for any reason, or modification without at least fifteen (15) days prior written notification to Owner. All policies of insurance required by this lease shall be delivered to and retained by Owner.

31. Failure to Renew or have Insurance Coverage. If any policy maintained pursuant to this lease is not renewed on or before fifteen (15) days prior to its expiration date or if no insurance policy is in force at any time, the Owner may procure such insurance, pay the premiums therefore, and such sums shall be immediately due and payable with interest, at the rate provided in this lease, until paid.

32. Proof of Loss Upon Damage to Property. If any loss occurs which may be covered by insurance, Tenant will immediately notify owner of the loss, and shall make proof of loss within the earlier of seven (7) days or the time required under the insurance policy. If Tenant fails to make the proof of loss, the Owner may make the proof of loss.

33. Settlement With Insurance Carrier. If the hazard insurance carrier refuses to pay a claim or offers to settle for less than the full cost of repairs or replacement, the Tenant shall advise the Owner. Tenant shall not make a settlement for less than the full cost of repair or replacement without the written consent of Owner. Any attorney fees or other costs which are incurred by Owner in any action against an insurance carrier shall be repaid by Tenant upon demand.

34. Insurance. It shall be the responsibility of the Tenant to assure that the property is covered by the needed hazard and public liability insurance policy or policies. The hazard insurance policies shall insure the premises against loss or damage by fire and other perils as required by the Nebraska Standard Fire Insurance Policy and extended coverage endorsements. Property damage shall be insured against in the amount of \$500,000.00. The public liability insurance policy shall provide coverage with a minimum limit of \$500,000.00. The payment of the premiums therefore shall be made by the Tenant as additional rent. The Tenant shall, at the request of the Owner, provide proof of insurance coverage required by this section. The Tenant shall name the Owner as an additional insured upon the policies.

35. Collection of an Amount Less than the Monthly Rent. Payment by Tenant or receipt by Owner of an amount less than the monthly rent under this lease shall be deemed to be a partial payment of the rent. No endorsement on any check shall be deemed an accord and satisfaction. Owner may accept such payment without prejudice to Owner's right to collect the balance of the rent.

36. Surrender: On the last day of the term of this lease or on the earlier termination of this lease, the Tenant shall peaceably surrender the premises in good condition and repair, reasonable wear and tear excepted consistent with the Tenant's duty to make repairs as provided in this lease. The Tenant shall at its expense remove all of its equipment from the premises, and any property not removed shall be deemed abandoned. All alterations, additions, and fixtures, other than the Tenant's equipment and trade fixtures, which have been made or installed by either the Owner or the Tenant on the premises shall remain as the Owner's property and shall be surrendered with the premises as a part of the premises. Trade fixtures shall not include any structural components of any buildings.

37. Failure to Surrender. If the premises are not surrendered at the end of the lease or on the earlier termination of the lease, the Tenant shall indemnify the Owner against any loss or liability resulting from delay by the Tenant in surrendering the premises. The indemnification includes, but is not limited to, claims made by any succeeding Tenant founded on such delay. Any succeeding Tenant is authorized to take legal action against Tenant to recover its damages from Tenant. The provisions of this section shall survive the termination of this lease.

38. Surrender of Keys. The Tenant shall promptly surrender all keys for the premises to the Owner at the place then fixed for payment of rent and shall inform the Owner of combinations on any locks and safes on the premises. Surrender of keys before the end of the lease shall not terminate this lease.

express written permission of the Owner. The provisions of this section shall survive the termination of this lease.

39. Holding Over. In the event that the Tenant remains in possession of the premises after the expiration of this lease without the execution of a new lease. Owner may take any legal action to remove the Tenant. If the Owner accepts a rent payment for a period of time after the end of the lease or otherwise acknowledges the tenancy, then Tenant is deemed to be occupying the premises as a Tenant from month--to-month. Any month-to-month tenancy is subject to all the conditions, provisions, and obligations of this lease. The base rent for the hold-over period shall be increased to 150% of the base rent due under the terms of this lease for the last year of the lease. The increased base rent shall then be adjusted by any CPI inflation index or by any other adjustment method provided in this lease.

40. Default of Tenant. A default by Tenant under this lease shall occur if any of the following occur, but a default is not limited to the following:

- A. Any one or more rent payments due from the Tenant to the Owner shall be and remain unpaid in whole or part after they are due and payable;
- B. The Tenant fails to provide insurance as required by this lease and the default continues for more than 10 days after notice from Owner;
- C. The Tenant violates or defaults in any of the other covenants, agreements, stipulations or conditions herein and such violation or default shall continue for a period of thirty (30) days after written notice from the Owner of such violation of default;
- D. If the Tenant shall become insolvent, make an assignment for the benefit of its creditors or if a receiver is appointed for the Tenant;
- E. If any guarantor of this lease shall become insolvent, make an assignment for the benefit of its creditors, a receiver is appointed for the guarantor, file a voluntary bankruptcy proceeding or have an involuntary bankruptcy petition filed against the guarantor which is not dismissed within 120 days; or
- F. Abandonment of the property by the Tenant (any absence by Tenant for more than seven days without notice to Owner shall be presumed to be an abandonment).

41. Owner's Remedies Upon Tenant's Default. The remedies provided in this paragraph not exclusive and are in addition to any other remedies now or later allowed by law upon default of Tenant:

A. The Owner may, at its option, declare this lease forfeited, the lease's term ended, have the right to reenter the property and have the right to take possession of the property without any further obligation to Tenant. Owner may remove all persons and property at the cost of Tenant.

B. Owner may instead elect to keep Tenant in possession and continue to have all rights and remedies under this lease. If Owner elects to keep Tenant in possession, Owner shall have the rights under subparagraph A for any future defaults or for any previous default which remains uncured

C. If Owner elects under subparagraph B to keep the lease in force, Owner may lease the premises at a rate of rent determined by Owner to be reasonable. Tenant shall pay to Owner any costs incurred in leasing the property and any rents under this lease in excess of the rent which Owner actually receives from new Tenant. The new Tenant may pay rents directly to Owner. Nothing in this paragraph shall be interpreted to release Tenant from any liability for any indemnification provided to Owner under this lease for any occurrence or omission prior to the date of termination of lease.

42. Taxes: Tenant shall pay the real estate taxes upon the property as set forth by the extension terms after initial period. Taxes shall be paid to Owner within 10 days from demand by Owner. If the Tenant does not occupy the property for an entire tax year, then the Tenant shall pay taxes upon a pro-rata basis. Taxes becoming delinquent during the calendar year shall be considered current taxes. Specifically requested by Tenant; taxes have been included in rental payment pro-rata per month, per request of Tenant.

43. Interest. If the Tenant fails to perform any of its promises contained in this lease, including the failure to pay rent, then any unpaid rent and any sum advanced by the Owner under the terms of this agreement shall bear interest from the due date or the date of payment by the Owner, respectively to the date of payment to the Owner by the Tenant at the rate of 16% per annum.

44. Default of Owner. The Owner shall not be deemed to be in default under this agreement Page 51 of 57

thereafter as may be necessary to cure such default where such default is of such a character as to reasonably require more than thirty (30) days to cure.

45. Tenant to Hold Owner Harmless. Except in the case of the negligence of the Owner, the Owner's agents or the Owner's employees, the Tenant agrees to indemnify and defend the Owner against any liability for damages to any person or property in or about the premises. The Owner shall not be liable to the Tenant, its agents, employees, representatives, Customers or invitees for any personal injury, death, or damage to property caused by theft, burglary, water, gas, electricity, fire or for any other cause occurring on or about the property.

46. Personal Property at Tenant's Risk. All personal property including fixtures kept, stored or maintained on the property shall be so kept, stored or maintained at the sole risk of the Tenant.

47. Tenant to Pay for Work Done for Tenant. The Tenant agrees to promptly pay all sums of money in respect to labor, services, materials, supplies or equipment furnished or alleged to have been furnished to or on behalf of the Tenant in or about the premises.

48. Construction Liens: The Tenant hereby agrees that the Tenant will not permit or allow any construction, mechanics, or materialman's liens to be placed on the Owner's interest in the premises during the term hereof. Notwithstanding the previous sentence, however, in the event any such lien shall be so placed on the Owner's interest, the Tenant shall take all steps necessary to see that it is removed within thirty (30) days of its being filed; provided, however, that the Tenant may contest any such lien, provided the Tenant first posts a surety bond in favor of and insuring the Owner in an amount sufficient to remove the lien pursuant to the terms of the Nebraska lien law.

49. No Partnership Joint Venture or Principal/Agent Relationship Created. Nothing in this agreement shall be interpreted as creating a partnership joint venture or relationship of principal and agent between the parties.

50. Cumulative Rights. No right or remedy given in this lease to the Tenant or the Owner is intended to be exclusive of any other right or remedy hereof provided by law. Each right and each remedy shall be cumulative and in addition to every other right or remedy given in this lease or now or hereafter existing at law or in equity or by statute.

51. Termination by Owner. The Owner and the Owner's successor or assigns shall have the right to terminate this lease at the end of any calendar month, if such person has first given to the Tenant or the Tenant's assigns a written notice of termination at least six months prior to the date of termination. The written notice may only be given upon the Owner's intention to remodel, remove or demolish the building or upon the sale of the building. Only the purchaser of the building may give this notice in the event of the sale of the building and the notice must be given within thirty (30) days of closing.

52. Reasonable Consent. Whenever the Owner's or the Tenant's consent shall be required under this lease, such approval or consent shall not be arbitrarily or unreasonably conditioned, delayed, or withheld. The consent of Owner or of Tenant shall be deemed to have been given, unless within twenty (20) days of the request for such approval or consent, the Owner or the Tenant, as appropriate, notifies the requesting party that the receiving party is denying such approval or consent. The refusal must state the reasonable ground for the refusal to grant such approval or consent.

53. Further Assurances. In addition to any other information which may reasonably be requested, any party shall without charge, at any time and from time to time hereafter, within ten (10) days after written request from another party for the same, certify by written instrument duly executed and acknowledged to any person, firm or corporation the following information which was specified in such request:

- (a) Whether this agreement has been supplemented or amended, and if so, the substance and manner of such supplement or amendment;
- (b) Whether this agreement is still valid;
- (c) The existence of any default under this agreement;
- (d) The existence of any claims or amounts owed to such party by any other party; and
- (e) The commencement and expiration dates of the term of this agreement

Any such certificate may be relied on by the party who requested it and by any other person, firm or corporation to whom it may be exhibited or delivered, and the contents of the certificate shall be binding on the party executing it.

54. Notice. If any notice is required to be given under this agreement, it may only be given Page 52 of 57

- A. Delivery by any means other than mail shall be effective upon receipt
- B. Delivery by mail may be by first class mail, certified mail or registered mail.
- C. Delivery by first class mail is complete upon the third postal business day after mailing.
- D. Delivery by certified mail or registered mail is complete upon delivery; if the certified mail is not delivered as a result of refusal to accept, then upon the date of the refusal to accept; or if there is a failure of delivery as a result of the inability of the post office to deliver after three attempts at delivery (to the last-known address as provided in this agreement) have been made, then upon the date of the last attempt.
- E. Delivery may be made to any agent for service of process.
- F. If the party is a corporation, delivery of notice may be made to any officer. If the party is a partnership, notice may be given to any partner.

address as  
date of

55. Addresses. For purposes of mailing of notice under this agreement or as otherwise required by law, the mailing addresses of the parties are:

Owner: STORY LLC Tenant:

2821 5<sup>th</sup> Avenue

SCOTTSBLUFF NE 69361

Each party shall supply any address changes to the other party in writing. Any party may change its address by giving notice in writing, stating its new address, to any other party as provided in paragraph 54. The newly designated address shall be that party's address for the purpose of all communications, demands, notices or objections permitted or required to be given or served under this lease.

56. Successors and Assigns. This agreement shall be binding on and shall inure to the benefit of the parties to this agreement and their respective assigns, executors, heirs, personal representatives, and successors.

57. Subordination. The Tenant agrees that at the Owner's election, this lease shall be subordinate to any land lease, mortgages or trust deeds now on or placed on the property and to any and all advances to be made thereunder, and to the interest thereon, and to all renewals, replacements and extensions thereof. The Tenant hereby appoints the Owner as its attorney-in-fact to execute such documents as may be required to accomplish such subordination.

58. Brokerage Fees. Each party to this lease warrants that it has not incurred any real estate brokerage fees, finders' fees, loan brokerage fees or any other fees to any third party in connection with this lease. In the event that any third party, other than those listed below, institutes legal action in any effort to recover such fees, the parties shall jointly defend such action. If a judgment is obtained against the parties jointly, the party responsible for breach of this warranty shall reimburse the other for the latter's attorney fees, court costs, expenses and share of the judgment.

59. Amendment. No amendment of this agreement shall be valid unless it is in writing and is signed by the parties or by their duly authorized representatives and unless it specifies the nature and extent of the amendment.

60. Severable Provisions. Each provision, section, sentence, clause, phrase, and word of this agreement is intended to be severable. If any provision, section, sentence, clause, phrase, or word hereof is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of this lease.

61. Entire Agreement: This agreement contains the entire understanding of the parties hereto with respect to the transactions contemplated hereby and supersedes all prior agreements and understandings between the parties with respect to such subject matter.

62. Representations. No representations, warranties, undertakings, or promises, whether oral, implied, written or otherwise, have been made by either party hereto to the other unless expressly stated.

in this agreement. Neither party has relied on any verbal representations, agreements, or understandings not expressly set forth in this agreement.

63. Duplicate Originals. This agreement may be executed in several duplicate originals, but all copies shall be only one agreement.

64. Captions, Headings or Titles. All captions, headings, or titles in the paragraphs or sections of this agreement are inserted for convenience of reference only and shall not constitute a part of this agreement as a limitation of the scope of the particular paragraphs or sections to which they apply.

65. Waiver. Any waiver by any party of a default of any other party of this agreement shall not affect or impair any right arising from any subsequent default. No custom or practice of the parties which varies from the terms of this agreement shall be a waiver of any party's right to demand exact compliance with the terms of this agreement.

66. Grammatical Changes. The use of any particular gender in this agreement shall refer to all genders. The use of the singular of an expression may be read as the plural and the use of the plural may be read as the singular.

67. Joint and Severable Liability. If there is more than one person liable under this agreement, the liability of each shall be joint and several.

68. Nebraska law. This agreement shall be construed and enforced in accordance with the laws of the state of Nebraska.

69. Soldier's and Sailor's Relief Act. No party is a member of the armed forces of the United States or of any of its allies. Each party states that the Soldiers and Sailors Relief Act does not apply to him, her or it.

70. Offer. Until this lease is signed on behalf of all parties to it, it shall be construed as an offer of the signing party to the other party. Time being of the essence, this lease must be executed by all parties on or before January 1, 2025 to be effective.

The parties have executed this agreement on the date first shown on the first page of this lease. Addendum A will accompany this agreement.

NAME OF TENANT, Tenant

By: Troy Little

Title: Owner of EL Barrio Cantina

STATE OF NEBRASKA )

NAME OF OWNER, Owner

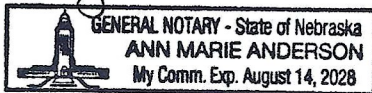
By: Lebra Greated CB for Astrey

Title: Officer of Strey LLC

COUNTY OF SCOTTS BLUFF ) ss

Acknowledged before me by NAME/TITLE OF OFFICER of NAME OF OWNER on

January 13<sup>th</sup>, 2025.



Ann Marie Anderson  
Notary Public

ADDENDUM:

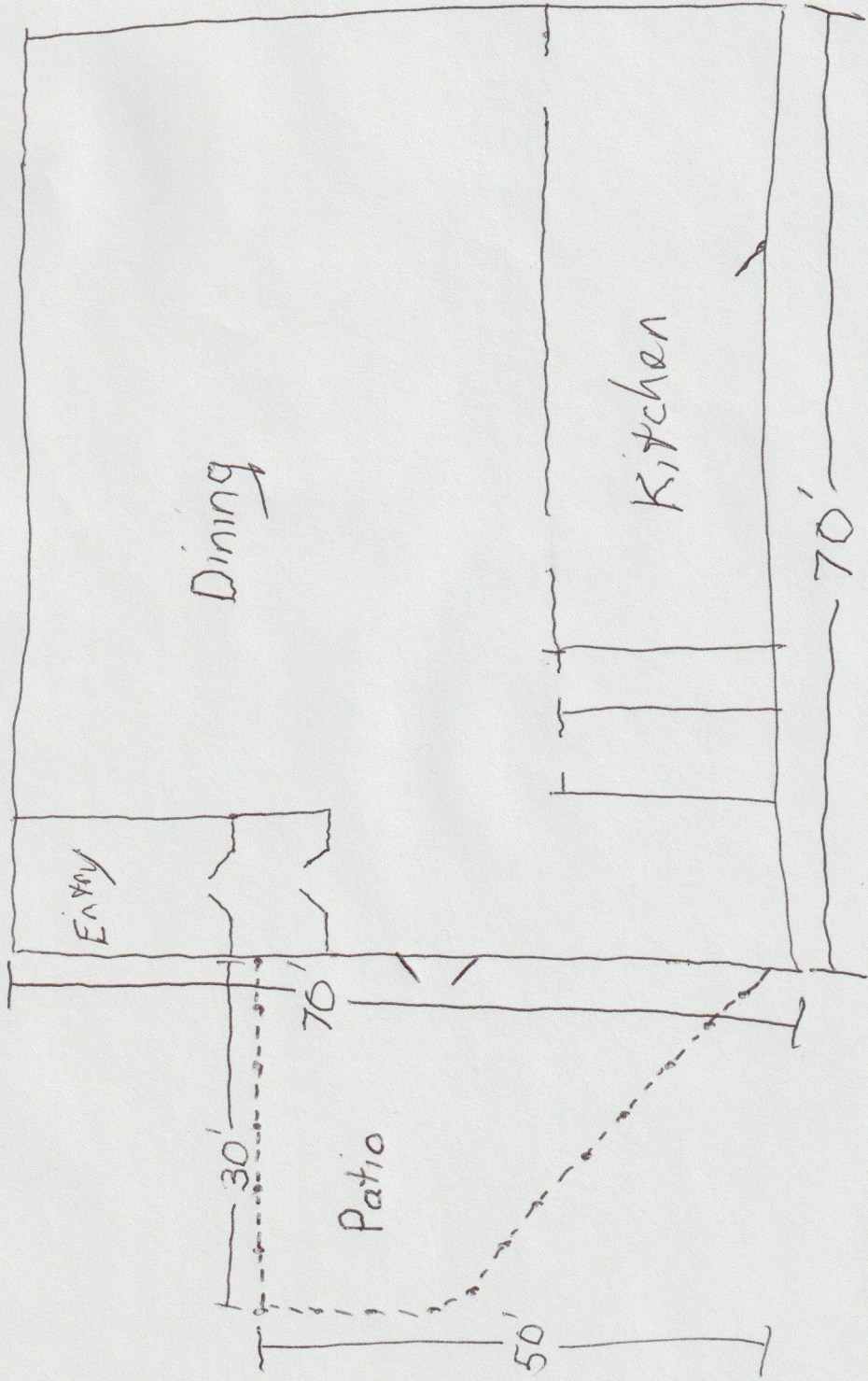
- (Tenant) to receive a remodel / improvement rent free period through February 28, 2025.
- Tenant will share any and all improvement designs concepts that they are wanting to incorporate and review the Owner. Reference: 18.A of lease
- (Tenant) to pay for their interior improvements including but not limited to paints, lighting, walls, interior doors, and any security measures as required by their insurance regarding the nature of their business.
- During the improvement remodel period the Tenant will assume costs of all utilities.
- Tenant to hold harmless Owner in regard to any and all licensed, unlicensed contractors performing improvements or work on said premises. Ref Lease 49.
- Tenant to provide verification of commercial insurance certificate annually
- Tenant to provide landlord with quarterly copies of hood suppression cleaning/ inspection.
- Tenant to provide landlord with annual fire suppression inspection documentation.
- Tenant to perform annual grease trap cleaning / maintenance.

Tenant has expressed interest in sanding floor and putting on a non slip sealant or comparable product.  
Landlord to pay for rental of sanding machine.

Tenant has expressed desire to put it new ceiling tiles on said property.  
Landlord to purchase ceiling tiles for entire front and back of house.

Tenant has expressed desire to redo tables attached to building.  
Landlord will not provide allowance for the updating of these tables.

↑ North



1 floor Only

**City of Scottsbluff, Nebraska**  
**Wednesday, February 26, 2025**  
**Regular Meeting**

**Item 8.a**

**East 'O' Watering Hole, 503 East Overland, Scottsbluff, NE.**

**Staff Contact:** Kimberley Wright