



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

**Regular Meeting**  
**November 12, 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. **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 4 of this agenda.)
4. **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.)
5. **Minutes**
  - a) Board to approve the minutes of the October 15, 2025 Regular Meeting.
6. **New Liquor License Applications**
  - a) Board to make a recommendation on the Class D Liquor License for Waheguru Ji Scottsbluff, LLC, 323 East Overland Drive, Scottsbluff, NE and naming Courtney Michael-Robinson as the Liquor License Manager.
  - b) Board to make a recommendation on the Class A Liquor License for Auto Plaza Joe Hessler, Inc. d/b/a Auto Plaza, 2425 Ave. I, Scottsbluff, NE and naming Lawrence J. Hessler as the Liquor License Manager.
7. **Other Business**
8. **Adjournment**

**City of Scottsbluff, Nebraska**  
**Wednesday, November 12, 2025**  
**Regular Meeting**

**Item 5.a**

**Board to approve the minutes of the October 15, 2025 Regular Meeting.**

**Staff Contact:** Kimberley Wright

City of Scottsbluff  
Liquor License Holders Investigatory Board  
Regular Meeting  
October 15, 2025 – 2:00 p.m.

The City of Scottsbluff Liquor License Holders Investigatory Board met in a regular meeting on Wednesday, October 15, 2025 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 October 11, 2025 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, Matt Huck, Scottsbluff Public Schools, Jennifer Heggem, Liquor License Holder, Kim Wright, City Clerk; Krisa Brass, Police Chief. Absent: Libby Stobel, City Attorney, Kelli Larson, Panhandle Prevention Coalition, Kevin Spencer, City Manager, and Emily Norman, WNCC.
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 south wall for the public's review.
3. Changes or additions to the agenda – None.
4. Citizens with business not scheduled on the agenda - None
5. Approve the June 11, 2025 Regular Meeting Minutes – Motion by Brass, second by Huck to approve the June 11, 2025 Regular Meeting Minutes, motion passed unanimously.
6. Welcome New Board Member – Jennifer Heggem, Liquor License Manager of Taco De Oro introduced herself and explained how excited she is to be a part of the committee. City Clerk Wright added Ms. Heggem was approved by Council at the October 6, 2025 meeting to become a member of the committee.
7. Election of Officers
  - a. Election of Chairman - City Clerk Wright opened the floor for nominations of Chairman. Committee Member Huck nominated Committee Member Margheim for Chairman. There were no other nominations from the floor. Committee Member Huck moved to cease nominations and name Andrea Margheim as Chairman of the Liquor License Holders Investigatory Board. The Motion was seconded by Committee Member Brass, motion passed unanimously.

- b. Election of Vice-Chairman - City Clerk Wright opened the floor for nominations of Vice Chairman. Committee Member Brass nominated Committee Member Heggem as Vice-Chairman of the Board. There were no other nominations from the floor. Committee Member Huck made the motion to cease nominations and name Jennifer Heggem as the Vice-Chairman of the Liquor License Holders Investigatory Board. The motion was seconded by Committee Member Brass, the motion passed unanimously.

## 8. Manager Change Amendment

Mr. Keith Stoney, Liquor License Manager Applicant for Walmart Store #867 approached and introduced himself. He explained he has been a manager of Walmart for 22 years and a liquor license manager for 13 years, adding this will be his first store selling hard liquor, however. He added they have had three compliance checks this year with no violations and that is due to the fact they ID all customers who purchase alcohol by entering their driver's license. When asked by Committee Member Margheim if employees could override the system, Mr. Stoney stated they could, if the ID would not scan, but it would show up on a report; they currently have less than 1/2 of a percent of overrides on the system. Mr. Stoney also informed that after 8:00 p.m. the alcohol section of the store will be chained off with a call box for those who would like to purchase. This is because they do not have an influx of customers in the store during that time and minors are also known to come into the store with backpacks and steal alcohol.

Committee Member Huck made a motion to send a positive recommendation to Council regarding naming Keith Stoney as the new liquor license manager of Walmart #867, 3322 Avenue I, Scottsbluff, NE. The motion was seconded by Committee Member Margheim. The motion passed unanimously.

## 9. Liquor License Compliance Issue

Ms. Olga Montelongo, liquor license manager of Montez Liquor, approached the Committee regarding a compliance failure the business received earlier this year. She stated she or a family member is always at the store. However, they were having a family dinner, so she asked a cashier from the previous owner to come and work, mentioning she even called her that night to remind her to check all ID's. That was not the case though, as she sold to a minor without checking the driver's license. Ms. Montelongo stated that after the violation, she and the family members who help her with the store, retook the Safe Serve training. In addition, they have had several meetings. Also, she, in the future, will not ask the cashier to work the store.

Committee Member Heggem commented about an app they use at Taco De Oro. She added they use a track phone that stays at the restaurant and is used just for checking ID's, stating everyone who purchased alcohol is asked for their ID. Once they receive the ID they check it and scan it on the phone where it turns green or red depending on the situation.

After discussion, Ms. Heggem stated she will reach out to Ms. Montelongo to show her the app.

10. Other Business

- a) Next meeting scheduled for November 12, 2025.

Committee Member Brass made a motion to adjourn the meeting at 2:25 p.m. The motion was seconded by Committee Member Huck. The motion passed unanimously.

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Andrea Margheim, Vice-Chairman

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Kim Wright, Secretary

# **City of Scottsbluff, Nebraska**

**Wednesday, November 12, 2025**

**Regular Meeting**

## **Item 6.a**

**Board to make a recommendation on the Class D Liquor License for Waheguru Ji Scottsbluff, LLC, 323 East Overland Drive, Scottsbluff, NE and naming Courtney Michael-Robinson as the Liquor License Manager.**

**Staff Contact:** Kimberley Wright



# Nebraska Liquor Control

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

## Application Copy

File Number: 127389

LICENSE TYPE Class D Beer, Wine, Spirits Off Sale Only	APPLICATION DATE RECEIVED 2025-10-06
SECONDARY LICENSE(S) None selected	
LICENSEE LEGAL NAME WAHEGURU JI SCOTTSBLUFF LLC	LICENSEE TYPE Corporation
DOING BUSINESS AS	CORPORATE NUMBER 2508345763
INCORPORATION DATE 2025-08-27	
CORRESPONDENCE ADDRESS 323 East Overland Dr Scottsbluff, NE 69361	
MAILING ADDRESS	
PHYSICAL ADDRESS	
CONTACT NAME Harpreet Sra	PREFERRED CONTACT METHOD Email
CONTACT PHONE (385) 508-0008	ALTERNATE PHONE

FAX

EMAIL

harpreet2228@gmail.com

CORPORATE STRUCTURE

NAME	POSITION/TITLE	PARENT COMPANY	% INTEREST
HARPREET SRA	PRESIDENT		100

ADDITIONAL INFORMATION

Temporary Operating Permit

LICENSE

License 093347 (Active) - Class D Beer, Wine, Spirits Off Sale Only (May 01, 2025 - Apr 30, 2026)  
CIGARETTE CHAIN (JERRY GEALY LLC)

MARITAL STATUS

Single

MANAGED BY AGENT

No

PREMISES TYPE

Liquor/Package Store

PREMISES NAME

CIGARETTE CHAIN

OPERATOR

HARPREET SRA

CORPORATE LIMIT DESIGNATION

Inside

LEASE OR OWN

Own

PHYSICAL ADDRESS

323 E Overland Dr, Scottsbluff, Nebraska, 69361

MAILING ADDRESS

323 E Overland Dr, Scottsbluff, Nebraska, 69361

CONTACT NAME harpreet sra	PREFERRED CONTACT METHOD Email
CONTACT PHONE (385) 508-0008	ALTERNATE PHONE
FAX	EMAIL harpreet2228@gmail.com
PREMISES MANAGER Courtney Michael - Robinson	PREMISES MANAGER EMAIL courtdmr1013@gmail.com

QUESTIONS

**Class D Beer, Wine, Spirits Off S**

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

Has any officer, member, owner, or manager named in 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 (& month if known) of the conviction or plea. This question includes traffic violations other than speeding. PLEASE NOTE: NOTIFICATION IS REQUIRED TO THE LIQUOR COMMISSION IF ANY ARRESTS OR CONVICTIONS OCCUR AFTER THE SUBMISSION OF THIS APPLICATION.

Yes  
(document uploaded)

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)

L42 W36

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

No

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

1

5. 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

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

No

7. Are you acquiring any alcohol prior to obtaining this liquor license? If you are purchasing a business with a current license; this includes alcohol purchased as part of a business purchase agreement.

Yes

(document uploaded)

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

10/20/25

9. What are the anticipated hours of operation?

SUNDAY-THURSDAY 8AM-10PM

FRIDAY, SATURDAY 8AM-11PM

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

No

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

No

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

No

13 What is the primary bank and/or financial institution to be utilized by the business AND list the individual(s) who are authorized to write checks and/or withdrawals on accounts at this institution.

US BANK

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

Yes

10 YEARS

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

Yes

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

No

17 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.

NA

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

Yes

19 Are you applying for a Temporary Operating Permit?

Yes

(document uploaded)

20 Is your lease or deed for the premises to be licensed in the name of the applicant, i.e., the LLC, Corporation or Individual. If you own the property in your personal name, but are applying as a LLC or Corporation, you will need to lease the property to your LLC or Corporation.

Yes

21 If applying as a LLC or Corporation; is your LLC or Corporation active with the Nebraska Secretary of State? (Please mark yes if applying as an individual or partnership)

Yes

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?

Courtney Michael - Robinson

23 What is the manager's address?

311 1/2 west 14th street / scottsbluff, ne 69361

24 What is the manager's phone number?

3087652761

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.

courtdmr1013@gmail.com

## 27 Is the manager married?

No

### DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Temporary Operating Permit (TOP)	TemporaryPermitApp .pdf	
Premises Description & Diagram	0010142568.1.jpg	
Alcohol Inventory	inventory-1.pdf	
Privacy Act Statement	Privacy Act Statement 09222025.pdf.pdf	
Lease / Deed / Purchase Agreement	BusinessAgreement.pdf	
Business Plan	BUSINESS PLAN.pdf	
Additional Document	Explanation of Convictions copy.pdf	accidental blank upload
Explanation of Convictions/Guilty Pleas	Explanation of Convictions.pdf.png	

### APPLICANT

harpreet sra

## 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.



## Additional Information Requested

File Number: 127389

LICENSE TYPE  Class D Beer, Wine, Spirits Off Sale Only	ADDITIONAL INFORMATION DATE RECEIVED  2025-10-06
SECONDARY LICENSE(S)  None selected	
LICENSEE LEGAL NAME  WAHEGURU JI SCOTTSBLUFF LLC	LICENSEE TYPE  Corporation
DOING BUSINESS AS	CORPORATE NUMBER  2508345763
INCORPORATION DATE  2025-08-27	
CORRESPONDENCE ADDRESS  323 East Overland Dr Scottsbluff, NE 69361	
MAILING ADDRESS	
PHYSICAL ADDRESS	
CONTACT NAME  Harpreet Sra	PREFERRED CONTACT METHOD  Email
CONTACT PHONE  (385) 508-0008	ALTERNATE PHONE

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ADDITIONAL INFORMATION

Temporary Operating Permit

LICENSE

License 093347 (Active) - Class D Beer, Wine, Spirits Off Sale Only (May 01, 2025 - Apr 30, 2026)  
CIGARETTE CHAIN (JERRY GEALY LLC)

ADDITIONAL INFORMATION REQUESTED

Please correct the seller's name on the Temporary Operating Permit form to be Jerry Gealy, LLC. Also, your requested date for the TOP has come and gone. Please choose a new date. After you make the changes you can submit the form using this one time link.

Also, please submit a Privacy Act Statement form for Courtney Michael-Robinson using this one time link as well.

Please put in the "Comments" box who is allowed to write checks on the bank account.

Hannah Teinert  
402.471.2735  
hannah.teinert@nebraska.gov

ADDITIONAL INFORMATION PROVIDED

Harpreet Sra

## DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Temporary Operating Permit (TOP)	TemporaryPermitupdated.pdf	TOP (updated)
Privacy Act Statement	PrivacystatementCourtney.pdf	Courtney Michael_Robinson (Privacy Statement)
Temporary Operating Permit (TOP)	TemporaryPermitupdated.pdf	TOP (updated)
Privacy Act Statement	PrivacystatementCourtney.pdf	Courtney Michael_Robinson (Privacy Statement)

## APPLICANT

harpreet sra

# APPLICATION FOR TEMPORARY OPERATING PERMIT

NEBRASKALIQUORCONTROL COMMISSION  
301 CENTENNIALMALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
website: [www.lcc.nebraska.gov](http://www.lcc.nebraska.gov)

This form must be signed by the Current Licensee (Seller) and the Applicant (Buyer).  
A Temporary Operating Permit (TOP) may be issued at the Commission's discretion when a licensed business is sold, and the business continues under new ownership. A complete application for a new license must be filed before a TOP can be granted.  
If issued, the Temporary Operating Permit is valid for 90 days. If subsequent reports reveal that the information provided in the application was inaccurate or incomplete, the Temporary Operating Permit may be cancelled.

Name of current licensee (Seller, e.g.. LLC or Corporation): JERRY GEALY, LLC

Name of applicant (Buyer; e.g. LLC or Coporation): Waheguru Ji Scottsbluff LLC

On this date 8/24/25 buyer and seller entered a contract for sale of the alcohol  
(Date)

related business known as: Cigarette Chain License #: 093347  
(Name of business currently licensed)

Located at:  
323 East Overland Dr, Scottsbluff, NE NE  
(Street Address) (City) (Zip Code)

Requested effective date of Temporary Operating Permit: 10/20/2025  
(The Seller's license will be terminated on this date) (Date)

*Seller hereby declares that they have no outstanding balances on all accounts with all Nebraska licensed wholesalers under Revised Section 53-123.02. Any seller who provides false information regarding such accounts is guilty of a Class IV misdemeanor for each offense.*

Jerry Gealy JERRY GEALY 10/06/25  
Signature of Seller Printed Name Date

*Buyer seeks to obtain a Temporary Operating Permit (TOP) to allow buyer to operate the business under the same terms and conditions of the current licensee subject to approval by Nebraska Liquor Control Commission for a period not to exceed 90 days.*

Harpreet Sra Harpreet Sra 10/06/25  
Signature of Buyer Printed Name Date

# ALCOHOL INVENTORY

Brand Name

Size Qty.

Brand Name

Size Qty.

**CURRENT  
INVENTORY AS  
OF 9/24/525  
ATTACHED**

# CIGARETTE CHAIN

323 EASTOVERLAND DRIVE  
SCOTTSBLUFF NE - 69361  
Phone : 308-635-2123 Fax: - -

## Stock Details

**Stock On 9/24/2025**

UPC	Item Name	Size	Case	Stock	UnitCost	Price	Margin
01801624	BUD 12OZ CAN 6PK	6PK	4	3	\$5.54	\$6.92	19.98%
01801828	BUD 16OZ CAN 6PK	6PK	4	1	\$6.74	\$8.65	22.11%
01804320	NATURAL LT 6 PK 16 OZ CANS	6PK	4	1	\$5.76	\$7.48	22.96%
01807822	NATURAL ICE 6 PK 16 OZ CANS	6PK	4	8	\$5.76	\$7.48	22.96%
01811524	BUD LT 16OZ CAN 6PK	6PK	4	3	\$6.74	\$8.65	22.11%
01818828	BUSCH LT 12OZ CAN 6PK	6PK	5	1	\$4.02	\$5.28	23.86%
018200006142	BUSCH NA 12PK CAN	12 PK	2	3	\$13.13	\$16.35	19.72%
018200007699	BUD LT 12PK BOTTLE	12 PK	2	14	\$11.90	\$14.81	19.65%
018200007712	BUD 12PK BOTTLE	12 PK	2	11	\$11.90	\$14.81	19.65%
018200008337	BUD LT 6PK BOTTLE	6PK	4	7	\$6.86	\$8.60	20.2%
018200008344	BUD 6PK BOTTLE	25OZ CAN	4	14	\$6.86	\$8.60	20.2%
018200009747	MIC AMBERBOCK 6PK BOTTLE	6PK	4	4	\$7.49	\$9.35	19.92%
018200059896	MIC ULTRA 6PK BOTTLE	6PK	4	12	\$7.49	\$9.11	17.81%
018200059902	MIC ULTRA 12PK BOTTLE	12 PK	2	12	\$13.23	\$17.99	26.49%
018200069918	MIC ULTRA 12PK CAN	12 PK	2	11	\$13.23	\$17.99	26.49%
018200110252	BUD 20PK BOTTLES	20PK BTL	1	6	\$19.00	\$22.43	15.29%
018200111433	BUD 16OZ CAN 24PK	24 PK	1	35	\$26.95	\$26.99	0.15%
018200111686	BUD 12OZ CAN 24PK	24 PK	1	13	\$22.15	\$22.19	0.18%
018200129896	MIC ULTRA PRICKLY PEAR 6PK BOTTLE	6PK	4	5	\$8.20	\$10.05	18.41%
018200149900	BUD LT LIME 12PK BOTTLE	12 PK	2	2	\$13.23	\$16.59	20.28%
018200149917	BUD LT LIME 6PK BOTTLE	6PK	4	1	\$7.49	\$9.81	23.67%
018200200779	NATURAL LT 15PK CAN	15PK	2	3	\$10.05	\$12.62	20.36%
018200202087	BUD LT SELT 12PK CAN	12 PK	2	1	\$14.80	\$18.22	18.77%
018200204241	MICHELOB ULTRA ZERO 12OZ	12PK CANS	2	6	\$14.00	\$17.99	22.18%
018200250002	BUD 25OZ CAN	25OZ CAN	15	40	\$1.68	\$2.25	25.19%
018200250019	BUD LT 25OZ CAN	25OZ CAN	15	64	\$1.68	\$2.25	25.19%
018200250040	BUSCH LT 25OZ CAN	25OZ CAN	15	16	\$1.51	\$2.20	31.36%
018200250064	BUD ICE 25OZ CAN	25OZ CAN	15	9	\$1.08	\$1.59	32.29%
018200250088	NATURAL ICE 25OZ CAN	24OZ CANS	15	5	\$1.52	\$2.34	34.9%
018200250101	MIC ULTRA 25OZ CAN	25OZ CAN	15	25	\$2.11	\$3.08	31.49%
018200250125	HURRICANE 25OZ CAN	25OZ CAN	15	67	\$1.22	\$1.68	27.58%
018200250149	BUD LT LIME A RITA 25OZ CAN	25OZ CAN	15	14	\$2.51	\$3.60	30.19%
018200255052	BUD LT STRAW-BER-RITA 25OZ CAN	25OZ CAN	15	13	\$2.53	\$3.60	29.63%
018200255083	BUD LT CHELADA LA ORIG 25OZ CAN	25OZ CAN	15	48	\$2.51	\$3.37	25.42%
018200255090	BUD CHELADA ORIG. 25OZ CAN	25OZ CAN	15	19	\$2.51	\$3.37	25.42%
018200255106	BUD CHELADA PICANTE 25OZ CAN	25OZ CAN	15	17	\$2.51	\$3.37	25.42%
018200255274	BUD LT CHELADA EXTRA LIMON 25OZ CAN	25OZ CAN	15	25	\$2.51	\$3.37	25.42%
018200261244	STELLA 25OZ CAN	24OZ CANS	15	10	\$2.40	\$3.04	20.94%
018200264344	BUD LT CHELADA TAJIN PINA 25OZ	25OZ CAN	15	4	\$2.51	\$3.37	25.42%
018200284434	NATURAL ICE 15PK CAN	15PK	2	4	\$10.05	\$12.62	20.36%

UPC	Item Name	Size	Case	Stock	Unit Cost	Price	Margin
018200530258	BUD LT 20PK BOTTLE BUD LT	25OZ CAN	1	8	\$19.00	\$22.43	15.29%
018200531439	16OZ CAN 24PK BUD LT 12OZ CAN	24 PK	1	16	\$26.95	\$26.99	0.15%
018200531682	24PK BUD LT 18PK CAN BUSCH	24 PK	1	24	\$22.15	\$22.19	0.18%
018200532184	12OZ CAN 30PK BUSCH LT 12OZ	18PK	1	6	\$16.40	\$20.79	21.12%
018200610301	CAN 30PK BUD LT 15PK 16OZ.	30PK	1	-1	\$20.10	\$23.60	14.83%
018200860317	ALUM BUD 16OZ. 15PK ALUM MIC	30PK	1	24	\$20.10	\$23.60	14.83%
018200965388	ULTRA 18PK BOTTLE MIC ULTRA	25OZ CAN	1	10	\$17.90	\$22.20	19.37%
018200965395	24PK CAN MIC ULTRA 18PK CAN	15PK	1	4	\$17.90	\$22.20	19.37%
018200966248	BUD LT CHELADA 6PK 12OZ CAN	25OZ CAN	1	5	\$18.55	\$22.90	19%
018200967153	BUSCH LT 16OZ CAN 6PK BUD LT	24 PK	1	41	\$24.25	\$28.50	14.91%
018200967214	CHELADA 16OZ 4PK CAN PABST	18PK	1	5	\$18.55	\$22.90	19%
01823024	16OZ 6PK CAN PABST 12PK CAN	6PK	4	8	\$8.73	\$11.99	27.23%
01842621	PABST 12PK BOTTLE PABST 6PK	6PK	4	9	\$6.76	\$8.74	22.63%
01886625	BOTTLE MODELO ELITO 24 PK 7OZ	4PK	6	2	\$7.18	\$9.25	22.43%
02207412	BOTTLE MODELO CHEL MANGO	6PK	4	8	\$4.90	\$5.84	16.1%
022100001701	24OZ CAN	12 PK	2	4	\$9.20	\$10.98	16.21%
022100002883		12 PK	2	2	\$9.60	\$12.29	21.89%
022100002890		6PK	4	3	\$4.80	\$6.29	23.69%
033544000212		24 PK	1	2	\$17.95	\$23.13	22.4%
033544000267		24OZ CANS	12	1	\$2.53	\$3.60	29.86%
033544000809	MODELO CHEL PINA PICANTE 24OZ CAN	24OZ CANS	12	39	\$2.53	\$3.60	29.86%
033544001301	MODELO CHEL LIMON Y SOL GREEN 12PK CAN	12 PK	2	3	\$15.28	\$18.69	18.27%
033544001585	MODELO NARAJA PICOSA 24OZ CAN	24OZ CANS	12	2	\$2.53	\$3.60	29.86%
033544001776	MODELO CHEL VARIETY ORANGE 12PK CAN	12 PK	2	2	\$15.28	\$18.69	18.27%
033544001875	MODELO CHEL SANDIA PICANTE 24OZ CAN	24OZ CANS	12	15	\$2.53	\$3.60	29.86%
033544001882	MODELO CHEL. RED 12PK CAN	12 PK	2	1	\$15.28	\$18.69	18.27%
033544002315	MODELO CHEL FRESA PICANTE 24OZ CAN	24OZ CANS	12	1	\$2.53	\$3.60	29.86%
033544002445	CORONA SUNBREW 25OZ CAN	12 PK	12	3	\$2.53	\$3.60	29.86%
033544950319	PACIFICO 12OZ 12PACK	6PK	2	4	\$15.28	\$18.69	18.27%
033544950517	CORONA FAMILIAR 6PK BOTTLE	12 PK	4	7	\$7.96	\$9.81	18.83%
033544950531	CORONA FAMILIAR 12PK BOTTLE	24OZ	2	7	\$15.28	\$18.69	18.27%
033544950609	MODELO CHEL. LIMON Y SOL 24OZ CAN	CANS	12	22	\$2.53	\$3.60	29.86%
033544950906	MODELO ESPECIAL 32OZ BOTTLE	SINGLE	12	36	\$3.04	\$3.97	23.38%
03401615	MIL BEST ICE 16OZ 6PK CAN	6PK	4	6	\$4.38	\$5.47	20.02%
03403118	MILLER HIGH LIFE 32OZ	32OZ	12	16	\$1.47	\$2.38	38.2%
034100008710	STEEL RESERVE 24OZ SPIKED STRAW	24OZ CANS	12	20	\$1.19	\$1.59	25.31%
034100012823	STEEL RESERVE 24OZ ORANGE SODA	24OZ CANS	12	24	\$1.19	\$1.59	25.31%
034100013097	STEEL RESERVE 24OZ CHERRY SLUSHIE	24OZ CANS	12	26	\$1.19	\$1.59	25.31%
034100013417	MILLER HIGH LIFE 30PK	30PK	1	4	\$17.10	\$20.60	16.99%
034100013547	STEEL RESERVE 24OZ SPIKED LEMON	24OZ CANS	12	32	\$1.19	\$1.59	25.31%
034100015053	MILLER HIGH LIFE 6PK BOTTLE	6PK	4	4	\$4.49	\$5.37	16.43%

UPC	Item Name	Size	Case	Stock	Unit Cost	Price	Margin
034100015091	MILLER HIGH LIFE 12PK BOTTLE	12 PK	2	2	\$8.00	\$9.35	14.44%
034100073442	MIL BEST LT 15PK	12 PK	2	4	\$7.60	\$9.11	16.58%
034100303440	MIL BEST ICE 15PK	15PK	2	2	\$7.60	\$9.11	16.58%
034100573065	MILLER LITE 12OZ CAN 24PK	24 PK	1	15	\$22.15	\$22.19	0.18%
034100573409	Z MILLER LITE 18PK BOTTLES		1	1	\$16.00	\$18.69	14.39%
034100575052	MILLER LITE 6PK BOTTLE	6PK	4	4	\$6.86	\$8.60	20.2%
034100575090	MILLER LITE 12PK BOTTLE	12 PK	2	4	\$11.50	\$14.35	19.86%
034100576363	MILLER LITE 12PK 12OZ CANS	12 PK	2	2	\$0.00	\$8.99	100%
034100576530	MILLER LITE TEXAS 12PK CAN	12 PK	2	2	\$11.90	\$14.02	15.12%
034100807412	HAMMS 30PK	30PK	1	3	\$14.45	\$17.06	15.3%
03417315	HAMMS 16OZ 6PK CAN	6PK	4	5	\$4.00	\$4.99	19.84%
03418518	MICKEYS 40OZ BOTTLE	40OZ	12	14	\$2.24	\$3.36	33.28%
03421716	MICKEYS 24OZ CAN	24OZ CANS	12	23	\$1.40	\$2.34	39.99%
03424111	OLDE ENGLISH 40OZ BOTTLE	40OZ	12	15	\$2.10	\$3.13	32.91%
03435515	MILLER LITE 24OZ CAN	24OZ CANS	12	15	\$1.68	\$2.15	21.71%
03435719	MILLER LITE 16OZ CAN 6PK (RING)	6PK	4	2	\$6.54	\$8.41	22.27%
03466913	MIL BEST ICE 32OZ	32OZ	12	44	\$1.38	\$1.96	29.85%
071439348063	ROLLING ROCK 6PK BOTTLE	6PK	4	4	\$6.80	\$8.41	19.14%
071439400167	ROLLING ROCK 16OZ 6PK CAN	6PK	4	6	\$6.61	\$8.41	21.37%
071990000486	COORS LIGHT 12PK CAN	12 PK	2	-1	\$11.90	\$13.32	10.66%
071990095116	BLUE MOON 6PK	6PK	4	5	\$7.50	\$9.11	17.67%
071990095277	COORS LT ALUM 15PK	15PK	1	4	\$17.90	\$21.03	14.88%
071990100025	COORS BANQ. 16OZ. 6PK	6PK	4	5	\$7.40	\$9.11	18.77%
071990116002	COORS BANQ 12OZ CAN 24PK	24 PK	1	16	\$22.15	\$25.47	13.03%
071990300654	COORS LIGHT 24OZ	24OZ CANS	12	16	\$1.68	\$2.10	19.84%
071990300784	COORS LT 18PK BOTTLE	18PK	1	4	\$16.45	\$18.69	11.99%
071990301040	COORS LIGHT ALUM 9PK	9PK	2	3	\$11.50	\$13.78	16.55%
071990301286	COORS LT 16OZ 24PK	24 PK	1	7	\$26.95	\$26.99	0.15%
071990316006	COORS LT 12OZ 24PK	24 PK	1	10	\$22.15	\$22.19	0.18%
071990320003	COORS LIGHT 16OZ CAN 6PK	6PK	4	3	\$6.74	\$8.65	22.11%
071990480080	KEYSTONE LT 16OZ 6PK	6PK	4	24	\$5.90	\$7.34	19.62%
071990480196	KEYSTONE LT 30PK	30PK	1	9	\$19.60	\$22.90	14.41%
071990480240	KEYSTONE LT 24OZ.	24OZ CANS	12	14	\$1.46	\$1.96	25.51%
071990480455	KEYSTONE LT 15PK	15PK	2	6	\$10.05	\$12.38	18.82%
07199840	COORS LT 12OZ CAN 6PK	6PK	4	1	\$5.54	\$6.92	19.98%
072311630122	DOS EQUIS 6PK	6PK	4	4	\$7.38	\$9.11	19.05%
072311630214	SOL 12OZ 6PK BOTTLE	6PK	4	4	\$6.75	\$8.88	23.99%
072890000118	HEINEKEN 6PK BOTTLE	6PK	4	2	\$7.63	\$9.35	18.45%
072890004789	HEINEKEN 22OZ	22OZ	12	17	\$2.45	\$3.27	25.08%
078250003287	STEEL RESERVE 24OZ	24OZ CANS	12	45	\$1.19	\$1.59	25.31%
078250006059	STEEL RESERVE 24OZ BLACKBERRY	24OZ CANS	12	25	\$1.19	\$1.59	25.31%
078250006141	STEEL RESERVE 24OZ PINEAPPLE	24OZ CANS	12	22	\$1.19	\$1.59	25.31%
078250006189	STEEL RESERVE 24OZ WATERMELON	24OZ CANS	12	19	\$1.19	\$1.59	25.31%

UPC	Item Name	Size	Case	Stock	Unit Cost	Price	Margin
078250006271	STEEL RESERVE 24OZ BLUE RAZZ	24OZ CANS	12	16	\$1.19	\$1.59	25.31%
080660953014	PACIFICO CLARA 12OZ 6PK BOTTLE	6PK	4	3	\$7.96	\$11.00	27.61%
080660954011	CORONITA 6PK BOTTLE	6PK	4	19	\$4.49	\$6.07	26.07%
080660954080	CORONITA 24PK 7OZ BOTTLE	24 PK	1	-4	\$17.95	\$23.13	22.4%
080660956053	CORONA 6PK BOTTLE	6PK	4	18	\$7.96	\$9.81	18.83%
080660956084	CORONA 24PK BOTTLE	24 PK	1	6	\$27.60	\$32.48	15.02%
080660956152	CORONA 12PK BOTTLE	12 PK	2	26	\$15.28	\$18.69	18.27%
080660956435	CORONA 24OZ CAN	25OZ CAN	12	13	\$2.53	\$3.60	29.86%
080660956800	CORONA 18PK BOTTLE	25OZ CAN	1	6	\$21.35	\$25.23	15.38%
080660956831	CORONA FAMILIAR QT BOTTLE	25OZ CAN	12	31	\$3.04	\$4.11	25.99%
080660956954	CORONA 12PK CAN	12 PK	2	3	\$15.28	\$18.69	18.27%
080660957104	MODELO 24PK CAN	24 PK	1	10	\$25.60	\$32.71	21.74%
080660957111	MODELO 18PK CAN	25OZ CAN	1	6	\$19.80	\$25.23	21.52%
080660957159	MODELO 12PK CAN	12 PK	2	1	\$12.80	\$18.69	31.51%
080660957210	MODELO ESPECIAL 24OZ CAN	24OZ CANS	12	23	\$2.53	\$3.60	29.86%
080660957555	MODELO 6PK CAN	6PK	4	1	\$6.40	\$9.35	31.55%
080660957579	MODELO 12PK BOTTLE	12 PK	2	28	\$15.28	\$19.63	22.19%
080660957654	MODELO 6PK BOTTLE	6PK	4	7	\$7.96	\$9.81	18.83%
080660957760	MODELO 24PK BOTTLE	24 PK	1	8	\$27.60	\$33.64	17.95%
080660957852	MODELO NEGRA 6PK BOTTLE	6PK	1	8	\$27.60	\$33.64	17.95%
080660957968	MODELO CHELADA 24OZ CAN	24OZ CANS	12	21	\$2.53	\$3.60	29.86%
080660958811	VICTORIA 6PK BOTTLE	6PK	4	5	\$7.96	\$10.28	22.54%
082184203088	JACK D 6PK PEACH	6PK	4	1	\$7.19	\$8.88	19.06%
082184226018	JACK D 6PK DOWN HOME PUNCH	6PK	4	6	\$7.19	\$8.88	19.06%
082184226032	JACK D 6PK WATERMELON	6PK	4	3	\$7.19	\$8.88	19.06%
082184226056	JACK D 6PK BLACK JACK COLA	12 PK	4	2	\$7.19	\$8.88	19.06%
087692003786	TWISTED TEA PARTY 12PK CANS	24OZ	2	6	\$15.25	\$17.76	14.13%
087692004905	TWISTED TEA 24OZ PEACH	CANS 24OZ	12	13	\$2.38	\$2.80	15.18%
087692010753	TWISTED TEA 24OZ BLACK CHERRY	CANS 24OZ	12	19	\$2.38	\$2.80	15.18%
087692016144	TWISTED TEA 24OZ PINEAPPLE	CANS 24OZ	12	9	\$2.38	\$2.80	15.18%
087692212317	TWISTED TEA 24OZ MANGO	CANS 24OZ	12	19	\$2.38	\$2.80	15.18%
087692752318	TWISTED TEA 24OZ HALF N HALF	CANS 6PK	12	27	\$2.38	\$2.80	15.18%
087692831020	TWISTED TEA 6PK BOTTLE	12 PK	4	5	\$8.50	\$9.99	14.91%
087692831341	TWISTED TEA ORIG. 12PK CANS	24OZ	2	7	\$15.25	\$17.76	14.13%
087692832317	TWISTED TEA 24OZ ORIG.	CANS 24OZ	12	18	\$2.38	\$2.80	15.18%
087692852315	TWISTED TEA 24OZ RASPBERRY	CANS 24OZ	12	21	\$2.38	\$2.80	15.18%
089826130283	SOL CHEL. 24OZ CAN	CANS 12 PK	12	18	\$2.10	\$3.15	33.2%
12B	BUD 12OZ CAN 12PK	12 PK	2	1	\$11.08	\$13.32	16.85%
12BL	BUD LT 12OZ CAN 12PK	12 PK	2	1	\$11.08	\$13.32	16.85%
12BU	BUSCH 12OZ CAN 12PK	12 PK	3	0.5	\$6.70	\$9.81	31.7%
12BUL	BUSCH LT 12OZ CAN 12PK		3	1.5	\$6.70	\$9.81	31.7%

UPC	Item Name	Size	Case	Stock	Unit Cost	Price	Margin
12C 12MOD 55	COORS LT 12OZ CAN 12PK MODELO	12 PK	2	1	\$11.08	\$13.32	16.85%
613008772505	12PK 12OZ CAN LOOSE CANS OF BEER	12 PK	2	12	\$12.80	\$18.69	31.51%
635985060741	JUMEX HARD NECTAR VARIETY 12PK		1	-85	\$0.00	\$0.50	100%
635985067443	MIKES 6PK BLUE BERRY LIME MIKES	12 PK	2	3	\$15.15	\$18.99	20.22%
635985100621	6PK BLACK CHERRY MIKES 6PK	6PK	4	4	\$8.63	\$10.69	19.32%
635985190028	LEMONADE MIKES 6PK HARD PEACH	6PK	4	4	\$8.63	\$10.69	19.32%
635985224136	LEMONADE MIKES 6PK HARD		4	3	\$8.63	\$10.69	19.32%
635985548904	STRAWBERRY WHITE CLAW VARIETY	6PK	4	4	\$8.63	\$10.69	19.32%
635985606116	12PK #3 MIKES 6PK CRANBRY LMNADE	6PK	4	4	\$8.63	\$10.69	19.32%
635985800170	LN **MIKES SELTZERS 12 PK SIG BEER	12 PK	2	2	\$15.25	\$17.76	14.13%
75	CAN OR BOTTLE NASTY BEAST VARIETY	6PK	4	5	\$8.63	\$10.69	19.32%
810117130183	12PK NASTY BEAST VARIETY HARD TEA	12 PK	2	-4	\$16.00	\$19.99	19.96%
810117130329	12PK NASTY BEAST HARD TEA 24OZ		1	-147	\$0.00	\$0.75	100%
810117130350	CAN	12 PK	2	3	\$14.40	\$19.16	24.84%
		12 PK	2	3	\$14.40	\$19.16	24.84%
		24OZ CANS	12	7	\$2.28	\$3.27	30.17%
815829010044	CAYMAN JACK 12PK ADVENTURE PK	12 PK	2	2	\$15.25	\$19.63	22.31%
815829010068	CAYMAN JACK 6PK ORIG	6PK	4	1	\$8.00	\$10.28	22.18%
815829010853	CAYMAN JACK 24OZ MARG	24OZ CANS	12	16	\$2.54	\$3.39	25.02%
833050004205	JOOSE 24OZ MANGO	24OZ CANS	12	19	\$2.25	\$2.80	19.64%
833050004823	JOOSE 24OZ SCREWDRIVER	24OZ CANS	12	38	\$2.25	\$2.80	19.64%
833050005417	JOOSE 24OZ BLACKBERRY	24OZ CANS	12	20	\$2.25	\$2.80	19.64%
833050006520	JOOSE 24OZ BLACK CHERRY	24OZ CANS	12	17	\$2.25	\$2.80	19.64%
833050006681	JOOSE 24OZ BLUE LEMONADE	24OZ CANS	12	20	\$2.25	\$2.80	19.64%
833050009958	JOOSE 24OZ JUNGLE JOOSE	24OZ CANS	12	18	\$2.25	\$2.80	19.64%
850677006092	HOOP TEA SPIKED ICED TEA 3-LT PEACH	3L	4	4	\$5.00	\$9.99	49.95%
850677006207	HOOP TEA VARIETY 12 OZ CANS	12 PK	2	-2	\$14.00	\$22.49	37.75%
850677006443	HOOP TEA SPIKED ICED TEA 3-LT	3L	4	3	\$5.00	\$9.99	49.95%
851133006120	BEAT BOX FRUIT PUNCH	500ML	12	13	\$2.80	\$3.99	29.82%
851133006137	BEAT BOX BLUE RAZ	500ML	12	11	\$2.80	\$3.99	29.82%
851133006151	BEAT BOX PINK LEMONADE WINE	500ML	12	6	\$2.80	\$3.99	29.82%
851133006519	BEAT BOX JUICY MANGO	500ML	12	-1	\$2.80	\$3.99	29.82%
851133006731	BEAT BOX GREEN APPLE	500ML	12	11	\$2.80	\$3.99	29.82%
854076006899	Z TIVOLI OUTLAW 16OZ 6PK		4	1	\$4.00	\$5.99	33.22%
860010695852	BEAT BOX CHERRY LIMEADE	500ML	12	12	\$2.80	\$3.99	29.82%
99	LOOSE BOTTLES OF BEER		1	-58	\$0.00	\$0.75	100%
080480015329	Z BAC SILVER 1.75ML	1.75ML	6	6	\$23.74	\$29.74	20.19%
080480015404	BACARDI SILVER GLASS 750ML (DROP)	750 ML	12	2	\$14.04	\$17.66	20.47%
080480015602	BACARDI SILVER 375ML	375ML	24	1	\$6.96	\$9.11	23.62%
080480015701	Z BACARDI SILVER 200ML	200ML	24	15	\$4.01	\$5.12	21.66%
080480025328	Z BAC GOLD 1.75ML	1.75ML	6	4	\$24.29	\$30.54	20.47%
080480025465	BACARDI GOLD 750ML	750 ML	12	12	\$14.08	\$17.65	20.25%
080480025700	BACARDI GOLD 200ML	200ML	24	7	\$4.04	\$5.12	21.06%

UPC	Item Name	Size	Case	Stock	Unit Cost	Price	Margin
080480026219	BACARDI GOLD 50ML	50 ML	120	112	\$0.76	\$1.17	35.19%
080660010700	99 PINEAPPLES 50ML	50 ML	120	38	\$0.76	\$1.17	35.19%
080660113692	99 BLACK CHERRIES 50ML	50 ML	120	135	\$0.76	\$1.17	35.19%
080660472072	BARTON VODKA 375ML	375ML	24	11	\$3.14	\$4.16	24.63%
080660620992	99 BANANAS 50ML	50 ML	120	25	\$0.76	\$1.17	35.19%
080686001010	JIM BEAM RED STAG 50ML	50 ML	120	69	\$0.76	\$1.07	29.13%
080686001607	JIM BEAM 375ML	375ML	24	23	\$7.98	\$10.59	24.65%
080686001904	JIM BEAM 50ML	50 ML	120	170	\$0.76	\$1.17	35.19%
080686006589	JIM BEAM APPLE 50ML	50 ML	120	68	\$0.76	\$1.17	35.19%
080686009931	JIM BEAM PONEAPPLE 50ML	50 ML	120	45	\$0.76	\$1.17	35.19%
080686021179	JIM BEAM PEACH 50ML	50 ML	120	3	\$0.76	\$1.17	35.19%
080686036012	TWISTED TEA WHISKEY 50ML	50 ML	120	31	\$0.75	\$1.17	35.54%
080686961086	Z COURVOISIER 375ML	375ML	12	3	\$17.50	\$22.99	23.88%
081128202880	Z OLD FORESTER WHISKEY ROW 375ML	375ML	6	4	\$67.07	\$84.99	21.09%
082000759102	Z CAP. MORGAN 1.75ML	1.75ML	6	6	\$28.81	\$37.39	22.96%
082000771548	CROWN ROYAL APPLE 200ML	200ML	44	57	\$5.76	\$7.44	22.52%
082000771555	CROWN ROYAL APPLE 375ML	375ML	24	13	\$11.89	\$15.99	25.65%
082000782919	CROWN ROYAL PEACH 750ML	750 ML	12	6	\$27.18	\$37.27	27.06%
082000789550	CROWN ROYAL BLACKBERRY 750ML	750 ML	12	2	\$27.57	\$37.38	26.24%
082000795391	CROWN ROYAL PEACH 375ML	375ML	24	6	\$11.91	\$14.99	20.54%
082000807964	CROWN WHSKY SOUR BLK CHRY 375	375ML	12	8	\$11.00	\$16.99	35.26%
082000808527	CROWN ROYAL GIFT SET 750ML	750 ML	6	6	\$28.17	\$34.04	17.25%
082184000052	JACK DANIELS 50ML	50 ML	120	80	\$2.01	\$2.59	22.46%
082184000342	Z JACK DANIELS TENN. HONEY 375ML	375ML	24	6	\$7.78	\$14.02	44.51%
082184000359	JACK DANIELS TENN. HONEY 50ML	50 ML	120	120	\$1.99	\$2.59	23.1%
082184001189	JACK DANIELS TENN. FIRE 50ML	50 ML	120	17	\$2.01	\$2.59	22.46%
082184001561	JACK DANIELS TENN. FIRE 375ML	375ML	24	21	\$10.78	\$14.02	23.1%
082184004388	Z JACK DANIELS TENN. APPLE 375ML	375ML	24	3	\$7.78	\$14.02	44.51%
082184004395	JACK DANIELS TENN. APPLE 50ML	50 ML	120	28	\$1.99	\$2.59	23.1%
082184090466	JACK DANIELS 750ML	750 ML	12	12	\$23.71	\$29.99	20.96%
082184090503	JACK DANIELS 375ML	375ML	24	14	\$10.77	\$14.02	23.17%
082184090527	JACK DANIELS 200ML	200ML	48	26	\$6.10	\$7.64	20.17%
08245805	CROWN ROYAL APPLE 50ML	50 ML	60	11	\$2.21	\$2.79	20.95%
08252300	CROWN ROYAL VANILLA 50ML	50 ML	60	59	\$2.20	\$2.79	21.15%
08271305	CROWN ROYAL PEACH 50ML	50 ML	60	7	\$2.20	\$2.79	21.15%
082928114151	BARTON VODKA 750ML	750 ML	12	2	\$6.19	\$8.14	23.99%
082928214318	FLEISCHMANN 1.75ML	1.75ML	6	3	\$8.92	\$11.69	23.72%
083089660105	JAG 50ML	50 ML	120	9	\$2.15	\$2.99	27.95%
083089660358	JAG 375ML	375ML	12	2	\$11.33	\$13.99	18.99%
083664869619	Z SAILOR JERRY 50ML	50 ML	120	1	\$1.12	\$1.49	24.89%
084279005775	WINDSOR CANADIAN 50ML	50 ML	120	15	\$0.42	\$1.17	63.84%
084279006147	WINDSOR CANADIAN BLACK CHERRY 50ML	50 ML	120	42	\$0.76	\$1.17	35.19%
084279007373	WINDSOR CANADIAN APPLE 50ML	50 ML	120	2	\$0.76	\$1.17	35.19%
084279008561	KINKY GRAPE 50ML	50 ML	120	34	\$0.70	\$1.17	39.84%
084279991528	KINKY BLUE 50ML	50 ML	120	85	\$0.76	\$1.17	35.19%
085000032534	PINK WHITNEY 200ML	200ML	24	25	\$3.30	\$4.39	24.93%
085000032541	PINK WHITNEY 375ML	375ML	24	3	\$5.50	\$6.99	21.3%
08502421	SUTTER HOME MERLOT750ML	750 ML	1	1	\$9.99	\$12.99	23.09%

UPC	Item Name	Size	Case	Stock	Unit Cost	Price	Margin
08502528	SUTTER HOME CAB SAUV 750	750 ML	1	2	\$9.99	\$12.99	23.09%
08502625	SUTTER HOME CHARDONNAY 750ML	750 ML	1	3	\$9.99	\$12.99	23.09%
08502926	SUTTER HOME WHITE ZINFANDEL 750ML	750 ML	1	9	\$9.99	\$12.99	23.09%
085200618743	SUTTER HOME 4PK CHARDONNAY	187ML	6	6	\$6.42	\$8.41	23.7%
085200918744	SUTTER HOME 4PK WHT ZIN	187ML	6	3	\$6.42	\$8.41	23.7%
08536297	**BENJAMIN\$ VODKA 100PF WATERMELON		120	1	\$0.75	\$1.07	29.7%
085592104565	MCCORMICK 375ML	375ML	24	6	\$3.79	\$5.04	24.85%
085592118647	MCCORMICK 750ML	750 ML	12	38	\$7.33	\$9.64	23.97%
085592121081	TEQUILA ROSE 50ML	50 ML	60	4	\$0.78	\$1.17	33.62%
085676101206	SKOL VODKA 200ML	200ML	48	40	\$1.69	\$2.34	27.88%
085676101763	SKOL VODKA 750ML	750 ML	12	3	\$5.83	\$7.79	25.12%
08568807	**BENJAMIN\$ VODKA 100PF BANANA		120	-2	\$0.75	\$1.07	29.88%
08569602	**BENJAMIN\$ VODKA 100PF PEACH		120	1	\$0.75	\$1.07	29.84%
087000007253	CROWN ROYAL 750ML	750 ML	12	1	\$27.55	\$34.04	19.08%
087000007277	CROWN ROYAL 200ML	200ML	44	39	\$5.76	\$7.44	22.54%
087000007604	CROWN ROYAL 375ML	375ML	24	10	\$11.91	\$15.99	25.51%
087116011564	Z PH PEACH SCHNAPPS 750ML	750 ML	12	9	\$9.61	\$12.74	24.56%
087116013872	Z PH BLACKBERRY BRANDY 375ML	375ML	24	14	\$5.94	\$7.54	21.19%
08719300	CAP MORGAN 750ML	750 ML	12	8	\$17.33	\$22.59	23.27%
08719902	CROWN ROYAL 50ML	50 ML	60	29	\$2.20	\$2.79	21.15%
08727707	CAP MORGAN 375ML	375ML	24	16	\$8.92	\$11.54	22.73%
088004000332	RICH N RARE 1.75ML	1.75ML	6	3	\$13.17	\$16.99	22.5%
088004000363	RICH N RARE 375ML	375ML	24	20	\$3.29	\$4.14	20.49%
088004000370	RICH N RARE 200ML	200ML	48	29	\$1.90	\$2.44	22.3%
088004000394	RICH N RARE 750ML	750 ML	12	1	\$6.58	\$8.77	24.93%
088004009373	FIREBALL 100ML	100ML	48	27	\$1.47	\$2.15	31.82%
088004009588	DR. MCGILLICUDDYS WILD GRAPE 50ML	50 ML	120	50	\$0.76	\$1.17	35.19%
088004009755	DR. MCGILLICUDDYS APPLE PIE 50ML	50 ML	120	5	\$0.76	\$1.17	35.36%
088004020323	DR. MCGILLICUDDYS BUTTERSCOTCH 50ML	50 ML	120	1	\$0.76	\$1.17	35.36%
088004022624	RICH N RARE APPLE 50ML	50 ML	120	1	\$0.43	\$1.17	63.39%
088004023850	99 ROOT BEER 50ML	50 ML	120	8	\$0.76	\$1.17	35.19%
088004026172	FIRE BALL 1.75ML	1.75LT	6	3	\$25.92	\$34.46	24.79%
088004026622	SO CO 100PF 100ML	100ML	48	16	\$1.47	\$2.15	31.82%
088004038557	99 PEANUT BUTTER 50ML	50 ML	120	6	\$0.76	\$1.17	35.19%
088004039653	99 STRAWBERRIES 50ML	50 ML	120	138	\$0.76	\$1.17	35.19%
088004039660	99 BLUE RASPBERRIES 50ML	50 ML	120	97	\$0.76	\$1.17	35.19%
088004040222	FOX E 1.75ML	1.75ML	6	5	\$13.94	\$17.54	20.55%
088004040260	FOX E 375ML	375ML	24	2	\$4.00	\$5.23	23.61%
088004040277	FOX E 200ML	200ML	48	36	\$2.12	\$2.80	24.46%
088004041281	RICH N RARE PEACH 50ML	50 ML	120	3	\$0.43	\$1.17	63.39%
088004045418	99 CHERRY LIMADE 50ML	50 ML	120	12	\$0.76	\$1.17	35.19%
088004045456	99 FRUIT PUNCH 50ML	50 ML	120	133	\$0.76	\$1.17	35.19%
088004051471	99 SOUR APPLE 50ML	50 ML	120	45	\$0.76	\$1.17	35.19%
088004069155	FIREBALL BLAZEN APPLE	50 ML	120	24	\$0.75	\$1.17	35.52%
088004071318	SVEDKA VODKA SQ 50ML		120	51	\$0.56	\$1.17	52.28%
088004071783	SVEDKA VODKA PEACH 50 ML		120	120	\$0.56	\$1.17	52.28%
088004071998	SVEDKA BANANA 50ML		120	107	\$0.56	\$1.17	52.28%
088004139940	ZSAZERAC RYE WHISKEY 750ML	750 ML	1	2	\$29.28	\$38.32	23.59%

UPC	Item Name	Size	Case	Stock	Unit Cost	Price	Margin
088004144708	FIREBALL 50ML	50ML	120	74	\$0.02	\$1.17	97.98%
088004144722	FIRE BALL 375ML	375ML	24	11	\$6.33	\$8.99	29.55%
088004144739	FIRE BALL 200ML	200ML	48	45	\$3.81	\$5.49	30.59%
088004148263	DR. MCGILLICUDDYS CHERRY 50ML	50 ML	120	103	\$0.76	\$1.17	35.19%
088110150525	HENNESSY 200ML	200ML	24	27	\$10.08	\$15.99	36.93%
088110150624	HENNESSY 375ML	375ML	12	12	\$17.46	\$23.04	24.23%
088544000014	SO CO 100PF 50ML	50 ML	120	77	\$0.76	\$1.17	35.19%
088544018255	SO CO 100PF 375ML	375ML	24	15	\$7.29	\$9.81	25.67%
088544019139	SO CO 375ML	375ML	24	16	\$6.95	\$9.35	25.66%
089000114290	WAVE BLUE RASPBERRY 50ML	50 ML	120	118	\$0.76	\$1.17	35.36%
089000118397	99 APPLES 50ML	50 ML	120	34	\$0.76	\$1.17	35.19%
089000130016	WAVE GRAPE 50ML	50 ML	120	99	\$0.76	\$1.17	35.19%
089000472093	BARTON VODKA 100ML	100ML	48	8	\$0.81	\$1.17	31.13%
089000500697	WAVE CHERRY 50ML	50 ML	120	39	\$0.75	\$1.17	35.64%
089000990610	99 PEACHES 50ML	50 ML	120	43	\$0.76	\$1.17	35.19%
089000990764	99 GRAPE 50ML	50 ML	120	103	\$0.76	\$1.17	35.19%
089000991044	99 WATERMELONS 50ML	50 ML	120	11	\$0.76	\$1.17	35.19%
096749003075	BLACK VELVET 375ML	375ML	24	12	\$4.48	\$5.99	25.13%
617768111055	SVEDKA VODKA 50ML	50 ML	120	120	\$0.75	\$1.17	35.81%
617768141052	SVEDKA VODKA STRAWBERRY LEMONADE 50ML	50 ML	120	2	\$0.75	\$1.17	35.54%
617768151051	SVEDKA VODKA MANGO PINEAPPLE 50ML	50 ML	120	108	\$0.56	\$1.17	52.28%
617768291054	SVEDKA VODKA CHERRY LIMEADE 50ML	50 ML	120	13	\$0.75	\$1.17	35.93%
619947000051	TITOS VODKA 375ML	375ML	12	6	\$8.83	\$11.69	24.44%
627040411414	Z CRYSTAL HEAD VODKA 750ML	750 ML	6	5	\$34.82	\$43.99	20.86%
721733000210	Z PATRON ANEJO 50ML	50 ML	60	13	\$0.05	\$5.37	99.01%
721733000234	PATRON SILVER 50ML	50 ML	60	50	\$4.23	\$5.37	21.31%
721733000944	PATRON SILVER 375ML	375ML	12	2	\$20.53	\$25.99	21.01%
736040012856	HPNOTIQ 375ML	375ML	12	8	\$10.94	\$14.34	23.68%
811538010115	1800 SIL. 50ML	50 ML	60	30	\$2.92	\$3.69	20.96%
811538010122	1800 SILVER 375ML	375ML	12	9	\$12.49	\$16.59	24.72%
811538010832	JOSE QUERVO GOLD 750ML	750 ML	12	11	\$16.33	\$21.69	24.7%
811538010887	JOSE QUERVO GOLD 375ML	375ML	24	2	\$8.67	\$11.59	25.22%
811538010924	JOSE QUERVO GOLD 200ML	200ML	48	37	\$4.92	\$6.54	24.72%
811538010948	JOSE QUERVO GOLD 50ML	50 ML	120	107	\$1.40	\$1.87	25.13%
811538010955	JOSE QUERVO SILVER 50ML	50 ML	120	95	\$1.40	\$1.87	25.13%
811538019323	Z PENDLETON 750ML	750 ML	12	1	\$20.02	\$25.00	19.91%
850050484059	THE GOOD LIFE MOONSHINE CINNA-BLAST		1	1	\$16.10	\$19.99	19.46%
850065870113	DAIZYS BLUE RASPBERRY 2OZ		48	45	\$2.15	\$3.99	46.22%
850065870120	DAIZYS PEACH 2OZ		48	46	\$2.15	\$3.99	46.22%
850065870144	DAIZYS BLACKBERRY 2OZ		48	45	\$2.15	\$3.99	46.22%
851091006187	BUZZBALLZ BIGGIES CHILI MANGO		3	1	\$18.67	\$22.99	18.81%
851091006200	BUZZBALLZ BIGGIES TEQUILA RITA	1.75LT	3	1	\$18.67	\$22.99	18.81%
851091006217	BUZZBALLZ BIGGIES STRAWBERRY RITA	1.75LT	3	2	\$18.67	\$22.99	18.81%
851091006224	BUZZBALLZ BIGGIES CHOCOLATE TEASE	1.75LT	3	3	\$18.67	\$22.99	18.81%
851091006347	BUZZBALLZ BIGGIES BERRY CHERRY LIMEADE	1.75LT	3	3	\$18.67	\$22.99	18.81%
857641002142	BUZZBALLZ LIME RITA	1.75LT	24	19	\$2.98	\$3.74	20.34%
857641002654	BUZZBALLZ STRAWBERRY RITA	187ML	24	5	\$2.98	\$3.74	20.34%
		187ML					

UPC	Item Name	Size	Case	Stock	Unit Cost	Price	Margin
857674007886	BUZZBALLZ CHILI MANGO BUZZ	187ML	24	28	\$2.98	\$3.74	20.34%
857674007985	BALLZ BERRY CHERRY LIMEADE	187ML	24	6	\$2.98	\$3.74	20.34%
860002972015	PICKLE SHOT ORIG. 50ML PICKLE	50 ML	60	68	\$1.32	\$1.78	26.03%
860002972046	SHOT SPICY 50ML RUM CHATA 50ML	50 ML	60	113	\$1.31	\$1.78	26.25%
890355001049		50 ML	120	94	\$1.55	\$1.99	21.9%

Total Item	Total Stock	Total Cost	Total Sale	Bottle Deposit	Total Margin	Total Due
<b>356</b>	<b>6,489.00</b>	<b>\$25,555.17</b>	<b>\$32,766.87</b>	<b>\$0.00</b>	<b>22.01%</b>	<b>\$0.00</b>

# BUSINESS PLAN INTENTION

I am purchasing an existing liquor store from the current owner. The goal is to maintain the loyal customer base while modernizing operations, improving inventory, and boosting profitability.

## BUSINESS PURCHASE AGREEMENT

**THIS AGREEMENT** is made this 25.00 day of August, 2025, between Jerry Gealy and Amanda Gealy (hereinafter referred to as "SELLER") and WAHEGURU JI SCOTTSBLUFF (hereinafter referred to as "BUYER").

1. RECITALS AND PURPOSE.

1.1 SELLER is the owner of a business known as Cigarette Chain, located at 323 East Overland Drive, Scottsbluff, Scotts Bluff County, Nebraska. (LT 10,BLK F, SECOND ADD) SELLER is selling that business to BUYER. The purpose of this Agreement is to set out the terms and conditions of the sale.

2. ASSETS DESCRIBED.

2.1 On the closing date, SELLER shall transfer to BUYER the following assets:

- a. The following described real estate along with all permanent improvements:
- b. The inventory of products on hand at closing which are intended for resale or use in the business. There shall be an inventory of products on hand at closing with a value of \$50,000.00 to \$80,000.00 based on SELLER's cost.
- c. Office and cleaning supplies on hand at closing. All goodwill and other
- d. intangible assets of the business. This shall include all customer lists and records, any franchises, or authorizations to sell products, records of product orders and the right to use the name "Cigarette Chain" and the right to use the telephone number "(308) 635-2123".

2.2 There shall be excluded from the sale, the following items:

- a. All cash and bank accounts. All financial records, books and other
- b. documents relating to the business operations of SELLER, except for those included in paragraph 2.1(e). Provided, BUYER may make copies of these records prior to closing at BUYER's expense.
- c. All liabilities of SELLER shall be paid by them and are not included as part of the sale.

3. PURCHASE PRICE.

3.1 Upon execution of this Agreement, BUYER shall provide a nonrefundable earnest money deposit in the amount of \$50,000.00.

3.2 The purchase price shall be paid as follows:

a.	Purchase Price:	\$510,000.00	\$510,000.00
b.	Inventory:	\$ 50,000.00	\$ 80,000.00
c.	Total Purchase Price:	\$560,000.00	\$590,000.00

4. CLOSING.

4.1 The closing shall occur on or before October 15, 2025, or at a mutually agreed to time and location.

4.2 SELLER shall be responsible for paying all closing costs, including but not limited to, title company fees, documents preparation fees, and transfer taxes.

4.3 BUYER shall be entitled to receipts from the business and shall be responsible for all expenses as of the date of closing.

4.4 SELLER shall, at closing, deliver to BUYER, a Deed, and a Bill of Sale, each conveying the assets being sold free and clear of all liens and encumbrances.

4.5 BUYER shall take all steps necessary to change all utilities and phone service to the building used by the business to BUYER's name effective on the date of closing.

SELLER shall be entitled to the return of any utility deposits held in SELLER's name.

5. LIQUOR LICENSE.

5.1 BUYER shall apply for a Class D Liquor License from the Nebraska Liquor Control Commission no later than September 15, 2025, with the effective date of the license to be not later than the date of closing. BUYER agrees to diligently pursue the application and all proceedings concerning the obtaining of a liquor license. SELLER agrees to cooperate fully in all necessary proceedings to obtain the license. All license fees and expenses in obtaining a liquor license shall be paid by BUYER.

5.2 In the event that the application for the license is denied, BUYER shall have the right to appeal that decision. The decision to appeal shall be solely the decision of BUYER.

5.3 If BUYER elects not to appeal the denial of the license, then BUYER shall, as of the deadline for filing an appeal, notify SELLER of BUYER's decision to either close the sale without the liquor license approval or to terminate this Agreement. In addition, if BUYER elects to appeal the denial of the license, SELLER shall have

the option to terminate this Agreement unless BUYER agrees to close the sale without the liquor license approval. If terminated by BUYER under this subparagraph, the down payment shall not be returned to BUYER.

6. EVIDENCE OF TITLE.

- 6.1 On or before October 15, 2025, SELLER shall furnish to BUYER a title insurance commitment binder. SELLER shall have a reasonable time to correct any defects and closing shall be delayed accordingly. If it is impossible to perfect title or if defects exist which will require court action or an unreasonable expense or time to cure, SELLER shall have the option to rescind this Agreement in writing. In that event, the down payment shall be returned to BUYER. The cost of the title insurance shall be split by the parties.
- 6.2 BUYER shall obtain a Uniform Commercial Code lien search prior to closing. At closing, SELLER shall provide releases of all liens disclosed by the search.

7. REPRESENTATIONS AND WARRANTIES.

- 7.1 SELLER represents and warrants to BUYER that:
- a. SELLER has good and marketable title to all the assets being sold, and at the time of closing, all assets being sold will be free and clear of all liens and encumbrances.
  - b. All real estate, furniture, fixtures, and equipment being sold shall be delivered to BUYER in its present condition, ordinary wear and tear excepted, except that SELLER may replace items in need of repair or replacement with items of equal or greater value. SELLER agrees to maintain, until closing, the heating, air conditioning, water heater, sewer, plumbing and electrical systems and equipment in working condition. If a public utility company requires any inspections, SELLER shall pay the cost of any repairs and improvements required.
  - e. SELLER is not in default under any contract, agreement, or other document to which they are a party. SELLER will perform all their contracts and agreements until closing.
  - f. There is not any litigation or claims, or threats of litigation or claims, which would adversely affect SELLER's business or operating assets.
  - g. SELLER has complied with all applicable federal, state, and local laws, regulations and ordinances in any way related to the conduct and operation of the business.
  - h. The SELLER shall be responsible for costs to meet applicable standards or requirements as established by the State of Nebraska. Which will include removal of gas tanks, conducting soil, ground, or environmental testing. The SELLER shall also share testing results with BUYER.

- i. No representation or warranty made by SELLER, pursuant to this Agreement or in connection with this transaction, contains any untrue statements of material fact.
  - j. SELLER shall be responsible for all federal and state income taxes, employment taxes and withholding, and sales and use taxes for the business through closing, and will file all required reports and returns prior to their due date.
  - k. SELLER has no advertising or promotional commitments which will extend beyond closing except as agreed to between SELLER and BUYER.
  - l. All agreements with employees are oral understandings terminable at will.
- 7.2 BUYER represents and warrants to SELLER that:
- a. BUYER has personally inspected the assets being sold and is entering into this Agreement based on that inspection and not on any representations or warranties, express or implied, made by SELLER, except as otherwise provided for in this Agreement.
- 7.3 The parties represent and warrant to each other that:
- a. Neither party has employed or retained the services of a broker in connection with this transaction.
- 7.4 All representations and warranties contained in this Agreement shall survive the closing date.
- 7.5 After closing, the SELLER shall have no liability or obligation for any debts, obligations, claims, or legal matters related to the Business or property, whether known or unknown.

8. CONDUCT OF BUSINESS PENDING CLOSING

- 8.1 SELLER represents and agrees that, pending closing, SELLER's business and operations will be conducted only in the ordinary course, according to its policies followed immediately preceding the date of this Agreement.
- 8.2 There shall be no material changes in any contracts or commitments, nor shall any new contracts or commitments be entered into which extend beyond the closing date without the consent of BUYER.
- 8.3 BUYER shall have full access during normal business hours throughout the period prior to closing to examine SELLER's property, books, records, contracts and commitments relating to the business as reasonably requested by BUYER.

9. PRORATIONS

- 9.1 Appropriate adjustments shall be made at closing for the proration of the following items:
- a. b. Utilities and deposits. Obligations owed to employees, including but not limited to unpaid salary, accrued vacation, FICA expense, unemployment taxes and employee withholding payable.
  - c. SELLER shall be responsible for the 2025 and prior real and personal property taxes levied on the assets of the business along with all special assessments levied on the real estate in full. BUYER shall be responsible for the 2026 and later real and personal property taxes. If the 2026 taxes are not yet determined, then the 2026 taxes shall be considered to be equal to the 2025 taxes.
  - d. At BUYER's request, SELLER will assign, without any additional consideration, SELLER's unemployment experience account with the Nebraska Department of Labor.
- 9.2 All adjustments shall be made to the amount payable at closing.

10. INDEMNITY

- 10.1 All parties agree that from and after the closing date, they will indemnify and hold harmless the adverse party against any losses, claims, causes of action, breach of warranty or nonfulfillment of any provisions of this Agreement, to include the reasonable costs and expenses (including reasonable attorney's fees) incurred in connection with any action, suit, proceeding, demand, assessment or judgment incident to any of the matters for which the other party is responsible under this Agreement.
- 10.2 The indemnification provided for in 9.1 shall include SELLER's indemnification of BUYER, their successors, and assigns, for any liability that BUYER may incur for environmental cleanup or response costs, fines or penalties resulting from a release or a threatened release of any hazardous substance, and any personal injury, death, property damage, business losses or damage to the environment.

11. RESTRICTIVE COVENANT

- 11.1 SELLER agrees that they will not engage directly or indirectly, either as principal, agent, manager, employee, owner, partner, stockholder, director, or other officer of a corporation, or become interested in a Cigarette Chain for a period of three (3) years from the closing date within Scotts Bluff County, Nebraska.

11.2 In the event that SELLER violates this restrictive covenant, BUYER shall be entitled to temporary and injunctive relief and shall have a cause of action for any damages caused by SELLER's competition.

11.3 If any provision of this restrictive covenant is determined to be unenforceable, the provision and the remainder of this paragraph shall not be declared invalid, but rather shall be modified and enforced to the maximum extent permitted by law.

12. DEFAULT

12.1 Time is of the essence of this Agreement. In the event of a default in any of the terms of this Agreement by either party, the other party shall have all remedies as allowed by law, equity or otherwise. SELLER shall have the option to retain the down payment as liquidated damages.

13. GENERAL PROVISIONS

13.1 Risk of loss to the assets being conveyed shall remain with SELLER until closing.

13.2 BUYER acknowledges that they have had and will have further opportunities to inspect various matters concerning SELLER's operations and financial matters. BUYER agrees to take reasonable steps to ensure that any information obtained from SELLER shall remain confidential and shall not be revealed or disclosed to outside sources unless the information is public knowledge, is independently developed or is required to be disclosed by law or legal process.

13.3 BUYER shall have the right to assign this Agreement to a corporation to be formed by them prior to closing, as long as BUYER remains personally liable for all obligations of BUYER under this Agreement.

13.4 This Agreement shall be construed according to the laws of Nebraska. It may be executed in several counterparts, each of which may be considered as an original.

13.5 This Agreement shall be binding upon the heirs, personal representatives, successors and assigns of the parties. This Agreement and all exhibits to it constitute the entire Agreement of the parties.

13.6 This Agreement represents the entire agreement between the parties and supersedes all prior negotiations or understandings. No amendments shall be valid unless made in writing and signed by both parties.

## BUSINESS PURCHASE AGREEMENT

### Cigarette Chain

Signed by:

*Jerry Gealy*

DA1632EF33424F8

SELLER

8/25/2025

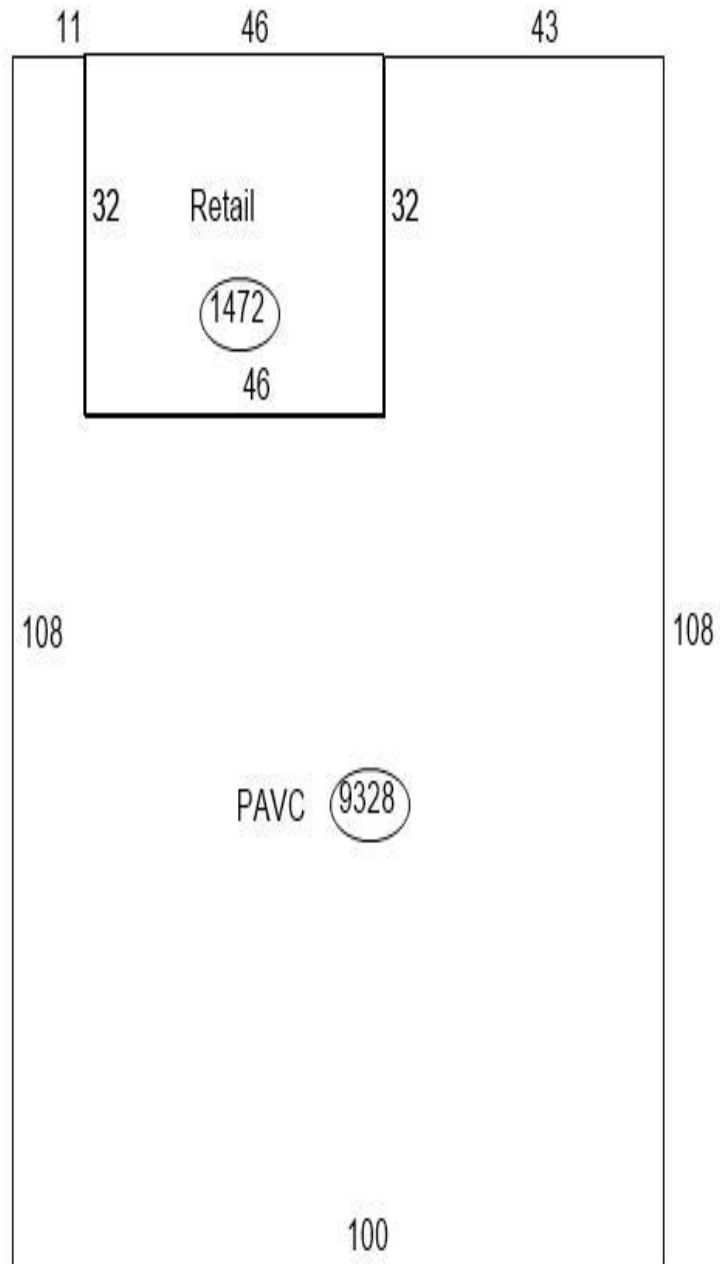
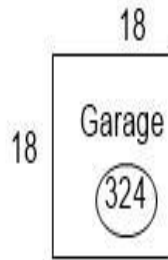
Signed by:

*[Signature]*

D30E1E554E0549A

BUYER

8/25/2025



# **City of Scottsbluff, Nebraska**

**Wednesday, November 12, 2025**

**Regular Meeting**

## **Item 6.b**

**Board to make a recommendation on the Class A Liquor License for Auto Plaza Joe Hessler, Inc. d/b/a Auto Plaza, 2425 Ave. I, Scottsbluff, NE and naming Lawrence J. Hessler as the Liquor License Manager.**

**Staff Contact:** Kimberley Wright



# Nebraska Liquor Control

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

## Application Copy

File Number: 131915

LICENSE TYPE Class A Beer On Sale Only	APPLICATION DATE RECEIVED 2025-10-15
SECONDARY LICENSE(S) None selected	
LICENSEE LEGAL NAME AUTO PLAZA JOE HESSLER INC	LICENSEE TYPE Corporation
DOING BUSINESS AS Auto Plaza	CORPORATE NUMBER 009450556
INCORPORATION DATE 2004-10-28	
CORRESPONDENCE ADDRESS PO BOX 432 SCOTTSBLUFF NE 69361	
MAILING ADDRESS PO BOX 432 SCOTTSBLUFF NE 69361	
PHYSICAL ADDRESS 2425 AVE i SCOTTSBLUFF NE 69361	
CONTACT NAME LAWRENCE J HESSLER	PREFERRED CONTACT METHOD Email
CONTACT PHONE (308) 641-7771	ALTERNATE PHONE (308) 635-2344
FAX (308) 635-2612	EMAIL joe_hessler2000@yahoo.com

## CORPORATE STRUCTURE

NAME	POSITION/TITLE	PARENT COMPANY	% INTEREST
LAWRENCE J HESSLER	PRESIDENT	Auto Plaza JOE HESSLER INC	100

## ADDITIONAL INFORMATION

MARITAL STATUS

Single

MANAGED BY AGENT

No

PREMISES TYPE

Other Category

PREMISES NAME

AUTO PLAZA - JOE HESSLER,  
INC

OPERATOR

LAWRENCE J HESSLER

CORPORATE LIMIT DESIGNATION

Inside

LEASE OR OWN

Own

PHYSICAL ADDRESS

2425 AVE I  
SCOTTSBLUFF, NE 69361

MAILING ADDRESS

CONTACT NAME

LAWRENCE J HESSLER

PREFERRED CONTACT METHOD

Email

CONTACT PHONE

(308) 641-7771

ALTERNATE PHONE

(308) 635-2344

FAX

(308) 635-2612

EMAIL

joe\_hessler2000@yahoo.com

PREMISES MANAGER

LAWRENCE J HESSLER

PREMISES MANAGER EMAIL

joe\_hessler2000@yahoo.com

QUESTIONS

### **Class A Beer On Sale Only**

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

Has any officer, member, owner, or manager named in 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 (& month if known) of the conviction or plea. This question includes traffic violations other than speeding. PLEASE NOTE: NOTIFICATION IS REQUIRED TO THE LIQUOR COMMISSION IF ANY ARRESTS OR CONVICTIONS OCCUR AFTER THE SUBMISSION OF THIS APPLICATION.

Yes

(document uploaded)

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)

L50, W42

3. Is there an outdoor area?  
\*Permanent fence or barrier is required for outdoor areas. 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
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? If you are purchasing a business with a current license; this includes alcohol purchased as part of a business purchase agreement.  
No
9. What date do you intend to open for business?  
AS SOON AS IM APPROVED
10. What are the anticipated hours of operation?  
8:AM TO 11:PM 7DAYS A WEEK
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 What is the primary bank and/or financial institution to be utilized by the business AND list the individual(s) who are authorized to write checks and/or withdrawals on accounts at this institution.

PLATTE VALLEY BANK IN SCOTTSBLUFF NE 69361 LAWRENCE J  
HESSLER !

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 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

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

No

19 Are you applying for a Temporary Operating Permit?

No

20 Is your lease or deed for the premises to be licensed in the name of the applicant, i.e., the LLC, Corporation or Individual. If you own the property in your personal name, but are applying as a LLC or Corporation, you will need to lease the property to your LLC or Corporation.

Yes

21 If applying as a LLC or Corporation; is your LLC or Corporation active with the Nebraska Secretary of State? (Please mark yes if applying as an individual or partnership)

Yes

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?

LAWRENCE J HESSLER

23 What is the manager's address?

2425 AVE i SCOTTSBLUFF NE 69361

24 What is the manager's phone number?

308-641-7771

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.

joe\_hessler2000@yahoo.com

27 Is the manager married?

No

## DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Lease / Deed / Purchase Agreement	PROOFOWNERSHIP.pdf	
Privacy Act Statement	FINGER PRINTING .pdf	
Business Plan	business plans.pdf	
Premises Description & Diagram	BUILDING.pdf	
Explanation of Convictions/Guilty Pleas	BACK GROUND UPDATE.pdf	

## APPLICANT

LAWRENCE HESSLER

## 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.



# Nebraska Liquor Control

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

## Additional Information Requested

File Number: 131915

LICENSE TYPE  Class A Beer On Sale Only	ADDITIONAL INFORMATION DATE RECEIVED  2025-10-21
SECONDARY LICENSE(S)  None selected	
LICENSEE LEGAL NAME  AUTO PLAZA JOE HESSLER INC	LICENSEE TYPE  Corporation
DOING BUSINESS AS  Auto Plaza	CORPORATE NUMBER  009450556
INCORPORATION DATE  2004-10-28	
CORRESPONDENCE ADDRESS  PO BOX 432 SCOTTSBLUFF NE 69361	
MAILING ADDRESS  PO BOX 432 SCOTTSBLUFF NE 69361	
PHYSICAL ADDRESS  2425 AVE i SCOTTSBLUFF NE 69361	
CONTACT NAME  LAWRENCE J HESSLER	PREFERRED CONTACT METHOD  Email
CONTACT PHONE  (308) 641-7771	ALTERNATE PHONE  (308) 635-2344
FAX  (308) 635-2612	EMAIL  joe_hessler2000@yahoo.com

## CORPORATE STRUCTURE

NAME	POSITION/TITLE	PARENT COMPANY	% INTEREST
LAWRENCE J HESSLER	PRESIDENT	Auto Plaza JOE HESSLER INC	100

## ADDITIONAL INFORMATION

### ADDITIONAL INFORMATION REQUESTED

Please do not reply to this email. Please submit the following information through your Actions Required Dashboard in the customer portal:

1. What will the premises name (what is on your signs on the building)? Will it be Auto Plaza Joe Hessler Inc?
2. Since you own the property in your individual name, you will need to write a lease to your entity that is applying for the liquor license. You will be the landlord and Auto Plaza Joe Hessler Inc will be the tenant. The term of the lease must go through at least 4/30/2026, but since you own the property, you can make the term be for as long as you would like.
3. It's not quite clear on your premises diagram which area is the area you intend to license. Please clearly define the area you are licensing.
4. Please update your business plan to include the main function of the business, how you intend to use alcohol, seating capacity, etc.

Please let me know if you have any questions.

Victoria Trevino - 402-471-4893

### ADDITIONAL INFORMATION PROVIDED

## DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Lease / Deed / Purchase Agreement	lease.pdf	
Business Plan	10.pdf	
Lease / Deed / Purchase Agreement	lease.pdf	
Business Plan	10.pdf	

## APPLICANT

LAWRENCE HESSLER



# Nebraska Liquor Control

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

## Additional Information Requested

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PHYSICAL ADDRESS  2425 AVE i SCOTTSBLUFF NE 69361	
CONTACT NAME  LAWRENCE J HESSLER	PREFERRED CONTACT METHOD  Email
CONTACT PHONE  (308) 641-7771	ALTERNATE PHONE  (308) 635-2344
FAX  (308) 635-2612	EMAIL  joe_hessler2000@yahoo.com

## CORPORATE STRUCTURE

NAME	POSITION/TITLE	PARENT COMPANY	% INTEREST
LAWRENCE J HESSLER	PRESIDENT	Auto Plaza JOE HESSLER INC	100

## ADDITIONAL INFORMATION

### ADDITIONAL INFORMATION REQUESTED

Please do not reply to this email. Please submit the following information through your Actions Required Dashboard in the customer portal:

1. What will the premises name (what is on your signs on the building)? Will it be Auto Plaza Joe Hessler Inc? Please confirm this in the text box.
2. It's not quite clear on your premises diagram which area is the area you intend to license. Please clearly define the area you are licensing.

Please let me know if you have any questions.  
Victoria Trevino - 402-471-4893

## ADDITIONAL INFORMATION PROVIDED

## DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Premises Description & Diagram	BUILDING FEET.pdf	

## APPLICANT

LAWRENCE HESSLER

# Nebraska Secretary of State

## AUTO PLAZA - JOE HESSLER, INC.

Thu Oct 16 13:52:21 2025

**SOS Account Number**

10064247

**Status**

Active

**Principal Office Address**
2425 AVE I  
SCOTTSBLUFF, NE 69361
**Registered Agent and Office Address**
JOE HESSLER  
2425 AVE I  
SCOTTSBLUFF, NE 69361
**Nature of Business**

AUTO SALES

**Entity Type**

Domestic Corp

Qualifying State: NE

**Date Filed**

Oct 28 2004

**Next Report Due Date**

Jan 01 2026

Corporation Position	Name	Address
President	JOE HESSLER	709 HILLCREST SCOTTSBLUFF, NE 69361

**Filed Documents**

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

Document	Date Filed	Price	
Articles Perpetual	Oct 28 2004	\$0.90 = 2 page(s) @ \$0.45 per page	<a href="#">Purchase Now</a>
Proof of Publication	Nov 29 2004	\$0.45 = 1 page(s) @ \$0.45 per page	<a href="#">Purchase Now</a>
Non Payment of Taxes	Apr 16 2006		

Document	Date Filed	Price	
Tax Return	May 30 2006	\$0.45 = 1 page(s) @ \$0.45 per page	<a href="#">Purchase Now</a>
Certificate of Revival	May 30 2006	\$0.45 = 1 page(s) @ \$0.45 per page	<a href="#">Purchase Now</a>
Tax Return	Feb 13 2008	\$0.45 = 1 page(s) @ \$0.45 per page	<a href="#">Purchase Now</a>
Non Payment of Taxes	Apr 16 2010		
Certificate of Revival	Sep 09 2010	\$0.45 = 1 page(s) @ \$0.45 per page	<a href="#">Purchase Now</a>
Tax Return	Sep 09 2010	\$0.90 = 2 page(s) @ \$0.45 per page	<a href="#">Purchase Now</a>
Change of Agent or Office	Sep 09 2010	\$0.45 = 1 page(s) @ \$0.45 per page	<a href="#">Purchase Now</a>
Non Payment of Taxes	Apr 16 2012		
Certificate of Revival	May 18 2012	\$0.45 = 1 page(s) @ \$0.45 per page	<a href="#">Purchase Now</a>
Tax Return	May 18 2012	\$0.90 = 2 page(s) @ \$0.45 per page	<a href="#">Purchase Now</a>
Non Payment of Taxes	Apr 16 2014		
Certificate of Revival	May 07 2014	\$0.45 = 1 page(s) @ \$0.45 per page	<a href="#">Purchase Now</a>
Tax Return	May 07 2014	\$0.45 = 1 page(s) @ \$0.45 per page	<a href="#">Purchase Now</a>
Tax Return	Mar 04 2016	\$0.45 = 1 page(s) @ \$0.45 per page	<a href="#">Purchase Now</a>
Tax Return	Jan 24 2018	\$0.90 = 2 page(s) @ \$0.45 per page	<a href="#">Purchase Now</a>
Occupation Tax Report	Jan 27 2020	\$0.90 = 2 page(s) @ \$0.45 per page	<a href="#">Purchase Now</a>
Occupation Tax Report	Mar 03 2022	\$0.90 = 2 page(s) @ \$0.45 per page	<a href="#">Purchase Now</a>
Administrative Dissolution	Apr 16 2024	\$0.45 = 1 page(s) @ \$0.45 per page	<a href="#">Purchase Now</a>
Certificate of Reinstatement	Nov 06 2024	\$1.35 = 3 page(s) @ \$0.45 per page	<a href="#">Purchase Now</a>

### Good Standing Documents

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

**Online Certificate of Good Standing with Electronic Validation**  
**\$6.50**

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

[Purchase Now](#)

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**Certificate of Good Standing - USPS Mail Delivery**

**\$10.00**

This is a paper certificate mailed to you from the Secretary of State's office within 2-3 business days.

[Continue to Order](#)

[↑ Back to Top](#)

WE OPENED AN AREA 8 MONTHS AGO.

THIS AREA OFFERS SKILLS GAMES TO PLAY. WE HAD TO GET A GAMING PERMIT THROUGH THE STATE OF NEBRASKA. THERE WAS A FULL BACKGROUND CHECK AS WELL TO GET THE PERMIT. SKILLS GAMES TO PLAY IS THE MAIN POINT OF INTEREST.

*THE LAST 8 MONTHS*

GUESTS HAVE ASKED IF WE WILL OFFER ALCOHOL IN THE FUTURE. THAT IS WHY I HAVE DECIDED TO GO AHEAD AND APPLY FOR THE LIQUOR LICENSE. OFFERING THIS WILL HELP ME BRING IN MORE BUSINESS DO TO OTHER PLACES THAT HAVE SKILLS GAMES ALREADY CAN SELL ALCOHOL. WE GIVE OUT FREE WATER, POP AND COFFEE AWAY DAILY.

FULLY INPECTED

FIRE MARSHALL...BUILDING INSPECTOR FOR MY GAMING PERMIT. THE CAPACITY FOR THIS AREA IS 60 PEOPLE.

THIS AREA HAS GOTTEN POPULAR DO TO HOW CLEAN AND TROUBLE FREE WE MADE IT. PANIC BUTTON FOR THE POLICE DEPARTMENT INCLUDING THE FIRE DEPARTMENT. IS ONLINE AT ANY MOMENT IF NEED.

THANKS AGAIN: LAWRENCE J HESSLER

## LEASE AGREEMENT

This Lease Agreement (“Lease”) is signed by and between Lawrence J Hessler, a Nebraska individual resident (the “Owner” whether one or more), and Auto Plaza – Joe Hessler, Inc, a Nebraska for-profit corporation (the “Tenant”).

### Recitals:

I. Owner owns the real estate located at 2425 Avenue I, Scottsbluff, Nebraska, legally described as follows (the “Real Estate”):

Lot 15, Winter Creek Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.

II. Tenant and Owner desire to lease, subject to the terms and conditions of this Lease, a room or rooms which have been agreed upon by the parties in the Owner’s building upon the Real Estate (the “Premises”), as a place of operation for the Tenant’s skills games .

III. Wherefore the parties enter into this Lease according to the terms and conditions below.

### Lease:

1. Leased Premises: The Owner leases to the Tenant the Premises, and the incidental right to use restroom facilities in the Owner’s building upon the Real Estate (if not otherwise accessible within the Premises). The Tenant acknowledges that it has inspected the Real Estate and Premises, and that the Real Estate and Premises are in satisfactory condition and suitable for use. Tenant accepts the Real Estate and Premises “AS IS” and without modification or repair from the Owner, unless otherwise agreed to in writing by the Owner.

2. Term: The initial “Term” of this Lease shall begin on January 1, 2025 and shall continue for a period until it is no longer needed by the Tenant. Owner agrees that if Tenant is not in default of this Lease, the Tenant shall peaceably hold and enjoy the Premises without material hindrance or disruption by the Owner during the Term of this Lease. Owner shall have the right to inspect the Real Estate and Premises during regular business hours or at such other times as the parties agree. The Tenant shall not change the locks, passwords, or other access codes without first notifying the Owner and providing the Owner keys, passwords, or access.

3. Rent: The Tenant shall pay “Rent” in the amount of two thousand four hundred dollars (\$2,400) per month, due and payable on as follows:

a. The Owner can accept any reasonable payment method from the Tenant.

4. Use and Operation: The Premises are leased to the Tenant for the operation of skills games of the Tenant. Tenant shall not use the Premises for any other purpose without the written consent of the Owner, which consent shall not be unreasonably withheld.

5. Utilities: The Tenant shall pay all water, trash, or sewer charges assessed or billed by the City of Scottsbluff, Nebraska during this Lease. The Tenant shall likewise pay all electricity, gas, fuel, telephone, satellite, internet, cable, or other utilities assessed or billed during this Lease.

6. Repair, Maintenance, and Alterations: During the Term of this Lease:

a. The Owner shall keep and maintain the Real Estate, including the foundation, HVAC system, plumbing, electrical system, exterior walls, interior walls, flooring, windows, parking lots, and roof in good condition and repair, except this subparagraph shall not release the Tenant from liability due to damage caused by negligence of Tenant or any of the Tenant's agents, employee's invitees, or licensees.

b. The Tenant shall keep and maintain the Premises in good condition and repair, reasonably wear and depreciation excepted. Tenant shall make all repairs and replacements made necessary by the operations of the Tenant under this Lease, except for those required by the Owner above.

c. The Tenant shall not make any material alterations or additions to the Premises without first obtaining the written consent of the Owner, which may be given via email and which shall not be unreasonably withheld.

7. Insurance and Damage: The Tenant shall:

a. Purchase and maintain during the Term of this Lease (or any extension thereof), and its own cost, commercial general liability insurance coverage, including coverage for bodily injury, property damage, personal injury, employee liability, contractual liability, products and completed operations liability, owner's protective liability, and broad form property damage. The Tenant shall provide the Owner with a certificate of such insurance. Any cancellation or reduction of insurance must occur after a thirty (30) day written notification.

b. Indemnify and hold the Owner harmless against any and all claims, demands, harm, damages, suits, or injury to Owner arising from the Tenant's operations under this Lease.

8. Default, Remedies, and Termination:

a. Default of the Tenant under this Lease, in addition to other defaults described in this Lease, shall be considered by not limited to:

i. *The failure to pay any expense of fee due the Owner under this Lease within thirty (30) calendar days of being due and payable.*

ii. The material violation by the Tenant of any provision of obligation of this Lease, provided the Tenant shall be given thirty (30) days' written notice of such violation and an opportunity to cure such violation within that thirty (30) day period. If default cannot be cured within such thirty (30) day period, the time in which to cure default may be extended for a reasonable time (but not more than and additional thirty (30) days) if the Tenant shows good faith and diligent efforts to cure default.

iii. Any unauthorized assignment, sublease, or transfer of this Lease, or any interest under this Lease, by the Tenant.

b. Upon the event of the Tenant's default, and subject to any rights of cure, the Owner may terminate this Lease by giving notice of such termination to the Tenant. In addition, on the date specified in such notice and in the manner provided by the laws of Nebraska then in effect, the Tenant may reenter and regain possession of Premises without terminating the Lease. The Owner may choose to re-let the Real Premises or any part thereof after reentry or repossession. Upon the date of termination, the Tenant's right to possession of the Premises shall cease but the Tenant shall not be relieved of any obligations or responsibilities that accrued before the termination date. If the Owner elects to terminate this Lease, the Owner acknowledges an obligation to mitigate its damages by making reasonable and good faith efforts to locate another suitable tenant. To the extent the Owner is unable to mitigate its damages, the Tenant shall be liable for the Rent unpaid during the Term of this Lease, less any proceeds the Owner received for the rental of the Premises during the remainder of the Term.

c. The Owner shall not be required to wait until the expiration of the Term in order to collect the amounts to which the Tenant is liable under this paragraph. Each right and remedy under this paragraph shall be in addition to any other remedy at law in existence now or in the future.

d. In the event of any material default of the Owner, including but not limited to the failure to tender possession or the failure to materially comply with the terms of this Lease, the Tenant may terminate this Lease upon giving notice of the default and at least thirty (30) days after receipt of the notice to cure the default. Provided, however, if the default cannot be cured within thirty (30) days, the time in which to cure shall be reasonably extended if the Owner is taking good faith and diligent action to effect cure.

e. In addition to all other remedies set forth above, both parties shall have the right to suspend performance under this Lease if the defaulting party does not cure a material default within the time allowed for cure above. Neither Party shall be liable for any breach of the Lease during the time in which the Lease is suspended under this subparagraph.

f. At the termination of this Lease, the Tenant shall yield the Premises to the Owner in the same condition as when received, reasonable wear and depreciation. In the event of any damage to the Premises not due to reasonable wear and depreciation, the Owner may repair the damages and bill the Tenant for the costs.

10. Assignment and Subleasing: The Tenant shall not assign or sublease the whole or any part of this Lease or Premises without first obtaining written consent of the Owner, which consent shall be unreasonably withheld.

11. Covenants and Agreements: All covenants and agreements of this Lease shall accrue to the benefit of and be binding upon the respective parties hereto, and to their successors or assigns. This Lease shall be governed by the laws of the State of Nebraska.

12. Control and Ownership: The Tenant shall be in control of all employees, policies, customers, and operations related to the operation of the skills games under this Lease.

13. Loss Control: Upon the termination of this Lease, any monetary loss suffered by the Owner during its operation of skills games on the Premises shall be repaid by the Tenant.

14. Miscellaneous:

a. Failure by either party to insist upon strict compliance with any of the terms, covenants, conditions, rules or regulations hereof shall not be deemed a waiver of such term, covenant, condition, rule or regulation, nor either party's waiver or relinquishment of any right or power hereunder at any time be deemed a waiver or relinquishment of any further right or power.

b. If for any reason whatsoever, any one or more of the provisions of this Lease shall be held or deemed to be inoperative, unenforceable or invalid as applied to any particular case or in all cases, such circumstances shall not have the effect of rendering such provision invalid in any other case or of rendering any other provision of this Lease inoperative, unenforceable or invalid.

c. This Lease supersedes and replaces all prior agreements, understandings and representations and constitutes the entire agreement, between the Owner and Tenant concerning the subject matter hereof; there are no other agreements, understandings, or representations, whether written or oral, by or between the parties in connection with the

subject matter addressed herein. This Lease may be modified only by a written instrument signed by all parties hereto. This Lease may be executed in counterparts.

d. This Lease is binding on the heirs, personal representatives, successors and permitted assigns of the parties hereto. All attached exhibits and schedules are made a part of this Lease by reference.

e. All parties agree to take all actions and sign all agreements or documents necessary to effectuate this Lease, and Owner hereby agrees to provide any maintenance advice if requested by the Tenant.

f. This Lease shall only be terminated for reasons and causes expressly set forth in this Lease. Any terms and provisions of this Lease which requires performance after the termination shall survive the termination.

g. Tenant to this Lease is validly formed corporation in good standing with the State of Nebraska. All signatories have the power and authority to sign on behalf of the party.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

**Lawrence J. Hessler**

By: Lawrence J. Hessler  
Lawrence J. Hessler

Date: 10/21/25

**Auto Plaza – Joe Hessler, Inc.**

By: Lawrence J. Hessler  
Lawrence J. Hessler, President

Date: 10/21/25

