

**Commercial Lease**

BY THIS AGREEMENT MADE this 2 day of April 2002  
Between (Lessee): Pioche Mercantile LLC  
and (Lessor): The Grocery Store - Judith Joseph LTD  
of \_\_\_\_\_

Lessee hereby offer to lease from Lessor the premises situated in the City of Pioche  
County of LINCOLN State of NV described as  
a grocery store

upon the following terms and conditions.

(1) **TERMS & RENT**: Lessor demises the above premises for a term of (6) years (Check One)  Months  Years, to  
commence on this 2 day of June 2002 and terminating on this \_\_\_\_\_ day of \_\_\_\_\_  
or sooner as provided herein at the annual rental of \$ 6000 SIX THOUSAND  
installments in advance on the first day of each month for that month's rental, during the term of this lease. All rental payments shall be made to Lessor,  
at the address specified above. DOLLARS, payable in equal

(2) **USE**: Lessee shall use and occupy the premises for commercial enterprises  
The premises shall be used for no other purpose. Lessor represents that the premises may lawfully be used for such purpose.

NO. 117991

FILED AND RECORDED AT REQUEST OF  
JUDITH JOSEPH

APRIL 17, 2002

AT 30 MINUTES PAST 02 O'CLOCK

PM IN BOOK 163 OF OFFICIAL

RECORDS PAGE 25 LINCOLN

COUNTY NEVADA  
LESLIE BOUCHER

BY Jerome Stevens COUNTY RECORDER  
DEPUTY

Pioche Mercantile LLC  
Joseph Williams Managing Director  
Judith Joseph LTD  
dba The Grocery Store

Judith Joseph  
775-962-5450