

**Property Owner's Authorization for the Installation of Signage**

Date: Aug 23, 2022

Owner Name: Valensin Family Trust

Address: 408 Pritchard Lane

City, State: Zip Brock, TX 76087-8526

To the City/County of Columbia County

I (print name) Randy Valensin as Owner of  
the property located at:

2609 West US Hwy 90, Lake City, FL

authorize John Kemp and/or their authorized agents to  
obtain sign permits, sign documents related to permitting as an authorized agent for the  
owner, and to install approved signage at this location for the location referenced above.

Owner's Signature: [Signature]

Print Name/Title: Randy Valensin/owner

STATE OF Texas

COUNTY OF Parker

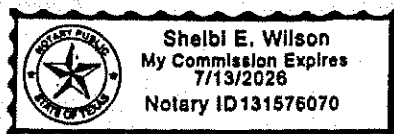
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online

notarization this 23<sup>rd</sup> day of August, by Randy Valensin  
who is personally known or produced identification TX ID

[Signature]

(Signature of Notary Public - State of ~~Florida~~ <sup>Texas</sup> Texas)

Notary Stamp:



Prepared by,  
**RECORDING REQUESTED BY**  
**AND WHEN RECORDED MAIL TO:**

Hardee's Food Systems, Inc.  
Bank of America Tower, Suite 1200  
100 N. Broadway  
St. Louis, Missouri 63102  
ATTN: Legal Department Paralegal  
William Werner

(Space above for Recorder's use)

### MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum") dated as of the 31<sup>st</sup> day of October 2012 is made and entered into by and between Randy Grant Valensin and Lynne Valensin, Trustees of the Valensin Family Trust created March 12, 1999 ("Landlord"), and Hardee's Food Systems, Inc., a North Carolina corporation ("Tenant").

Landlord and Tenant entered into that certain Land & Building Lease dated as of October 31<sup>st</sup> 2012 (the "Lease") for that certain real property located in the City of Lake City, County of Columbia, State of Florida as more particularly described on the attached Exhibit "A" (the "Premises").

NOW, THEREFORE, for and in consideration of the foregoing, Landlord and Tenant hereby agree as follows:

1. Agreement to Lease. Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the Premises pursuant to the Lease, and all rights, privileges and easements appurtenant thereto, at the rental and upon all of the terms and conditions set forth in the Lease, which Lease is incorporated herein by this reference. Terms use, but not defined, herein shall have the same meaning as set forth in the Lease.

2. Term. Subject to the terms and conditions contained in the Lease, the Premises are leased for an Initial Term of twenty (20) years, with four (4) five (5) year options to extend the Initial Term. The term of the lease will commence as provided in the Lease.

3. Options. Tenant has certain options to lease and rights to purchase the Premises as set forth in the Lease.

4. Miscellaneous. This Memorandum does not amend, alter or otherwise change the provisions of the Lease. In the event of any inconsistency between the terms and conditions of this Memorandum and the terms and conditions of the Lease, the terms and conditions of the Lease shall govern and control. All provisions of this Memorandum, including the benefits and burdens, run with the land and are binding upon and inure to the benefit of the heirs, assigns, licensees, invitees, successors, tenants and subtenants of the parties.

IN WITNESS WHEREOF, each of the parties hereto has executed this instrument as of the date first above written.

Signature of Landlord

VALENSIN FAMILY TRUST CREATED  
MARCH 12, 1999

Signature of Tenant

HARDEE'S FOOD SYSTEMS, INC.,  
a North Carolina corporation

By: 

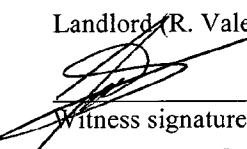
Name: Randy Grant Valensin  
Title: Trustee

By: \_\_\_\_\_

Name: William R. Werner  
Title: Senior Vice President

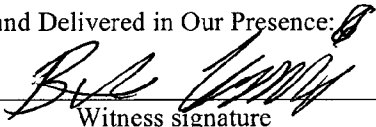
By: 

Name: Lynne Valensin  
Title: Trustee

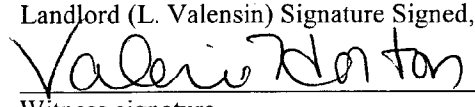
Landlord (R. Valensin) Signature Signed, Sealed and Delivered in Our Presence: 

Witness signature

Print Name JONATHAN SEGURA

Witness signature 

Print Name BRIANNA VALENSIN

Landlord (L. Valensin) Signature Signed, Sealed and Delivered in Our Presence: 

Witness signature

Print Name Valerie Horton

Witness signature 

Print Name Ritchie Barlow

Tenant Signatures Signed, Sealed and Delivered in Our Presence:

Witness signature

Print Name \_\_\_\_\_

Witness signature

Print Name \_\_\_\_\_

[INSERT NOTARY BLOCKS]

IN WITNESS WHEREOF, each of the parties hereto has executed this instrument as of the date first above written.

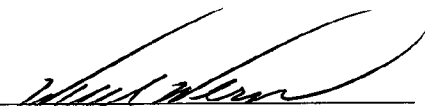
**Signature of Landlord**

VALENSIN FAMILY TRUST CREATED  
MARCH 12, 1999

By: \_\_\_\_\_  
Name: Randy Grant Valensin  
Title: Trustee

**Signature of Tenant**

HARDEE'S FOOD SYSTEMS, INC.,  
a North Carolina corporation

By:   
Name: William R. Werner  
Title: Senior Vice President

By: \_\_\_\_\_  
Name: Lynne Valensin  
Title: Trustee

Landlord (R. Valensin) Signature Signed, Sealed and Delivered in Our Presence:

\_\_\_\_\_  
Witness signature  
Print Name \_\_\_\_\_

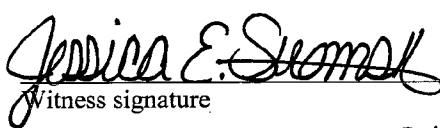
\_\_\_\_\_  
Witness signature  
Print Name \_\_\_\_\_


Landlord (L. Valensin) Signature Signed, Sealed and Delivered in Our Presence:

\_\_\_\_\_  
Witness signature  
Print Name \_\_\_\_\_

\_\_\_\_\_  
Witness signature  
Print Name \_\_\_\_\_

Tenant Signatures Signed, Sealed and Delivered in Our Presence:

  
Witness signature  
Print Name JESSICA E. STROUSE

  
Witness signature  
Print Name SHANNON L. TIMMERMAN

[INSERT NOTARY BLOCKS]

STATE OF Missouri )

)

CITY OF St. Louis )

On October <sup>29<sup>th</sup></sup>, 2012, before me, Deborah A. Petersen, a Notary Public, personally appeared William R. Werner who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the written instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Missouri that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Deborah A. Petersen



DEBORAH A. PETERSEN  
My Commission Expires  
June 26, 2014  
Jefferson County  
Commission #10006164

STATE OF \_\_\_\_\_ )

)

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the written instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of \_\_\_\_\_ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_  
STATE OF \_\_\_\_\_ )  
\_\_\_\_\_ )

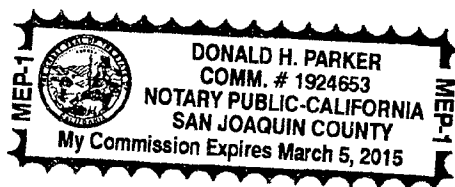
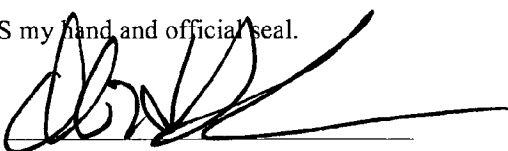
COUNTY OF SAN JOAQUIN

On 10/25/2012, before me, DONALD H. PARKER, a Notary Public,  
personally appeared RANDY GRANT VALENTIN who proved to me on the basis of satisfactory evidence to  
be the person(s) whose name(s) is/are subscribed to the written instrument and acknowledged to me that  
he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their  
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,  
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CA that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



COUNTY OF Parker )

On October 24, 2012, before me, Emily McIntosh, a Notary Public, personally appeared Lynne Valensin who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the written instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Emily McIntosh

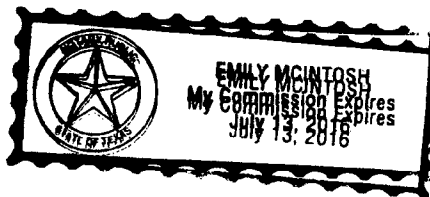


EXHIBIT A  
TO MEMORANDUM OF LEASE  
  
LEGAL DESCRIPTION OF PREMISES

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLUMBIA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLUMBIA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N 03 DEGREES 16'36" E ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 A DISTANCE OF 805.67 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90 (STATE ROAD NO. 10); THENCE N 84 DEGREES 43'27" W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 655.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 84 DEGREES 43'27" W STILL ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 219.70 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF DOUGLAS ROAD (A COUNTY ROAD); THENCE N 05 DEGREES 16'33" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE 250.00 FEET TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF A 40 FOOT ROADWAY; THENCE S 84 DEGREES 43'27" E ALONG SAID SOUTHERLY LINE 103.08 FEET; THENCE N 77 DEGREES 45'01" E STILL ALONG SAID SOUTHERLY LINE 122.30 FEET; THENCE S 05 DEGREES 16'33" W 286.83 FEET TO THE POINT OF BEGINNING. SUBJECT TO A UTILITY EASEMENT ACROSS THE SOUTH 20.00 FEET THEREOF.

TOGETHER WITH EASEMENT RIGHTS SET FORTH IN THAT CERTAIN DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 638, PAGE 39, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

EXCEPT THEREFROM; SEGMENTS "A" AND "B" WHICH WERE ACQUIRED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR ROADWAY RIGHT-OF-WAY PURPOSES, DESCRIBED AS FOLLOWS:

SEGMENT "A", (SEC. #29010-2551, S.R. #10, PC'L# 105)

A PARCEL OF LAND IN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE RUN N 07 DEGREES 40' 15" E ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 888.46 FEET TO THE CENTERLINE OF SURVEY FOR STATE ROAD NO. 10, SECTION 29010-2551; THENCE S 84 DEGREES 41' 35" E ALONG SAID CENTERLINE OF SURVEY A DISTANCE OF 382.29 FEET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF DOUGLAS ROAD (A 60.00 FOOT RIGHT-OF-WAY AS NOW EXISTS), WITH SAID CENTERLINE OF SURVEY, A DISTANCE OF 77.00 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 10 (A 164.00 FOOT RIGHT-OF-WAY AT THIS POINT), AND THE POINT OF BEGINNING; THENCE N 05 DEGREES 18' 25" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.00 FEET; THENCE S 05 DEGREES 18' 25" W ALONG A LINE PARALLEL WITH AND 15.00 FEET EASTERLY OF, WHEN MEASURED AT RIGHT ANGLES, TO SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.00 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE N 84 DEGREES 41' 35" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SEGMENT "B", (SECTION #29010, S.R. #10, PC'L 111.1)

A PART OF BLOCK 1, THE WESTERN SUBDIVISION OF THE CITY OF LAKE CITY, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 1, IN THE WESTERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA, SAID CORNER BEING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SECTION STREET (A 33.00 FOOT RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 29010-2525) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF ORANGE STREET (RIGHT-OF-WAY VARIES); RUN THENCE N 87 DEGREES 46' 55" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 160.68 FEET; THENCE S 47 DEGREES 06' 16" E, A DISTANCE OF 14.11 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 25 (US 41 AND FIRST STREET, A 100.00 FOOT RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 29010-2525); THENCE S 02 DEGREES 01' 30" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 118.59 FEET TO THE POINT OF BEGINNING; THENCE S 42 DEGREES 53' 07" W, A DISTANCE OF 34.58 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 10 (US 90, A VARIABLE WIDTH RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 29010); THENCE N 87 DEGREES 47' 30" E, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 10, A DISTANCE OF 1.41 FEET; THENCE N 42 DEGREES 53' 00" E, A DISTANCE OF 32.58 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 25; THENCE N 02 DEGREES 01' 30" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1.41 FEET TO THE POINT OF BEGINNING.

