



16790 Centre Court • Parker, Colorado 80134 • Phone: (303) 840-8484 • Fax: (303) 840-6150

www.thechampionbank.com

September 12, 2022

The Dugout Grill and Bar, LLC
Jonathan Mares
Perla Ruiz Navarro
149 S. Briggs St.
Erie, CO 80516

Dear Jonathan and Perla:

Champion Bank, as owner of 149 S. Briggs St, Erie, Colorado, is pleased to provide our intent to renew the one-year option under terms of your current lease on commercial property known as 149 S. Briggs St., Suite 103, under the following terms and conditions:

1. Lessee: The Dugout Grill and Bar, LLC
2. Lessor: Champion Bank
3. Address of Premises: 149 S. Briggs St., Suite 103
Erie, CO 80516
4. Lease Option Term: One year
5. Base Rent: The Base Rent of \$3,970.17 shall be paid monthly on the 1st of each month with the first payment due upon commencement of the lease option, November 1, 2022 (calculated at an annual rate of \$20.50/sq ft).
6. Expenses: In addition to the Base Rent, beginning November 1, 2022, the Lessee shall pay monthly expenses of \$984.17.
7. Security Deposit: N/A
8. Lease Renewal: The lease does not have additional renewal options.

For the purpose of documentation, this Letter of Intent and the terms contained herein shall be deemed to be a portion of the agreement between the Lessee and the Lessor. By signing below, Lessee agrees

Banking the way it used to be...

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and acknowledges the terms and conditions contained herein and further acknowledges that this Letter of Intent does not contain all terms and conditions that will be included in the final lease documentation. In the event of discrepancies between the terms of the Letter of Intent and the final lease documentation, the final lease documentation shall prevail.

Terms offered in this Letter of Intent shall expire if not accepted and returned to me by Friday, September 30, 2022.

Sincerely,

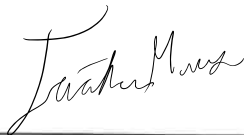


Mark A. Truitt
President

MAT/mt

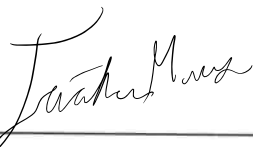
ACCEPTED:

THE DUGOUT GRILL AND BAR, LLC



By: Jonathan E. Mares Lopez, Managing Member

Date



Jonathan E. Mares Lopez, individually as guarantor

Date



Perla Ruiz Navarro, individually as guarantor

Date