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Pages 6
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Type of Document: Memorandum of Sublease

Preparer Information: Austin Atkinson, 185 S. State Street, Suite 1300, Salt Lake City, UT, 84111, 385-775-5595

Taxpayer Information:

TFL, Inc., 202 S. 73rd Street, Omaha, ME 68114

Return Document to:

TFL, Inc., 202 S. 73rd Street, Omaha, ME 68114

Grantors: Kum & Go, L.C.

Grantees: TFL, Inc.

Legal Description:

Lots 1, 2, 3, 4, the North 50 feet of Lot 5, Lots 6, 7 and 8, all in Block 12, of the Original Town of Winterset, and the East and West alley located in said Block 12.

Madison County, Iowa

Book & Page Reference:

WHEN RECORDED, RETURN TO:

TFL, Inc.
c/o R.S. Holdings III, LLC
202 S. 73rd Street
Omaha, NE 68114

Parcel ID No.:

[Space Above for Recorder's Use]

MEMORANDUM OF SUBLEASE

THIS MEMORANDUM OF SUBLEASE ("**Memorandum**") is dated as of the 27th day of August 2025 by and between KUM & GO, L.C., an Iowa limited liability company ("**Sublandlord**"), and TFL, INC., a Nebraska corporation ("**Subtenant**").

RECITALS

A. For good and valuable nonmonetary consideration, the receipt and sufficiency of which are hereby acknowledged, Sublandlord leases to Subtenant certain real property, including the equipment and improvements located thereon, more particularly described on Exhibit A attached hereto (as more fully described in the Sublease (defined below), the "**Premises**"), pursuant to a certain Sublease Agreement, dated July 8, 2025 (the "**Sublease**").

B. Pursuant to this Memorandum, Sublandlord and Subtenant desire to confirm, ratify and give public notice of Sublandlord's lease of the Premises to Subtenant pursuant to the Sublease and of certain of the rights and interests of Subtenant and Sublandlord under the Sublease.

Notice is hereby given of the following:

1. Sublease. The Sublease pertains to real property, including the equipment and improvements located thereon, located at 111 East Jefferson Street, Winterset, Iowa 50273, which is described more particularly on Exhibit A attached hereto.

2. Term. The term of the Sublease commences on the Commencement Date thereof and ends upon the earlier of (a) 11:59 p.m. on December 27, 2032, (b) any earlier termination of the Sublease, or (c) assignment of the Master Lease (as defined in the Sublease) to Subtenant.

3. Memorandum. The foregoing represents only selected provisions of the Sublease. Interested parties should contact Sublandlord or Subtenant for more information. This Memorandum, and the rights and obligations of the parties hereunder, are subject to all of the terms and conditions of the Sublease and the Master Lease. This Memorandum does not add to, supersede, replace, amend or otherwise affect the Sublease or the Master Lease. To the extent of

any conflict or inconsistency between any provisions of this Memorandum and the provisions of the Sublease, the Sublease, and not this Memorandum, shall control and govern.

[Signature Page Follows]

IN WITNESS WHEREOF, the Sublandlord and Subtenant have executed this Memorandum of Sublease as of the date set forth above.

SUBLANDLORD:

Signed and delivered in the presence of:

KUM & GO, L.C., an
Iowa limited liability company

Jennifer Miller
Name: Jennifer Miller

By: M. Thomas Schofield
Name: Tom Schofield
Its: Secretary

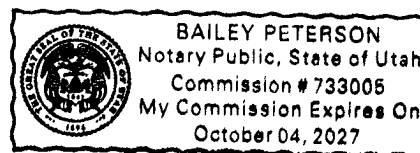
Austin P. Atkinson
Name: Austin P. Atkinson

STATE OF UTAH
COUNTY OF SALT LAKE

On September 2, 2025, before me, Bailey Peterson, Notary Public, personally appeared Tom Schofield, the Secretary of KUM & GO, L.C., an Iowa limited liability company, on behalf of said limited liability company.

WITNESS my hand and official seal.

Bailey Peterson (NOTARY SEAL)
Notary Public, State of Utah
Printed Name: Bailey Peterson



[Signature Pages Continue]

Signed and delivered in the presence of:

Lailoni E.
Name: Lailoni Esparza

Melissa M.
Name: Melissa M. [Signature]

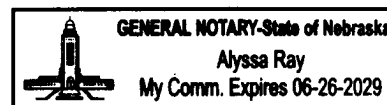
STATE OF Nebraska
COUNTY OF Douglas

On September 10, 2025, before me, Alyssa Ray, Notary Public,
personally appeared Kamdi Samien, the VP of TFL, INC., a
Nebraska corporation, on behalf of said corporation.

WITNESS my hand and official seal.

Notary Public, State of Nebraska
Printed Name: Alyssa Ray

(NOTARY SEAL)



[End of Signature Pages]

SUBTENANT:

TFL, INC., a
Nebraska corporation

By: *[Signature]*
Name: Kamdi Samien
Its: V.P.

EXHIBIT A
Legal Description of the Premises

Lots 1, 2, 3 and 4 and the North 50' Lot 5 and Lots 6, 7 and 8, Block 12, in the Original Town of Winterset, Madison County, Iowa, together with the East West alley located in said Block 12 abutting said Lots.

(Street Address: 111 East Jefferson Street, Winterset, Iowa 50273)