WAKE COUNTY, NC TAMMY L. BRUNNER REGISTER OF DEEDS PRESENTED & RECORDED ON 01-02-2024 AT 12:09:23

BOOK: 019511 PAGE: 00932 - 00937

Prepared By and Return to: Terry M. Taylor, Attorney at Law

NORTH CAROLINA

CANCELLATION OF MEMORANDUM OF LEASE

WAKE COUNTY

THIS CANCELLATION OF MEMORANDUM OF LEASE, made and entered into this day of ________, 2024, by BACKYARD BISTRO PROPERTIES, LLC, a North Carolina limited liability company, formerly HURRICANE ALLEY 1235, LLC, a North Carolina limited liability company (the "Landlord") and BACKYARD BISTRO, LLC, a North Carolina limited liability company ("Tenant"), is for the purpose of removing from the public record the Memorandum of Lease, under the following terms and conditions:

WITNESSETH:

- 1. Landlord recorded a Memorandum of Lease with Tenant recorded on February 5, 2014 in Book 15574, Page 2093, Wake County Registry.
- 2. The Lease was assigned by Assignment of Lease Agreement to Backyard Bistro Properties, LLC as Landlord in Book 15681, Page 346, Wake County Registry.
- 3. This Lease is terminated and is of no further effect.
- 4. It has been deemed to be in the best interest of all parties to remove the above identified Memorandum of Lease from the public record for purposes of clearing title and the record.

NOW, THEREFORE, Landlord and Tenant do hereby relinquish any and all right or claim pursuant to the Memorandum of Lease recorded in Book 15574, Page 2093, Wake County Registry and assigned by Assignment of Lease Agreement recorded in Book 15681, Page 346, Wake County Registry. This Lease has expired, and the Tenant presently occupies different premises.

287848.1

IN WITNESS WHEREOF, the undersigned has hereunto set their hands and seals, this the day and year first above written.

	LANDLORD:
	BACKYARD BISTRO PROPERTIES, LLC By: Lance Wheeler, Member/Manager
STATE OF NORTH CAROLINA COUNTY OF	
I, Deborand. Will	, a Notary Public for <u>leale</u> County,
	nce Wheeler, Member/Manager of Backyard Bistro
•	ted liability company, personally appeared before me ecution of the foregoing instrument in the capacity
WITNESS my hand and notarial se	eal this 215t day of December, 2023.
	Delsonar L. mu
	Notary Public
	My Commission Expires: <u>4-12-28</u> ■ NOTARY SEAL
	Deborah K. Will Notary Public Wake County North Carolina My Commission Expires 4/12/2028

IN WITNESS WHEREOF, the undersigned has hereunto set their hands and seals, this the day and year first above written.

LANDLORD: **BACKYARD BISTRO PROPERTIES, LLC** Joseph Lambrázo, Member/Manager STATE OF NORTH CAROLINA COUNTY OF WALL Closrah L. 11111, a Notary Public for ____ North Carolina, do hereby certify that Joseph Lumbrazo, Member/Manager of Backyard Bistro Properties, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument in the capacity indicated on behalf of the Company. WITNESS my hand and notarial seal this 2/54 day of December, 2023. Deborch K. W. My Commission Expires: 4-12-28 NOTARY SEAL Deborah K. Will Notary Public Wake County North Carolina My Commission Expires 4/12/2028

IN WITNESS WHEREOF, the undersigned has hereunto set their hands and seals, this the day and year first above written.

TENANT:

BACKYARD BISTRØ, LLO By: Lance Wheeler, Member/Manager STATE OF NORTH CAROLINA COUNTY OF 1 DE U Debovar K. Well, a Notary Public for Walk County, North Carolina, do hereby certify that Lance Wheeler, Member/Manager of Backyard Bistro, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument in the capacity indicated on behalf of the Company. WITNESS my hand and notarial seal this 215+ day of <u>December</u>, 2023. My Commission Expires: 4-12-28NOTARY SEAL Deborah K. Will Notary Public Wake County

STATE OF NORTH CAROLINA

COUNTY OF U MILE

behalf of the Company.

IN WITNESS WHEREOF, the undersigned has hereunto set their hands and seals, this the day and year first above written.

TENANT:

BACKYARD BISTRO, LLC Joseph Lumbrazo, Member/Manager Debotal K. W. W., a Notary Public for Walle County, North Carolina, do hereby certify that Joseph Lumbrazo, Member/Manager of Backvard Bistro, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument in the capacity indicated on WITNESS my hand and notarial seal this 21st day of <u>Securber</u>, 2025. My Commission Expires: 4-12-28 NOTARY SEAL

Deborah K. Will

Iorth Carolina

Exhibit A

Property Description

Being all of Tract 1, consisting of 2.34 acres, more or less, as shown on a plat entitled, "Greenway Correction Map, Trinity Road Center," as surveyed by Aiken & Yelle Associates, P.A., dated May 8, 2000, recorded in Book of Maps 2000, Page 1546, Wake County Registry, to which plat reference is hereby made for a more particular description of same.