

## TENANT ESTOPPEL CERTIFICATE

To: Powder Basin Shopping Center, LLC  
TKG Powder Basin, LLC  
211 N. Stadium Blvd., Suite 201  
Columbia, Missouri 65203

RE: That certain lease agreement dated May 04, 2015 whereby Christian Robles and Karina Robles, husband and wife, as tenant therein ("Tenant"), leased Powder Basin Shopping Center, LLC as the current successor-in-interest to landlord's interest under the Lease, therein ("Landlord"), approximately 3,454 square feet of leasable floor area located in Powder Basin Shopping Center (the "Premises"), which is located in the City of Gillette, State of Wyoming (the "Property").

Gentlemen:

Tenant acknowledges that TKG Management, Inc., a Missouri corporation, or its nominee ("Buyer") is reviewing the possible purchase of the Property from Landlord. Tenant further acknowledges that, in the event Buyer elects to purchase the Property, Bank of America, N.A. ("Lender"), is reviewing the possibility of providing financing to Buyer in connection with Buyer's purchase of the Property. In connection therewith, Tenant hereby certifies, represents and warrants to Buyer and Lender, and their respective successors and assigns, as follows:

1. A true and correct copy of the Lease is attached hereto as Exhibit "A" and incorporated herein by reference. The Lease constitutes the entire agreement between Landlord and Tenant with respect to the Premises and the Property, is in full force and effect, and has not been amended, modified or assigned, except as provided in the Preamble of this Tenant Estoppel Certificate.
2. The leasable floor area of the Premises is 3,454 square feet.
3. The term of the Lease commenced on May 12, 2015 and will terminate on August 31, 2018. Tenant has two renewal options of five years each.
4. The current monthly amount of base rent payable by the Tenant is equal to \$4,029.67. Base rent has been paid through December 31, 2015. No rent has been prepaid by more than thirty (30) days.
5. Percentage Rent does not apply.
6. Tenant is responsible for paying its proportionate share of common area costs, insurance and real estate taxes owed regarding the Property. Tenant's proportionate share of said common area costs, insurance and real estate taxes is equal to n/a calculated by taking the number of square feet of leasable floor area of the Premises and dividing it by 157,957, the total number of square feet of leasable floor area of the Property. Current charges for estimated common area costs are \$389.86 per month; current charges for estimated insurance costs are \$44.50 per month; and current charges for estimated real estate taxes are \$85.48 per month. Additional rent for estimated common area costs, insurance and real estate taxes has been paid through November 30, 2015.
7. Tenant has not deposited any monies or instruments to secure any of its agreements

and obligations under the Lease and has not paid any advance rentals or other amounts, except as specified below: None.

8. To Tenant's knowledge, there are no defaults of Landlord or Tenant under the Lease, and no existing circumstances which with the passage of time, or giving of notice, or both, would give rise to a default by Landlord or Tenant under the Lease.

9. Construction of all improvements required under the Lease and any other conditions to Tenant's obligations under the Lease, if any, have been satisfactorily completed by Landlord, and Tenant has accepted the Premises and is occupying and operating in the Premises.

10. Tenant has no charge, lien, claim of set-off, abatement or defense against rents or other charges due or to become due under the Lease or otherwise under any of the terms, conditions, and covenants contained therein, and Tenant is not entitled to any concessions, rebates, allowances (including, without limitation, tenant improvement allowances, construction allowances or any other allowances), or other considerations for free or reduced rent except for: Not Applicable.

11. There are no attachments, executions, assignments for the benefit of creditors, receiverships, conservatorships, or voluntary or involuntary proceedings in bankruptcy or pursuant to any other laws for relief of debtors contemplated or filed by Tenant or pending against Tenant.

12. Tenant has not subleased all or any portion of the Premises or assigned any of its rights under the Lease, nor pledged any interest therein, except as follows Not Applicable.

13. Tenant does not have any options, rights of first refusal, rights of first offer, expansion rights or similar rights with respect to the Premises or the Property or any portion thereof.

14. Upon being notified of the closing of the above-referenced proposed purchase, sale and assignment, Tenant agrees to recognize Buyer as Landlord under the Lease and to send all rental payments and communications permitted or required under the Lease to such address as Landlord may, in writing, direct from time to time.

15. The person(s) whose signature(s) appear(s) below is duly and fully authorized to execute this Tenant Estoppel Certificate and has knowledge of the facts and statements recited herein.

The certifications, representations and warranties herein made shall be binding upon Tenant, its heirs, legal representatives, successors and assigns, and shall inure to Buyer and its lender, and their respective successors and assigns, and such parties may rely on same in connection with the purchase of the Property and the making of any loan secured by the Property.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the day and year first above written.

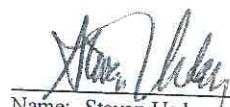
**LANDLORD:**

Powder Basin Shopping Center, LLC, a Delaware  
limited liability company

By: CCA Acquisition Company, LLC, a California  
limited liability company

Its: Managing Member

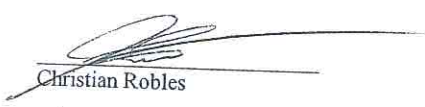
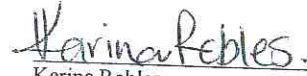
By:



Name: Steven Usdan

Title: Managing Member

**TENANT:**

  
Christian Robles  
Karina Robles