

PROPERTY INFORMATION PACKET

THE DETAILS



1555 S. Bluffview. | Wichita, KS 67218

AUCTION: BIDDING OPENS: Tues, Aug 4th @ 2:00 PM

BIDDING CLOSING: Thur, Aug 12th @ 2:15 PM

12041 E. 13th St. N. · Wichita, KS 67206
316.867.3600 · 800.544.4489 · McCurdy.com



McCurdy
REAL ESTATE & AUCTION



Table of Contents

PROPERTY DETAIL PAGE
TERMS AND CONDITIONS
SELLER'S DISCLOSURE
WATER WELL ORDINANCE
GROUNDWATER ADDENDUM
AVERAGE UTILITIES
LEASES
TRAFFIC COUNT MAP
ZONING MAP
FLOOD ZONE MAP
AERIAL MAP
UTILITY MAP
PLAT
BRRETA DISCLOSURE
GUIDE TO AUCTION COSTS

STANDARD



MLS # 676003
Status Active
Contingency Reason
Property Type Restaurant
Address 1555 S Bluffview
Address 2
City Wichita
State KS
Zip 67218
County Sedgwick
Asking Price \$0
Class Commercial/Ind/Bus
For Sale/Auction/For Rent Auction
Associated Document Count 0
Picture Count 36



GENERAL

List Agent - Agent Name and Phone	Braden McCurdy	List Date	6/24/2026
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Expiration Date	10/1/2026
		Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone		Display on Public Websites	Yes
Co-List Office - Office Name and Phone		Display Address	Yes
Showing Phone	888-874-0581	VOW: Allow AVM	Yes
Sale/Lease		VOW: Allow 3rd Party Comm	Yes
Building Size SqFt	2,000 or Less	Virtual Tour Y/N	
Number of Acres	0.32	Days On Market	22
Zoning	Limited Comm	Cumulative DOM	22
Parcel ID	127-26-0-34-03-035.00	Cumulative DOMLS	
# of Stories	1	Input Date	7/16/2026 8:52 AM
Apx Gross Building SqFt	1,500.00	Update Date	7/16/2026
Apx Net Rentable SqFt		Off Market Date	
Apx Min Available SqFt	1,500.00	Status Date	7/16/2026
Apx Max Contiguous SqFt	1,500.00	HotSheet Date	7/16/2026
Apx Vacant SqFt	1,500.00	Price Date	7/16/2026
Land SqFt	13,799.00		
Present Use of Bldg	Restaurant		
Bldg on Leased Land			
Invest Package Available	No		
Year Built	1970		
Subdivision	NONE LISTED ON TAX RECORD		
Legal	E 165 FT LOT 7 MOR-ELL ADD.		

DIRECTIONS

Directions Harry & Oliver - West on Harry, North on Bluffview to Property

FEATURES

LOADING DOCK None	UTILITIES AVAILABLE Electric City Water City Sewer	OWNER PAID EXPENSES None	SHOWING INSTRUCTIONS Call Showing #
RAIL None		ELECTRICAL 220 Volt	LOCKBOX None
OVERHEAD DOORS None	FLOORS Tile	MISCELLANEOUS FEATURES Fencing Security Systems	TYPE OF LISTING Excl Right w/o Reserve
PARKING Parking Lot Parking to 10 Paved	HEATING Forced Air Gas	PROPOSED FINANCING Other/See Remarks	AGENT TYPE Sellers Agent
ROAD FRONTAGE City Secondary	COOLING Central Air Electric Window Unit	TERMS OF LEASE 3 Years or Less	FLOOD INSURANCE Unknown
LOCATION Freestanding	TENANT PAID EXPENSES External Building Repairs Electricity Gas Janitorial Sewer	DOCUMENTS ON FILE Aerial Photos Documents Online Ground Water Addendum Leases Photographs Sellers Prop. Disclosure LOMA (Flood Report)	POSSESSION At Closing
CONSTRUCTION Stucco			SPECIAL FEATURES/HANDICAP Other
SIDEWALL HEIGHT Less than 10 Ft			CEILING HEIGHT 8-10 feet
ROOF			PRESENT USE Restaurant

FEATURES

Flat Roof	Trash	Lease Agreements
	Water	OWNERSHIP
		Corporate

FINANCIAL

Assumable Y/N	No
With Financing	
Value Land	
Value Improved	0
General Property Taxes	\$2,727.16
General Tax Year	2025
Special Taxes	100.00
Special Tax Year	2025
Special Balance	100.00
Gross Income	
Earnest \$ Deposited With	Security 1st Title

PUBLIC REMARKS

Public Remarks	Property offered at ONLINE ONLY auction. BIDDING OPENS: Tuesday, August 4th, 2026 at 2:00 PM (ct) BIDDING CLOSING: Wednesday, August 12th, 2026 at 2:15 PM (ct). Bidding will remain open on this property until 90 seconds have passed without receiving a bid. Property available to preview by appointment. CLEAR TITLE AT CLOSING, NO BACK TAXES. ONLINE ONLY!!! NO MINIMUM, NO RESERVE!!! This commercial property features a 1,500± sq. ft. restaurant building situated on a 0.32± acre lot in a prime location at Harry & Oliver in Wichita. With outstanding visibility, strong traffic counts, and neighboring established businesses, this property presents an excellent income-producing investment opportunity with a long-term tenant already in place. 1,500± sq. ft. restaurant building 0.32± acre lot Built in 1970 Zoned LI – Limited Commercial Prime location at Harry & Oliver Paved parking lot with up to 10 parking spaces Approximate daily traffic count of 22,540 Building features include: Former restaurant space 2 restrooms Flexible layout suitable for a variety of commercial uses Investment highlights: Income-producing investment opportunity Currently rented for \$2,312/month (Current rate \$1,800 + NN \$512) Long-term tenant in place since 2019 Lease extends through January 31, 2029 Tenant pays taxes, insurance, and utilities Location highlights: Neighboring businesses include Denny's Restaurant, Ascension Via Christi St. Joseph, WSU Tech South, and many other established commercial and medical facilities Excellent visibility and accessibility in a high-traffic commercial corridor This is a rare opportunity to acquire a well-located, income-producing commercial property in one of Wichita's established business districts. With a proven long-term tenant, stable lease income, and a highly desirable location, this property offers an exceptional investment opportunity. Do not miss this opportunity! *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. Full auction terms and conditions provided in the Property Information Packet. Total purchase price will include a 10% buyer's premium (\$2,500.00 minimum) added to the final bid. Property available to preview by appointment. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount of \$20,000 for a 30-day closing, \$30,000 for a 45-day closing Per the tenant, the tables, chairs, appliances, and security system are tenant-owned and will not transfer with the property
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MARKETING REMARKS

Marketing Remarks

PRIVATE REMARKS

Private Remarks	Property offered at ONLINE ONLY auction. 10% Buyer's Premium will be added to the final bid. BIDDING OPENS: Tuesday, August 4th, 2026 at 2:00 PM (ct) BIDDING CLOSING: Wednesday, August 12th, 2026 at 2:15 PM (ct). Bidding will remain open on this property until 90 seconds have passed without receiving a bid. Property available to preview by appointment. Buyer's choice for earnest money: \$20,000 for a 30-day closing, \$30,000 for a 45-day closing This property is in the Qualified Opportunity Zone offering investors potential federal tax incentives, which could include capital gains deferral and tax-free appreciation, to encourage redevelopment in economically distressed areas. For more information, see here: https://www.hud.gov/opportunity-zones/resources/map Per the tenant, the tables, chairs, appliances, and security system are tenant-owned and will not transfer with the property
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AUCTION

Type of Auction Sale	Absolute	1 - Open for Preview
Method of Auction	Online Only	1 - Open/Preview Date
Auction Location	mccurdy.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	8/4/2026	2 - Open for Preview
Auction Start Time	2:00PM	2 - Open/Preview Date
Auction End Date	8/12/2026	2 - Open Start Time
Auction End Time	2:15PM	2 - Open End Time
Broker Registration Req	Yes	3 - Open for Preview
Broker Reg Deadline	8/11/2026 @ 5PM	3 - Open/Preview Date
Buyer Premium Y/N	Yes	3 - Open Start Time
Premium Amount	0.10	3 - Open End Time
Earnest Money Y/N	Yes	
Earnest Amount %/\$	20,000.00	

TERMS OF SALE

Terms of Sale See Associated Documents. Broker Bay 888-874-0581

PERSONAL PROPERTY

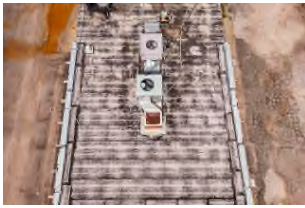
Personal Property

SOLD

- How Sold
- Sale Price
- Net Sold Price
- Pending Date
- Closing Date
- Short Sale Y/N
- Seller Paid Loan Asst.
- Previously Listed Y/N
- Includes Lot Y/N
- Sold at Auction Y/N
- Selling Agent - Agent Name and Phone
- Selling Office - Office Name and Phone
- Co-Selling Agent - Agent Name and Phone
- Co-Selling Office - Office Name and Phone
- Appraiser Name
- Non-Mbr Appr Name

ADDITIONAL PICTURES





DISCLAIMER

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2026 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

TERMS AND CONDITIONS

Thank you for participating in today's auction. The auction will be conducted by McCurdy Real Estate & Auction, LLC ("McCurdy") on behalf of the owner of the real estate (the "Seller"). The real estate offered for sale at auction (the "Real Estate") is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from McCurdy.

1. Any person who registers or bids at this Auction (the "Bidder") agrees to be bound by these Terms and Conditions, the auction announcements, and, in the event that Bidder is the successful bidder, the Contract for Purchase and Sale. A bid placed by Bidder will be deemed conclusive proof that Bidder has read, understands, and agrees to be bound by these Terms and Conditions.
2. The Real Estate is not offered contingent upon inspections. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or McCurdy, including, but not limited to, the following: the condition of the Real Estate; the Real Estate's suitability for any or all activities or uses; the Real Estate's compliance with any laws, rules, ordinances, regulations, or codes of any applicable government authority; the Real Estate's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Real Estate of any hazardous materials or substances; or any other matter concerning the Real Estate. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; easements; covenants; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has had an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspections or accepts the risk of not having done so. Any information provided by Seller or McCurdy has been obtained from a variety of sources. Seller and McCurdy have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller or McCurdy.
3. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. McCurdy may not be held responsible for the correctness of any such representations or warranties or for the accuracy of the description of the Real Estate.
4. It is the sole responsibility of Bidder to monitor McCurdy's website with respect to any updates or information regarding any Real Estate on which Bidder is bidding. Bidder acknowledges that information regarding the Real Estate may be updated or changed on McCurdy's website at any time prior to the conclusion of bidding and that Bidder has timely reviewed the Real Estate information or assumes the risk of not having done so.
5. There will be a 10% buyer's premium (\$2,500.00 minimum) added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate.
6. The Real Estate is not offered contingent upon financing or appraisal.
7. In the event that Bidder is the successful bidder, Bidder must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of cash, check, ACH or immediately available, certified funds in the amount set forth by McCurdy, by 4:00 p.m. (CST) on the business day following the auction. In the event that Bidder fails to pay the aforementioned earnest money by the time set forth above, Seller may terminate this Contract and proceed forward with selling the Real Estate to another buyer in addition to all other rights Seller may have under these Terms and Conditions. The balance of the purchase price will be due in immediately available, certified funds at closing on the specified closing date. The Real Estate must close within 30 days of the date of the auction, or as otherwise agreed to by Seller and Bidder.

8. In the event the nonrefundable earnest money required to be paid as set forth above is in excess of the purchase price, the earnest money amount shall be reduced to the purchase price which Bidder will be required to pay under the same provisions as set forth above.
9. Auction announcements, postings or notifications (as applicable) take precedence over anything previously stated or printed, including these Terms and Conditions.
10. In the event of a conflict between these Terms and Conditions and any other rules, terms, or agreements governing the use of the online bidding platform, these Terms and Conditions govern.
11. These Terms and Conditions, especially as they relate to the qualifications of potential bidders, are designed for the protection and benefit of Seller and do not create any additional rights or causes of action for Bidder. On a case-by-case basis, and at the sole discretion of Seller or McCurdy, exceptions to certain Terms and Conditions may be made.
12. Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. If the successful Bidder fails or refuses to execute the Contract for Purchase and Sale, Bidder acknowledges that, at the sole discretion of Seller, these signed Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Bidder and Seller for the sale and purchase of the Real Estate.
13. It is the responsibility of Bidder to make sure that McCurdy is aware of Bidder's attempt to place a bid. McCurdy disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. McCurdy is not responsible for errors in bidding and Bidder releases and waives any claims against McCurdy for bidding errors.
14. Bidder authorizes McCurdy to film, photograph, or otherwise record the voice or image of Bidder (at live events) and any guests or minors accompanying Bidder at this auction or components of the auction process and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes. Bidder also agrees that this information may remain in the public domain for perpetuity. The Real Estate may have audio and/or video recording in use.
15. Broker/agent participation is invited. Broker/agents must fulfill the responsibilities and obligations set forth in the Broker Registration form to qualify for a cooperation/referral fee. To register, the completed form must be received and registered with McCurdy no later than 5 p.m. on the business day prior to the auction. In the event they have not fulfilled the requirements for participation, you may be responsible for the financial obligations with them.
16. McCurdy is acting solely as agent for Seller and not as an agent for Bidder. McCurdy is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will McCurdy be liable to Bidder for any damages, including incidental or consequential damages, arising out of or related to this auction, the Contract for Purchase and Sale, or Seller's failure to execute or abide by the Contract for Purchase and Sale.
17. Neither Seller nor McCurdy, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the Real Estate. Any person entering on the Real Estate assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and McCurdy expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the Real Estate, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
18. McCurdy reserves the right to establish all bidding increments. Should the Bidder have any request on increments, it is the responsibility of Bidder to call McCurdy within a reasonable time prior to the conclusion of the auction.
19. McCurdy may, in its sole discretion, reject, disqualify, or refuse any bid believed to be fraudulent, illegitimate, not in good faith, made by someone who is not competent, or made in violation of these Terms and Conditions or applicable law.
20. When creating an online bidding account, Bidder must provide complete and accurate information. Bidder is solely responsible for maintaining the confidentiality and security of their online bidding account and accepts full

responsibility for any use of their online bidding account. In the event that Bidder believes that their account has been compromised, Bidder must immediately inform McCurdy at auctions@mccurdy.com.

21. Bidder uses the online bidding platform at Bidder's sole risk. McCurdy is not responsible for any errors or omissions relating to the submission or acceptance of online bids. McCurdy makes no representations or warranties as to the online bidding platform's uninterrupted function or availability and makes no representations or warranties as to the online bidding platform's compatibility or functionality with Bidder's hardware or software. Neither McCurdy nor any individual or entity involved in creating or maintaining the online bidding platform will be liable for any damages arising out of Bidder's use or attempted use of the online bidding platform, including, but not limited to, damages arising out of the failure, interruption, unavailability, or delay in operation of the online bidding platform.
22. The ability to "pre-bid" or to place a maximum bid prior to the start of the auction is a feature offered solely for Bidder's convenience and should not be construed as a call for bids or as otherwise beginning the auction of any particular lot. Pre-bids will be held by McCurdy until the auction is initiated and will not be deemed submitted or accepted by McCurdy until the auction of that particular lot is formally initiated by McCurdy. If you are bidding against a previously placed max bid or pre-bid, the bid placed first will take precedence. If you leave a maximum bid, the bidding platform will bid up to that amount on your behalf and will only use your maximum/whole bid if necessary.
23. In the event of issues relating to the availability or functionality of the online bidding platform during the auction, McCurdy may, in its sole discretion, elect to suspend, pause, or extend the scheduled closing time of the auction. This will be a timed online auction and absentee bids which will be entered into the bidding as they are received. If you leave a maximum bid, the bidding platform will bid up to that amount on your behalf and will only use your maximum/whole bid if necessary.
24. Bidder may not use the online bidding platform in any manner that is a violation of these Terms and Conditions or applicable law, or in any way that is designed to damage, disable, overburden, compromise, or impair the function of the online bidding platform, the auction itself, or any other party's use or enjoyment of the online bidding platform.
25. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
26. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
27. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
28. Bidder warrants and represents that they are at least 18 years of age and are fully authorized to bid.
29. In the event that any provision contained in these Terms and Conditions is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions of the Terms and Conditions will not be in any way impaired.
30. These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas, but without regard to Kansas's rules governing conflict of laws. Exclusive venue for all disputes lies in either the Sedgwick County, Kansas District Court or the United States District Court in Wichita, Kansas. Bidder submits to and accepts the jurisdiction of such courts.
31. In the event that Bidder is the successful bidder but fails to comply with Bidder's obligations as set forth in these Terms and Conditions by 4:00 p.m. (CST) on the business day following the auction, then Bidder will be in breach of these Terms and Conditions and McCurdy may attempt to resell the Real Estate to other potential buyers. Regardless of whether McCurdy is able to successfully resell the Real Estate to another buyer, Bidder will remain liable to Seller for any damages resulting from Bidder's failure to comply with these Terms and Conditions.

COMMERCIAL PROPERTY DISCLOSURE STATEMENT

Document updated:
April 2015

SELLER:

1555 Bluffview LLC

&

DATE:

PROPERTY ADDRESS:

1555

S. Bluffview

Wichita

KS

67203

Part 1. MESSAGE TO THE SELLER:

1. SELLER'S AGREEMENT AND AUTHORIZATIONS:

- A. This form is designed to assist you in making disclosures to the BUYER. If you have actual knowledge of a condition on or affecting the Property, then you must disclose that information to the BUYER on this Commercial Property Disclosure Statement (the "Statement").
- B. SELLER discloses the information on this Statement with the knowledge that even though it is not a warranty or guarantee of the condition of the Property, prospective BUYER(S) may rely on the information contained in this Statement in deciding whether, and on what terms and conditions, to purchase the Property.
- C. SELLER authorizes any real estate licensees involved in this transaction to provide a copy of this Statement to any person or entity in connection with any actual or possible purchase of the Property.

2. SELLER'S INSTRUCTIONS:

- A. SELLER has an obligation under this Statement to:
 - (1) Review this Statement and any attachments carefully;
 - (2) Verify all the important information concerning the Property;
 - (3) Attach all available supporting documentation on the Property;
 - (4) Use explanations lines as requested and when necessary; and
 - (5) Use the explanation lines to explain when the SELLER does not have the personal knowledge to answer a question.
- B. By signing this Statement, the SELLER agrees and acknowledges that the failure to disclose known material facts about the Property may result in liability to the BUYER for fraud and misrepresentation.

3. SELLER'S INDEMNIFICATION OF REAL ESTATE LICENSEES:

- A. SELLER agrees to hold harmless, indemnify and defend any real estate licensees involved in this transaction and their agents, subagents, employees and independent contractors from and against any and all claims, demands, suits, damages, losses or expenses arising out of the discovery of property conditions in the Property of which the real estate licensees had no actual knowledge prior to the signing of the Contract to sell the Property.

SELLER'S INITIALS

SELLER'S INITIALS

Part 2. MESSAGE TO THE BUYER:

1. BUYER'S AGREEMENT AND AUTHORIZATIONS:

- A. This Statement is a disclosure of the condition of the Property as it is actually known by the SELLER on the date that the Statement was signed.
- B. BUYER agrees and acknowledges that this Statement is not a warranty or guarantee of any kind by the SELLER or any real estate licensees involved in this transaction regarding the condition of the Property and should not be used as a substitute for any inspections or warranties the BUYER(S) may wish to obtain on the Property.

2. BUYER'S INSTRUCTIONS:

- A. BUYER has an obligation under this Statement to:
- (1) Review this Statement and any attachments carefully;
 - (2) Verify all the important information about the condition of the Property contained in this Statement;
 - (3) Ask the SELLER about any incomplete or inadequate responses;
 - (4) Inquire about any concerns about the condition of the Property not addressed on this Statement;
 - (5) Review all other applicable documents concerning the Property;
 - (6) Conduct personal or professional inspections of the Property; and
 - (7) Investigate the surrounding areas of the Property to determine suitability for the BUYER.
- B. By signing this Agreement, the BUYER agrees and acknowledges that the failure to exercise due diligence to inspect the Property and verify the information about the condition of the Property contained in this Statement may affect the ability of the BUYER to hold the SELLER liable for conditions on the Property.

3. BUYER'S AGREEMENT TO HOLD REAL ESTATE LICENSEES HARMLESS:

- A. BUYER agrees that any real estate licensees involved in this transaction are not experts at detecting or repairing physical defects in and on the Property. BUYER agrees to hold harmless any real estate licensees involved in this lease transaction and their agents, subagents, employees and independent contractors from and against any and all claims, demands, suits, damages, losses or expenses arising out of the discovery of property conditions in the Property of which the real estate licensees had no actual knowledge prior to the signing of the Contract to purchase the Property.

BUYER'S INITIALS

BUYER'S INITIALS

Part 3. GENERAL PROPERTY INFORMATION:

1. Approximate age of the Property: 1970
2. Appropriate date that SELLER acquired the Property: 2015 (maybe)
3. Does the SELLER currently occupy the Property? ☐ Yes ☒ No
- A. If No, has the SELLER ever occupied the Property? ☐ Yes ☒ No
4. Is the SELLER current on the following assessments, charges, fees or payments relating to the Property:
- A. Mortgage payments? no Debt ☐ Yes ☒ No
- B. Property taxes? ☒ Yes ☐ No
- C. Special assessments? ☒ Yes ☐ No
- D. Other: _____ ☐ Yes ☐ No
5. What is the current zoning of the Property? LC
6. Are you aware of:
- A. Any violation of zoning, setbacks or restrictions or of a non-conforming use on the Property? ☐ Yes ☒ No
- B. Any declarations, deed restrictions, plan or plat requirements that have authority over the Property? ☐ Yes ☒ No
- C. Any violation of laws or regulations affecting the Property? ☐ Yes ☒ No
- D. Any existing or threatened legal action pertaining to the Property? ☐ Yes ☒ No
- E. Any litigation or settlement pertaining to the Property? ☐ Yes ☒ No
- F. Any current or future special assessments pertaining to the Property? ☐ Yes ☒ No
- G. Any other conditions that may materially and adversely affect the value or desirability of the Property? ☐ Yes ☒ No
- H. Any other condition that may prevent you from completing the sale of the Property? ☐ Yes ☒ No

I. Any leases on the Property?

☒ Yes ☒ No

If Yes, please attach a copy of each lease agreement and describe the tenant's rights and obligations under the leases:

J. Any party currently in possession of the Property or a portion of the Property other than the SELLER?

☒ Yes ☐ No

K. Any construction, landscaping or surveying done on the Property within the last six months?

☐ Yes ☒ No

L. Any additions, alterations, repairs or structural modifications made without the necessary permits?

☐ Yes ☒ No

M. Any nuisance or other problems originating within the general vicinity of the Property?

☐ Yes ☒ No

N. Any notices of nuisance abatement, citations or investigations regarding the Property?

☐ Yes ☒ No

O. Any recent reappraisal, reclassification or revaluation of the Property for property tax purposes?

☐ Yes ☒ No

P. Any public authority contemplating condemnation proceedings?

☐ Yes ☒ No

Q. Any government rule limiting the future use of the Property other than existing zoning regulations?

☐ Yes ☒ No

R. Any government plans or discussion of public projects that could lead to the formation of a special benefit assessment district covering the Property or any portion of the Property?

☐ Yes ☒ No

S. Any interest in all or part of the Property that has been reserved by the previous owner?

☐ Yes ☒ No

T. Any unrecorded interests affecting the Property?

☐ Yes ☒ No

U. Anything that would interfere in passing clear title to the BUYER?

☐ Yes ☒ No

V. If you have answered "Yes" to any of the questions in 6(A) through (V), please attach documentation and explain here:

Tenant 1500 NNN paying (will send lease)

W. Additional Comments:

Part 4. STRUCTURAL CONDITIONS:

NOT TO my knowledge = NK

1. Have there been any leaking or other problems with the roof, flashing or rain gutters?

☐ Yes ☐ No

A. If Yes, what was the date of the occurrence?:

UNKNOWN

2. Have there been any repairs to the roof, flashing or rain gutters?

☒ Yes ☐ No

A. If Yes, please provide the date of the repairs?:

over the years

3. Has there been any damage to the Property due to wind, fire or flood?

not to my knowledge

☐ Yes ☒ No

4. Are there any structural problems with the Property?

not to my knowledge

☐ Yes ☒ No

5. Is there any exposed wiring presently in any structures on the Property?

not to my knowledge

☐ Yes ☒ No

6. Are there any windows or doors that leak or have broken seals?

not to my knowledge

☐ Yes ☒ No

7. Do you have any knowledge of any damage to the Property caused by termites or wood infestation?

☐ Yes ☒ No

A. If Yes, is the Property currently under warranty?

NK

☐ Yes ☒ No

B. If Yes, please name the company here:

8. Have you ever experienced or are you aware of any:

A. Movement, shifting, deterioration or other problems with the basement, foundation or walls?

NK

☐ Yes ☒ No

B. Corrective action taken to remedy these conditions, including but not limited to bracing or piercing?

NK

☐ Yes ☒ No

C. Water leakage or dampness in the Property?

NK

☐ Yes ☒ No

D. Dry rot, wood rot or similar conditions on the wood of the Property?

NK

☐ Yes ☒ No

E. Problems with driveways, fences, patios or retaining walls on the Property?

NK

☐ Yes ☒ No

F. Any failure of the Property to comply with the Americans with Disabilities Act?

NK

☐ Yes ☒ No

9. If you have answered Yes to any of the questions in this Part 4, attach any written documentation and explain here:

10. Additional Comments:

Part 5. LAND CONDITIONS:

1. Is the Property or any portion of the Property located in a flood zone, wetlands area or proposed to be located in such as designated by the Federal Emergency Management Agency(FEMA)? ☐ Yes ☒ No
2. Are you aware of any drainage or flood problems on the Property or adjacent properties? ☐ Yes ☒ No
3. Have any neighbors complained that the Property causes drainage problems? ☐ Yes ☒ No
4. Is there fencing on the Property?
If Yes, does the fencing belong to the Property? ☐ Yes ☒ No
5. Are you aware of any encroachments, boundary line disputes or non-utility easements affecting the Property? ☐ Yes ☒ No
6. Are there any features of the Property shared in common with adjoining landowners, such as walls, fences, roads or driveways?
If Yes, is the Property owner responsible for the maintenance of any such shared features? ☐ Yes ☒ No
7. Are you aware of any expansive soil, fill dirt, sliding, settling, earth movement, upheaval or earth stability problems that have occurred on the Property or in the immediate vicinity of the Property? ☐ Yes ☒ No
8. If you have answered Yes to any of the questions in this Part 5, attach any written documentation and explain here:

"AS 15"!!

9. Additional Comments:

AS 15!!

Part 6. WATER AND SEWAGE SYSTEMS:

1. What is the water source on the Property? ☒ Public Water ☐ Private Water ☐ Well ☐ Cistern ☐ Other ☐ None
2. Does the Property have any sewage facilities on or connected to it? ☒ Yes ☐ No
3. Are you aware of any problems relating to the water systems or sewage facilities on the Property?
If Yes, please explain: ☐ Yes ☒ No

4. Additional Comments:

Part 7. ELECTRICAL/GAS/HEATING AND COOLING SYSTEMS:

1. Is there electrical service connected to the Property? ☒ Yes ☐ No
2. Does the Property have heating systems? ☒ Yes ☐ No
A. If Yes, please specify: ☐ Electrical ☐ Fuel Oil ☒ Natural Gas ☐ Heat Pump ☐ Propane ☐ Other _____
3. Does the Property have air conditioning? ☐ Yes ☐ No
A. If Yes, please specify: ☒ Central Electric ☐ Central Gas ☐ Heat Pump ☐ Window Unit(s)
4. Does the Property have a water heater? ☐ Yes ☐ No
A. If Yes, please specify: ☐ Electric ☒ Gas ☐ Solar
5. Are you aware of any problems relating to the electrical, gas or heating and cooling systems on the Property? ☐ Yes ☒ No
If Yes, please explain:

6. Additional Comments:

Part 8. HAZARDOUS CONDITIONS:

11 AS 15"

1. Are you aware of any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radon gas, mold, methamphetamine production, radioactive material, landfill or toxic materials)? ☐ Yes ☒ No
2. Are you aware of any methamphetamine or other controlled substances being manufactured, stored or used on the Property? ☐ Yes ☒ No
3. Are you aware of any previous disposal of any hazardous waste products, chemicals, polychlorinated biphenyls (PCBs), hydraulic fluids, solvents, paints, illegal or other drugs or insulation on the Property? ☐ Yes ☒ No
4. Are you aware of any other environmental conditions on the Property? ☐ Yes ☒ No
5. Have any other environmental inspections or tests been conducted on the Property? ☐ Yes ☒ No
6. Are you aware of any aboveground or underground storage tanks on this Property? ☐ Yes ☒ No
7. If you have answered Yes to any of the questions in this Part 8, attach any written documentation and explain here:

8. Additional Comments:

Part 9. APPLIANCES, EQUIPMENT AND FIXTURES:

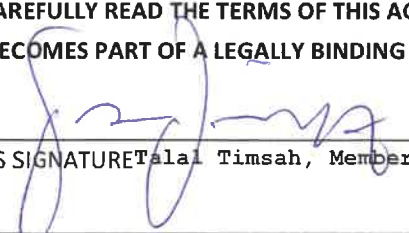
Indicate the condition of the following items by marking the appropriate box. Check only one box.

	NOT INCLUDED	WORKING	NOT WORKING		NOT INCLUDED	WORKING	NOT WORKING
1. Air conditioning – central system	☐	☒	☐	9. Lawn sprinkler(s)	☐	☐	☐
2. Air conditioning – window units	☐	☐	☐	10. Security gate(s)	☐	☐	☐
3. Air purifier system	☐	☐	☐	11. Security system(s)	☐	☐	☐
4. Dock leveler	☐	☐	☐	12. Smoke detector(s)	☐	☐	☐
5. Elevator	☐	☐	☐	13. Wiring system	☐	☐	☐
6. Exhaust fans – Bathrooms	☐	☐	☐	14. Other: _____	☐	☐	☐
7. Fire alarm(s)	☐	☐	☐	15. Other: _____	☐	☐	☐
8. Fire sprinkler(s)	☐	☐	☐	16. Other: _____	☐	☐	☐

Part 10. ACKNOWLEDGEMENT AND AGREEMENT:

- The information provided in this Statement is the representation of the SELLER and not the representation of any real estate licensees involved in this transaction. Once the Statement is signed by both the BUYER and the SELLER, the information contained in the Statement will become part of any Contract to purchase the Property between the BUYER and SELLER.
- The information provided in this Statement has been furnished by the SELLER, who certifies to the truth thereof to the best of SELLER'S belief and knowledge, as of the date signed by the SELLER. Any substantive changes subsequent to initial completion of the Statement will be disclosed by the SELLER to the BUYER prior to the signing of the Contract to purchase the Property.
- BUYER acknowledges that BUYER has read and received a signed copy of the Statement from the SELLER, the SELLER'S agent or any real estate licensees involved in this transaction.
- BUYER agrees that BUYER has carefully inspected the Property. Subject to any inspections allowed under the Contract to purchase the Property with the SELLER, BUYER agrees to purchase the Property in its present condition only and without warranties or guarantees of any kind by the SELLER or any real estate licensee concerning the condition of the Property.
- BUYER agrees to verify any of the above information that is important to the BUYER by an independent investigation. BUYER has been advised to have the Property examined by professional inspectors.
- BUYER acknowledges that neither the SELLER nor any real estate licensees involved in the transaction are experts at detecting or repairing physical defects in the Property. BUYER states that no important representations of the BUYER or any real estate licensees involved in this transaction concerning the condition of the Property are being relied upon by the BUYER except as disclosed above or as fully set forth as follows and signed by the SELLER in this Statement or by real estate licensees in a separate document:

CAREFULLY READ THE TERMS OF THIS AGREEMENT BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

SELLER'S SIGNATURE  Talal Timsah, Member

DATE 

BUYER'S SIGNATURE _____

DATE _____

SELLER'S SIGNATURE _____

DATE _____

BUYER'S SIGNATURE _____

DATE _____



WATER WELL INSPECTION REQUIREMENTS

Property Address: 1555 S. Bluffview Dr. - Wichita, KS 67218

Each City and County have different inspection requirements. If you are required to do an inspection our office will email you the information.

For properties within the *City of Wichita* the requirements are:

1. Any type of water well must have a Title Transfer Inspection performed prior to the transfer of the property. The property owner is required to notify the City of Wichita, Department of Environmental Services at the time the property is listed for sale and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking, or bathing), the well must also be sampled to ensure that the water is potable. A sample fee of \$25.00 per sample will be charged, in addition to the inspection fee. If the well is for irrigation purposes only, the water sample is optional. The City of Wichita will bill for the inspection and sample.
2. All water wells must be located a minimum of 25 feet from a foundation that has been treated for termites (or will require treatment prior to transfer of ownership) with a subsurface pressurized application of a pesticide. Existing wells may remain in a basement so long as they are not within 10 feet of the main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.

DOES THE PROPERTY HAVE A WELL? YES _____ NO TT

If yes, what type? Irrigation _____ Drinking _____ Other _____

Location of Well: _____

DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES _____ NO TT

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

 Ted Timsah, Manager

06/24/2026

Owner/Seller

Date

Owner/Seller

Date

Buyer

Date

Buyer

Date

GROUNDWATER / ENVIRONMENTAL ADDENDUM

1 THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is
2 entered into effective on the last date set forth below.

3 Groundwater contamination has been detected in several areas in and around Sedgwick County.
4 Licensees do not have any expertise in evaluating environmental conditions.

5 The parties are proposing the sale and purchase of certain property, commonly known as:
6 1555 S. Bluffview Dr. - Wichita, KS 67218

7 **The parties are advised to obtain expert advice in regard to any environmental concerns.**

8 **SELLER'S DISCLOSURE (please complete both a and b below)**

9 **(a)** Presence of groundwater contamination or other environmental concerns **(initial one):**

10  Seller has no knowledge of groundwater contamination or other environmental concerns;
11 or
12 _____ Known groundwater contamination or other environmental concerns are:
13
14

15 **(b)** Records and reports in possession of Seller **(initial one):**

16  Seller has no reports or records pertaining to groundwater contamination or other
17 environmental concerns; or
18 _____ Seller has provided the Buyer with all available records and reports pertaining to
19 groundwater contamination or other environmental concerns (list document below):
20
21

22 **BUYER'S ACKNOWLEDGMENT (please complete c below)**

23 **(c)** _____ Buyer has received copies of all information, if any, listed above. **(initial)**

24 **CERTIFICATION**

25 Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and
26 accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that
27 Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

28  Ted Timsah, Manager 06/24/2026
29 _____
30 Seller Date

Buyer Date

30 _____
31 Seller Date

Buyer Date

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AVERAGE MONTHLY UTILITIES

MISCELLANEOUS INFORMATION

Property Address: 1555 S. Bluffview Dr. - Wichita, KS 67218 (the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

	Utility Provider Company	12 Month Avg
Electric:	<u>Evergy</u>	<u>Unknown</u>
Water & Sewer:	<u>City of Wichita</u>	<u>Unknown</u>
Gas Propane:	<u>Kansas Gas</u>	<u>Unknown</u>

If propane, is tank owned or leased? Owned Leased

If leased, please provide company name and monthly lease amount:

Appliances that Transfer:

Refrigerator? Yes No ☒
 Dishwasher? Yes No ☒
 Stove/Oven? Yes No ☒
 Microwave? Yes No ☒

Washer? Yes No ☒
 Dryer? Yes No ☒
 Other? _____

Homeowners Association:

Yes No ☒

Dues Amount: _____ Yearly Monthly Quarterly

Initiation Fee: _____

Are there any permanently attached items that will not transfer with the Real Estate (e.g. projector, chandelier, etc.)? N/A

Information provided has been obtained from a variety of sources. McCurdy has not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness.

Commercial Lease Agreement

THIS LEASE AGREEMENT, made and entered into this 14th day of January, 2019,

By and Between

1555 S. Bluffview, LLC
Hereinafter referred to as
"Landlord"

And

Hereinafter referred to as
"Tenant"

WITNESSETH THAT:

Landlord is the owner of the real estate described as follows:

An approximate 1,500 square foot space located at 1555 S. Bluffview, Wichita, KS.

NOW THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, it is agreed between the parties as follows:

- of 2 years 1-14-19*
1. **Term.** The term of this Lease shall be for a period of ~~five (5) years~~, commencing on the 1st of January 2019, with rent commencing on January 1, 2019, and expiring December 31,

2020 ~~2023~~. If the Landlord is not able to provide the premise to Tenant by the Commencement Date, Tenant will have no obligation to the terms of this Lease Agreement. Tenant shall use said leased premises for operating a restaurant and such other related and similar enterprises as Tenant may desire, but for no other use without Landlord's prior written consent. The leased premises are referred to herein as the "premises", "leased premises" or "leased property".

1-14-19

- 33,600⁰⁰*
2. **Rental.** Tenant agrees to pay Landlord for the use of said premises for the term stated, the total sum of ~~\$90,000.00~~, in sixty (60) equal monthly payments of One Thousand, five hundred dollars and no/100 (~~\$1,500.00~~).
- 1,400.00*
- 1-14-19*

1-14-19
1500
1400.00

- a. Rent shall be due on the first day of each month. Any installment that is not received by the 5th day of each shall incur a late fee of \$50.00 plus \$5.00 per day thereafter until the past due balance is paid in full.
 - b. Landlord and Tenant agree that at full execution of this Lease Agreement, Tenant shall pay a security deposit in the sum of One Thousand, Five Hundred Dollars and no/100 (~~\$1,500.00~~). If Tenant defaults with respect to any provision of this lease, including but not limited to the provisions relating to the payment of rent or other charges, Landlord may use, apply or retain all or any part of the security deposit for payment of any such rent or any other sum in default, or for the payments of any other amount which Landlord may spend or become obligated to spend by reason of Tenant's default. If Tenant shall full and faithfully perform every provision of this lease to be performed by it, the security deposit or any balance thereof shall be returned to Tenant without interest at the expiration or termination of this lease.
3. **Taxes.** Landlord shall pay all taxes and assessments, general and special, on the lease premises and buildings and other improvements permanently affixed to the realty.
4. **Maintenance.** Landlord shall perform all maintenance and repairs with regard to roof and structure only. Tenant shall, at its expense, keep the interior of the demised premises, including, but not limited to, all windows, doors, glass, electrical, plumbing, and drains in good repair including all maintenance/repairs/replacements of HVAC Units, ordinary wear and repair damage by fire and other casualty. Tenant, at its sole cost and expense, shall be responsible for the maintenance and repairs. Landlord must be notified prior to work being completed. Tenant shall be responsible for pest control. Tenant shall be responsible for snow removal, mowing, and landscaping the Leased Premises. Tenant understands that the Leased Premises is being leased in "As-Is" condition.
5. **Use of Premise.** No business shall be carried on, or be permitted to be carried on, upon the demised premises which is contrary to any ordinances of the City of Wichita, Kansas, or the statutes of the State of Kansas, nor will Tenant do or permit anything be done thereon to constitute a nuisance or which will increase fire hazard or insurance rates, or which will invalidate any policy of insurance on the leased premises.
6. **Liability Insurance.** Tenant further covenants and agrees, at all times during the term hereof, at Tenant's own expense to maintain and keep in force, for the mutual benefit of the Landlord and Tenant, general and public liability insurance against claims for personal injury, death, or property damage occurring in, on, or about the demised premises to afford

protection to the limit of not less than One Million Dollars (\$1,000,000.00), in respect to bodily injury and or property damage of any one occurrence; to the limit of not less than Two Million Dollars (\$2,000,000.00) aggregate limit. Tenant agrees to maintain Landlords name (1555 S. Bluffview, LLC) and property manager's (Commercial Property Services Group, LLC) name as additional names insured in the insurance set out above and to provide Landlord with a Certificate of Insurance within 10 days of occupancy or use of the premises. Said Certificate of Insurance to be provided by an insurance company agreeable to the Landlord and to provide that the insurance coverage set forth in the Certificate will not be cancelled without a thirty (30) day notice to the Landlord unless the insurance terminates due to the expiration of the policy of the insurance.

7. **Indemnification.** Tenant shall keep, protect, and save harmless Landlord from any loss, cost, claim, judgment, or expense of any sort or nature (including reasonable attorneys' fees) and from any liability to any person, natural or artificial other to the parties to this agreement, on account of any injury, damage, or death to any person or property arising out of any failure of Tenant in any respect to comply with and perform all the covenants, requirements, and provisions contained herein.

Landlord shall keep, protect, and save harmless Tenant from any loss, cost, claim, judgment, or expense of any sort or nature (including reasonable attorneys' fees) and from any liability to any person natural or artificial, on account of any injury, damage, or death to any person or property arising out of any failure of Landlord in any respect to comply with and perform all of the covenants, requirements, and provisions contained herein.

8. **Hazard Insurance.** Tenant shall keep the improvements located on the leased premises insured against loss or damages by fire, with extended coverage endorsement in any amount not less than eighty percent (80%) of the full insurable value as determined from time to time. The term "full insurable value" shall mean actual replacement cost (exclusive of the cost of excavation, foundations and footing below the basement floor), without deduction for physical depreciation.

9. **Alterations.** Tenant shall not have the right to construct any building or other structures or to make any improvements to the leased premises without the prior express written consent of Landlord; provided, however, that at the expiration of this Lease, the building and all other improvements permanently affixed to the realty, whether or not installed or made by Tenant (with or without the permission of Landlord, as required herein), shall become the sole property of the Landlord.

Tenant shall have the right and privilege of erecting and installing additional offices and trade fixtures necessary to carry on its business; provided, however, that such installations will not injure the premises and shall be made in a first class, workmanlike manner and comply with all laws, ordinances, rules, and regulations of governmental authority, as well as a board of fire insurance underwriters. Upon termination of this Lease, or any renewal hereof, Tenant shall have the privilege of removing such installations, provided that no damage is caused thereby to the premises and the building. Upon the expiration of this Lease, all such additions, alterations, or improvements not so removed shall be the sole and exclusive property of Landlord, Landlord shall not unreasonably withhold its consent hereunder.

- 10. Liens and Encumbrances.** Tenant covenants and agrees at all times to keep the leased premises free from liens and encumbrances of whatever kind or nature arising from, or predicated upon, materials furnished, or work or labor performed upon the leased premises at Tenant's request or by Tenant's authority.
- 11. Utilities.** Tenant shall furnish, at Tenant's own cost and expense with no cost and expense to Landlord, all utilities necessary for the operation of Tenant's business, including but not limited to electric, gas, water, and trash service. Tenant will place all utilities into their own name within five (5) business days from execution of lease agreement.
- 12. Assignment and Subleasing.** Tenant shall have no right to assign or transfer this Lease or to underlease or sublease the whole or any part of the leased premises, except with written consent of Landlord. Landlord shall not unreasonably withhold its consent hereunder.
- 13. Damage by Fire or Other Casualty.** Tenant shall use every precaution against fire and shall, in case of fire or other casualty for which Tenant is not under an obligation to repair, immediately notify Landlord, who shall, unless the building be so damaged that Landlord shall decide not to repair or rebuild, thereupon cause the damage to be promptly repaired, but if the premises be so damaged so that Landlord shall decide not to repair or rebuild, either temporarily or permanently, then the term shall cease as of the date on which the casualty occurred, with no further obligation of either party hereunder to recognize this Lease if the building be later rebuilt. If Landlord shall decide to rebuild or repair, then the rent during the restoration period shall abate in proportion and to the extent that the premises have been rendered unprintable by said casualty.

14. Right to Landlord to Enter and Inspect. Landlord hereby reserves, and Tenant hereby accords to Landlord, the right, personally or through any representative or representative of Landlord's choice, to enter upon and inspect the leased premises, anytime during normal business hours, for the purpose of inspecting the premises, exhibiting the same to the prospective purchaser or Tenant, or otherwise, and the further right, at any time within two (2) months prior to the expiration of this Lease, to place or affix upon suitable exterior portions, not including windows or doors, of this Lease, to place or affix upon suitable exterior portions, not including windows or doors, of the leased premises signs and notices that the same are for sale or for rent.

15. Condemnation. If the whole of the leased property is taken for any public or quasi-public use under any statute or by the right of eminent domain, this Lease shall expire on the date when the leased property shall be so taken, and the rental shall be abated as of that date. No party of any award from any condemning authority shall inure or belong to Tenant. Provided that this provision shall not prevent recovery by Landlord of damages to its business rights and interests, occasioned by such taking.

If any part (but less than the whole) of the leased property shall be taken for any public use or quasi-public use under any statute, or by right of eminent domain, then this Lease shall automatically terminate as of the date title shall be taken with respect only to that portion of the leased premises so taken. If the remainder of the leased premises is, by reason of such taking, rendered unusable for the purpose for which the leased property was leased, the Landlord and Tenant shall each have the right to terminate this Lease on thirty (30) days' notice to the other given within ninety (90) days after the date of such taking. In the event of such partial taking, the rental hereunder shall abate in the same proportion as the value of the portion of the leased premises taken bears to the then current value of the entire premises being leased hereunder.

16. Default. If any default of Landlord hereunder shall continue uncorrected for thirty (30) days after written notice thereof from Tenant, this Lease may be terminated by Tenant at any time thereafter during the continuance of such default by giving written notice to landlord of such termination. If Tenant shall fail to pay any installments hereunder and shall continue in default for a period of ten (10) days after written notice thereof by Landlord, or if Tenant shall fail to promptly keep and perform any other affirmative or negative covenants of this Lease strictly in accordance with the terms of this Lease after written notice thereof by Landlord or default and demand of performance, then and in any such event and as often as any such event shall occur, Landlord may:

- a. Declare the said term ended and enter into said demised premises, or any part thereof, to repossess and enjoy said premises as in the Landlord's former estate; using such force as may be necessary so to do, and so to repossess and enjoy said

premises as in the Landlord's former estate; or Landlord shall have the right to remove, at Tenant's expense, any of Tenants' property left remaining in or on the premises.

17. Bankruptcy and Insolvency. In the event a voluntary or involuntary petition in bankruptcy filed by or against Tenant, or in the event a petition is filed by or against Tenant seeking to invoke the benefits of any bankruptcy or reorganization law, or in the event Tenant shall make a general assignment for the benefit of Tenant's creditors, or in the event a trustee or receiver shall be appointed for all or substantially all of the Tenant's assets, then and in any such event or events this Lease shall thereupon instantly and automatically terminate, without the necessity of any notice or other action by Landlord, the Landlord shall thereupon be entitled to precisely the same rights and remedies as if on such date cancellation of this Lease and been effected by Landlord under foregoing Paragraph 15 hereof.

18. Holding Over. In the event Tenant shall continue to occupy the premises after the last day of the term hereby created, or after the last day of any extension of said term, the Landlord elects to accept rent thereafter, a tenancy from month to month only shall be created and not for any longer period, but subject to all other provisions of this Lease. Rent shall increase 150%.

19. Surrender or Termination. Upon expiration of this Lease for any reason, whether by reason of expiration of the term hereof or cancellation for default or otherwise, Tenant shall and hereby covenants and agrees forthwith peaceably to surrender and deliver up possession of the leased premises to Landlord, and in as good condition and repair as the same were in at inception of this Lease, reasonable wear and tear, depreciation, and damages from the elements and acts of God excepted, including, but not limited to, the obligation to repair any and all damaged caused by Tenant's removal of any trade fixtures for equipment installed by Tenant during the term hereof.

20. Notices. All notices required, or which may be given hereunder shall be considered as properly given if delivered in writing personally or sent by certified mail, postage prepaid with return receipt requested, addressed to Landlord at the address of _____, _____ 3 and Tenant at: _____
Notices served by mail shall be deemed to have been given on the date on which such notice is deposited in the United States Mail.

21. Entirety of Agreement. This instrument incorporates all of the obligations, agreements, and understandings of the parties hereto, and there are no oral agreements or understandings between the parties hereto concerning the property covered by this Lease Agreement.

22. Successors and Assigns. The covenants, agreements, and payments herein contained shall extend to and bind the heirs, administrators, executors, trustees, successors, assigns, and agents of each of the parties hereto, except as herein otherwise provided.

23. Modifications. Neither this Lease nor any of the rights secured to any of the parties hereto may be waived, modified, supplemented, or otherwise altered, unless in writing, duly signed by all the parties hereto.

24. Right to Advertise with Signage. In the event Tenant does not exercise option given to Tenant or Tenant elects not to renew this lease; then Landlord shall have the right to display a "For Lease" sign on the subject property ninety (90) days prior to Tenant's lease expiration.

In witness whereof, the parties have hereunto subscribed names and caused this Lease Agreement to be executed in duplicate, each of which shall be considered on original hereof, as of the day, month, and year first above written.

Landlord:

1555 S. Bluffview, LLC

By: _____

Printed

Date: _____

Tenant:

Printed Name: _____

Date: _____

"Exhibit A"
GUARANTY

THIS GUARANTY ("Guaranty") is hereby executed this 14th day of January 2019, by _____ ("Guarantor"), in favor of 1555 S. Bluffview, LLC ("Landlord").

1. In consideration of, and as an inducement for, the execution and delivery by Landlord of the lease dated January 14, 2019 (the "Lease"), between Landlord and _____ of which Guarantor is a principal owner, with respect to certain leased premises in the Lease ("Premises") and for one (\$1.00) Dollar and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Guarantor does hereby, jointly and severally with any other Guarantor of the Lease, unconditionally guarantees to Landlord and its successors and assigns, the full and timely performance by Tenant of all of its obligations contained in the Lease on Tenant's part to be performed during the term of the Lease and any renewal or extension thereof, together with all reasonable attorneys' fees and disbursements and all litigation costs and expenses incurred or payable by Landlord or for which Landlord may be responsible or liable; and Guarantor hereby further expressly covenants and agrees that neither the obligations nor the liability of Guarantor hereunder shall in any wise be terminated or otherwise affected or impaired by reason of Landlord's assertion against Tenant of, or Landlord's failure to assert against Tenant, any of the rights or remedies available to Landlord pursuant to the Lease or allowed at law or in equity.

2. In addition to the guaranty obligations set forth in Paragraph 1 above, Guarantor hereby covenants and agrees to pay within ten (10) days after Landlord's demand therefor, all reasonable attorneys fees and disbursements and all litigation costs and expenses incurred or pay by Landlord in connection with the enforcement of this Guaranty.

3. This Guaranty is an absolute and unconditional guaranty of payment (and not merely of collection). Guarantor acknowledges that this Guaranty and Guarantor's obligations and liabilities under This Guaranty are and shall at all times continue to be absolute and unconditional in all respects, and shall at all times be valid and enforceable irrespective of any other agreements or circumstances of any nature whatsoever which might otherwise constitute a defense to this Guaranty and the obligations and liabilities of Guarantor under this Guaranty or the obligations or liabilities of any other person or entity (including, without limitation, Tenant) relating to this Guaranty or the obligations or liabilities of Guarantor hereunder or otherwise with respect to the Lease or to Tenant. This Guaranty sets forth the entire agreement and understanding of Landlord and Guarantor and Guarantor acknowledges that no oral or other agreements, understandings, representations or warranties exist with respect to this Guaranty or with respect to the obligations or liabilities of Guarantor under this Guaranty.

4. Guarantor hereby covenants and agrees to and with Landlord and its successors and assigns, that Guarantor may be joined in any action against Tenant in connection with the Lease, and that recovery may be had against Guarantor in such action or in any independent action against Guarantor

without Landlord or its successors or assigns first pursuing or exhausting any remedy or claim against Tenant or its successors or assigns or any other remedy or claim under any other security for, or guaranty of, its obligations or liabilities of Tenant under this Lease.

5. This Guaranty shall be a continuing guaranty, and shall survive a termination of the Lease. Guarantor further covenants and agrees that Guaranty shall not be affected or impaired by, and shall remain and continue in full force and effect as to, any renewal, amendment, modification or extension of the Lease and as to any assignment of Lease or any interest therein or the subletting of all or portions of the Premises and shall cover, apply to and incorporate all of the terms, covenants and conditions of all such renewals, amendments, modifications, extensions, assignments and sublettings (without need of any notice or consent of Guarantor thereto) regardless of who occupies the Premises or whether or not any portion of the Premises is occupied. Additionally, Guarantor further covenants and agrees that this Guaranty shall not be affected or impaired by, and shall continue in full force and effect notwithstanding (i) the enforceability, or unenforceability, of any provision of the Lease, or any such renewal, amendment, modification, extension or assignment thereof of sublease of all or any portion of the Premises, (ii) any extension of time that may be granted to Tenant or its successors or assigns, (iii) the voluntary or involuntary liquidation, dissolution, sale or other disposition of all or substantially all the assets, marshaling of assets and liabilities, receivership, insolvency, bankruptcy, assignment for the benefit of creditors, reorganization, arrangement or readjustment of, or other similar proceeding affecting the Tenant or any of its assets or the disaffirmance, rejection or postponement in any such proceeding of any of Tenant's obligations or undertakings set forth in the Lease, or (iv) the merger or consolidation of the Tenant with any corporation, or other entity, or the sale, divestiture or other disposition of any or all of the interest of Guarantor in the Tenant or any entity controlling, controlled by or under common control with Tenant, or (v) the holding over by Tenant in the Premises after the expiration of the Lease. For purposes hereof, "control" shall mean the possession of the power to direct or cause the direction of the management and policies of such corporation or other entity whether through the ownership of voting securities, by contract or otherwise.

6. All of Landlord's rights and remedies under the Lease and under this Guaranty are intended to be distinct, separate and cumulative and no such right or remedy therein or herein mentioned, whether exercised by Landlord or not, is intended to be in exclusion or a waiver of any of the others. This Guaranty cannot be modified, waived or terminated unless such modification, waiver or termination is in writing, signed by Landlord.

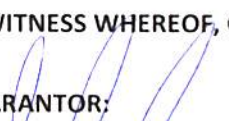
7. Neither the obligations nor the liabilities of Guarantor hereunder shall be released, reduced, diminished, offset or otherwise affected by the existence of, or Landlord's receipt, application, use, retention or release of, any security given for the performance, observance and compliance with any of the terms, covenants or conditions required to be performed, observed or complied with by Tenant under the Lease, and for the purposes of Guarantor's obligations and liabilities under this Guaranty, Landlord shall be deemed not to be holding any security under the Lease and not to have applied, used or retained any security deposit.

8. No failure or delay on the part of Landlord in exercising any right, power or privilege under this Guaranty shall operate as a waiver of or otherwise affect any such right, power or privilege, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power or privilege.

9. This Guaranty shall be enforced and construed in accordance with the laws of the State of Kansas but without regard to its conflicts of laws principals and shall be binding upon and inure to the benefit of Landlord and Guarantor and their respective heirs, executors, administrators, legal representatives, successors and assigns. Guarantor acknowledges and agrees that all disputes arising directly or indirectly, out of or relating to this Guaranty, and all actions to enforce this Guaranty, shall be dealt with and adjudicated in the courts of the State of Kansas, as Landlord may elect; and Guarantor hereby expressly and irrevocably submits to the jurisdiction of such courts in any suit, action or proceeding arising, directly or indirectly, out of or relating to this Guaranty. So far as is permitted under applicable law, this consent to personal jurisdiction shall be self-operative and no further instrument or action, other than service of process in a manner permitted by law or permitted herein, shall be necessary in order to confer jurisdiction upon any Guarantor in any such court. Provided that service of process is effected upon a Guarantor in a manner permitted by law or as otherwise permitted herein, such Guarantor irrevocably waives, to the fullest extent permitted by law, and agrees not to assert, by way of motion, as a defense or otherwise, (a) any objection which it may have or may hereafter have to the laying of the venue of any such suit, action or proceeding brought in such a court as is mentioned in the previous paragraph, (b) any claim that any such suit, action or proceeding brought in such a court has been brought in an inconvenient forum, or (c) any claim that is not personally subject to the jurisdiction of the above-named courts.

10. If any provision of this Guaranty or the application thereof to any person or circumstance shall to any extent be held void, unenforceable or invalid, then the remainder of this Guaranty, or the application of such provision to persons or circumstances other than those as to which it is held void, unenforceable or invalid shall not be affected thereby, and each provision of this Guaranty shall be valid and enforced to the fullest extent permitted by law.

IN WITNESS WHEREOF, Guarantor has executed this Guaranty as of the 14th day of January 2019.

GUARANTOR: 

—


Lease Amendment

THIS LEASE AMENDMENT is made and entered into this 30th day of November, 2020

BY AND BETWEEN

1555 S Bluffview , LLC
hereinafter referred to as "Landlord"
and

hereinafter referred to as "Tenant"
WITNESSETH

WHEREAS, Landlord and Tenant did enter into a certain Lease Agreement dated January 14, 2019 hereinafter referred to as the "Lease", for approximately 1500 square feet of commercial space located at 1555 S Bluffview in Wichita, Kansas.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Landlord and Tenant hereby agree the Lease shall be amended as follows:

1. Landlord and Tenant agree to extend the lease term for an additional term of twenty-four (24) months, commencing on January 1, 2021 and expiring on December 31, 2022 Rent for said term shall be the following:

Lease Term	Monthly Rent
January 1 2021 – December 31, 2022	\$1,400 Per Month

2. Except as specifically provided herein, all other terms and conditions of the original Lease Agreement entered into by Landlord and Tenant shall continue to be in full force and effect. No prior or contemporaneous agreements, oral or written, shall be of any force or effect, it being presumed that same have merged in this Lease **Addendum**.

IN WITNESS WHEREOF, this Amendment to Lease Agreement is executed as of the day and date first above written.

Tenant:

By:

Print:

Date: 11-30-2020

Landlord

By:

Print:

Date: 11/30/2020

RECEIVED

SEP 05 2023

123-082

Lease Amendment

THIS LEASE AMENDMENT is made and entered into this 29th day of August, 2023

BY AND BETWEEN

1555 S Bluffview, LLC
hereinafter referred to as "Landlord"

and

hereinafter referred to as "Tenant"
WITNESSETH

WHEREAS, Landlord and Tenant did enter into a certain Lease Agreement dated January 14, 2019 hereinafter referred to as the "Lease", for approximately 1,500 square feet of commercial space located at 1555 S Bluffview in Wichita, Kansas.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Landlord and Tenant hereby agree the Lease shall be modified and amended as follows:

1. Landlord and Tenant agree to extend the lease term for an additional term of twenty-four (24) months, commencing on September 1, 2023 and expiring on August 31, 2025 Rent for said term shall be the following:

Lease Term	Monthly Rent
September 1, 2023 – August 31, 2024	\$1,400.00 per month (\$11.20 psf) + NN's (Estimated 2023 NN's are \$2.13 Estimated total \$1,666.25 monthly)
September 1, 2024- August 31, 2025	\$1,500.00 per month (\$12.00 psf) + NN's

2. In addition to the base rent set forth in paragraph 1, Tenant agrees to pay Landlord, at the times and in the manner hereinafter provided, the Net Costs (Taxes, and Insurance (also referred to as NN)) paid or incurred by Landlord or its designated agent. Tenant's Net Costs shall be determined on an annual basis for each twelve (12) month period ending on December 31st, prorating fractional years. Tenant's share of the annual Net Costs shall be estimated by Landlord at the beginning of each calendar year thereafter. A monthly rate is determined, and Tenant shall pay to Landlord such estimated charge in advance on the first day of each month throughout the term of this Lease. At the end of each calendar year Landlord shall determine the total Net Costs for such calendar year and furnish a

copy of such computation in writing to Tenant. If the payments made by Tenant in such calendar year exceed cost computations rebate such excess to Landlord; if Tenant's pro rata portion of the Net Costs exceeds the payments made in such calendar year by Tenant, Tenant shall pay the difference to Landlord.

- a. Landlord shall pay all real estate taxes and assessments, as well as all other taxes and charges, which may be levied against the leased property. Provided, Tenant shall pay all personal property taxes and other taxes and charges levied against its personal property as and when the same shall be due and payable. Tenant shall reimburse Landlord monthly as additional rent for real estate taxes and assessments levied against the property.
- b. Landlord shall carry and pay for fire and extended insurance coverage covering the building and building improvements on said leased property in an amount not less than the replacement value. Tenant shall be solely responsible for and shall obtain and keep in full force and effect, a fire and extended coverage insurance policy covering Tenant's leasehold improvements and Tenant's personal property located at the leased premises. Landlord's fire and extended coverage insurance shall not cover Tenant's leasehold improvements or Tenant's personal property. Tenant shall not allow any act or business on the leased premises that will make void or voidable any fire insurance now on or hereafter obtained on said premises or building. Tenant shall reimburse Landlord monthly as additional rent for insurance coverage.
3. Tenant also agrees to paint the exterior of the building within seven (7) months of the execution of this lease amendment. Tenant agrees to paint the exterior of the building a mutually agreed upon color between both Landlord and Tenant. In the event that the Tenant fails to perform within the seven (7) months, Landlord reserves the right to have the work performed at the Tenant's sole expense.
4. Except as specifically provided herein, all other terms and conditions of the original Lease Agreement entered into by Landlord and Tenant shall continue to be in full force and effect. No prior or contemporaneous agreements, oral or written, shall be of any force or effect, it being presumed that same have merged in this Lease Addendum.

IN WITNESS WHEREOF, this Amendment to Lease Agreement is executed as of the day and date first above written.

Tenant:

By:

Print

Date: 08-31-2023

Landlord

By:

Print:

Date:

09-5-23

Commercial Management Agreement
AGENCY DISCLOSURE ADDENDUM

AGENCY DISCLOSURE - LICENSEE REPRESENTS LESSOR

(A) **WEIGAND-OMEGA MANAGEMENT, INC.** is or will be acting as agent of the Lessor with the duty to represent the Lessor's interest; (B) the Licensee Ryan Smith, Weigand-Omega Management, Inc. representing 1555 S. Bluffview, LLC will not be the agent of the prospective Lessee; and (C) any information given to the Licensee will be disclosed to the Lessor. The undersigned hereby acknowledges this Disclosure notice.

Lessee: 

Third Lease Amendment

THIS LEASE AMENDMENT is made and entered into this 1st day of August 2024

BY AND BETWEEN

1555 S Bluffview , LLC
hereinafter referred to as "Landlord"
and

hereinafter referred to as "Tenant"
WITNESSETH

WHEREAS, Landlord and Tenant did enter into a certain Lease Agreement dated January 14, 2019, hereinafter referred to as the "Lease", for approximately 1,500 square feet of commercial space located at 1555 S Bluffview in Wichita, Kansas.

WHEREAS, Landlord and Tenant enter into a lease amendment dated August 29th, 2023.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Landlord and Tenant hereby agree the Lease shall be amended as follows:

1. Landlord and Tenant agree to extend the lease term for an additional term of five (5) months, commencing on September 1, 2025, and expiring on January 31, 2026, at the current rate of \$1,500 + NN.
2. Starting August 1, 2024, Tenant agrees to pay monthly for the repairs to the waterline that leads to the building that cost \$7,568.00, at the amount of \$500 a month until paid in full. Tenant is responsible for all extra charges pertaining to this leak. Landlords is not liable for water and city charges.
3. Except as specifically provided herein, all other terms and conditions of the original Lease Agreement entered into by Landlord and Tenant shall continue to be in full force and effect. No prior or contemporaneous agreements, oral or written, shall be of any force or effect, it being presumed that same have merged in this Lease Addendum.

IN WITNESS WHEREOF, this Amendment to Lease Agreement is executed as of the day and date first above written.

Tenant:

By: _____

Print: _____

Date: 8-10-2024

Landlord

By: _____

Print: _____

Date: 8-15-2024

RECEIVED

FEB 03 2026

626-009

Fourth Lease Amendment

THIS LEASE AMENDMENT is made and entered into this 22th day of January 2026

BY AND BETWEEN

1555 S Bluffview , LLC
hereinafter referred to as "Landlord"
and

hereinafter referred to as "Tenant"
WITNESSETH

WHEREAS, Landlord and Tenant did enter into a certain Lease Agreement dated January 14, 2019, hereinafter referred to as the "Lease", for approximately 1,500 square feet of commercial space located at 1555 S Bluffview in Wichita, Kansas.

WHEREAS, Landlord and Tenant enter into a lease amendment dated August 29th, 2023, and a 3rd lease amendment dated 1st day of August 2024

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Landlord and Tenant hereby agree the Lease shall be amended as follows:

1. Landlord and Tenant agree to extend the lease term for an additional term of three (3) years, commencing on February 1, 2026, and expiring on January 31, 2029, at the current rate of \$1,800 (\$14.40 sf) + NN \$512 (\$4.09 sf) Net costs are for 2026 only.
2. In Section 4. Maintenance, tenant will assume full responsibility of the building including the roof and structure. Landlord will not be responsible for anything.
3. AGENCY DISCLOSURE - LICENSEE REPRESENTS LESSOR (A) WEIGAND-OMEGA MANAGEMENT, INC. is or will be acting as agent of the Lessor with the duty to represent the Lessor's interest; (B) the Licensee Jose Feliciano, Weigand-Omega Management, Inc. representing 1555 S Bluffview, LLC will not be the agent of the prospective Lessee; and (C) any information given to the Licensee will be disclosed to the Lessor. The undersigned hereby acknowledges this Disclosure notice.
4. Except as specifically provided herein, all other terms and conditions of the original Lease Agreement entered into by Landlord and Tenant shall continue to be in full force and effect. No prior or contemporaneous agreements, oral or written, shall be of any force or effect, it being presumed that same have merged in this Lease **Addendum**.

IN WITNESS WHEREOF, this Amendment to Lease Agreement is executed as of the day and date first above written.

Tenant:

By: _____

Print:

Date: 2-2-2026

Landlord

By: _____

Print:

Date: 1/28/26

Fifth Lease Amendment

THIS LEASE AMENDMENT is made and entered into this 16th day of June 2026

BY AND BETWEEN

1555 S Bluffview, LLC
hereinafter referred to as "Landlord"
and

hereinafter referred to as "Tenant"
WITNESSETH

WHEREAS, Landlord and Tenant did enter into a certain Lease Agreement dated January 14, 2019, hereinafter referred to as the "Lease", for approximately 1,500 square feet of commercial space located at 1555 S Bluffview in Wichita, Kansas.

WHEREAS, Landlord and Tenant enter into a first lease amendment date November 30, 2020, second amendment dated August 29, 2023, third lease amendment dated August 1, 2024, and a fourth lease amendment dated January 22, 2026.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Landlord and Tenant hereby agree the Lease shall be amended as follows:

1. Landlord and Tenant agree to add .LC.
2. AGENCY DISCLOSURE - LICENSEE REPRESENTS LESSOR (A) OMEGA MANAGEMENT GROUP, INC. is or will be acting as agent of the Lessor with the duty to represent the Lessor's interest; (B) the Licensee Jose Feliciano, Omega Management Group, Inc. representing 1555 S Bluffview, LLC will not be the agent of the prospective Lessee; and (C) any information given to the Licensee will be disclosed to the Lessor. The undersigned hereby acknowledges this Disclosure notice.
3. Except as specifically provided herein, all other terms and conditions of the original Lease Agreement entered into by Landlord and Tenant shall continue to be in full force and effect. No prior or contemporaneous agreements, oral or written, shall be of any force or effect, it being presumed that same have merged in this Lease **Addendum**.

IN WITNESS WHEREOF, this Amendment to Lease Agreement is executed as of the day and date first above written.

Tenant:

By:

Date: 6-16-2026

By:

Date: 06/18/26

Landlord:

By:

Date: 06/26/26

GUARANTY

THIS GUARANTY ("Guaranty") Is hereby executed this 16th day of June 2026 by ("Guarantor"), in favor of 1555 S Bluffview, LLC ("Landlord").

1. In consideration of, and as an inducement for, the execution and delivery by Landlord of the lease dated January 14, 2019 (the "Lease"), between Landlord and of which Guarantor is a principal owner, with respect to certain leased premises in the Lease ("Premises") and for one (\$1.00) Dollar and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Guarantor does hereby, jointly and severally with any other Guarantor of the Lease, unconditionally guarantees to Landlord and its successors and assigns, the full and timely performance by Tenant of all of its obligations contained in the Lease on Tenant's part to be performed during the term of the Lease and any renewal or extension thereof, together with all reasonable attorneys' fees and disbursements and all litigation costs and expenses incurred or payable by Landlord or for which Landlord may be responsible or liable; and Guarantor hereby further expressly covenants and agrees that neither the obligations nor the liability of Guarantor hereunder shall in any wise be terminated or otherwise affected or impaired by reason of Landlord's assertion against Tenant of, or Landlord's failure to assert against Tenant, any of the rights or remedies available to Landlord pursuant to the lease or allowed at law or in equity.

2. In addition to the guaranty obligations set forth in Paragraph 1 above, Guarantor hereby covenants and agrees to pay within ten (10) days after Landlord's demand therefor, all reasonable attorney's fees and disbursements and all litigation costs and expenses incurred or pay by Landlord in connection with the enforcement of this Guaranty.

3. This Guaranty is an absolute and unconditional guaranty of payment (and not merely of collection). Guarantor acknowledges that this Guaranty and Guarantor's obligations and liabilities under This Guaranty are and shall at all times continue to be absolute and unconditional in all respects, and shall at all times be valid and enforceable irrespective of any other agreements or circumstances of any nature whatsoever which might otherwise constitute a defense to this Guaranty and the obligations and liabilities of Guarantor under this Guaranty or the obligations or liabilities of any other person or entity (including, without limitation, Tenant) relating to this Guaranty or the obligations or liabilities of Guarantor hereunder or otherwise with respect to the Lease or to Tenant. This Guaranty sets forth the entire agreement and understanding of Landlord and Guarantor and Guarantor acknowledges that no oral or other agreements, understandings, representations, or warranties exist with respect to this Guaranty or with respect to the obligations or liabilities of Guarantor under this Guaranty.

4. Guarantor hereby covenants and agrees to and with Landlord and its successors and assigns, that Guarantor may be joined in any action against Tenant in connection with the Lease, and that recovery may be had against Guarantor in such action or in any independent action against Guarantor without Landlord or its successors or assigns first pursuing or exhausting any remedy or claim against Tenant or its successors or assigns or any other remedy or claim under any other security for, or guaranty of, its obligations or liabilities of Tenant under this Lease.

5. This Guaranty shall be a continuing guaranty and shall survive the termination of the Lease. Guarantor further covenants and agrees that Guaranty shall not be affected or impaired by, and shall remain and continue in full force and effect as to, any renewal, amendment, modification or extension of the Lease and as to any assignment of Lease or any interest therein or the subletting of all or portions of the Premises and shall cover, apply to and incorporate all of the terms, covenants and conditions of all such renewals, amendments, modifications, extensions, assignments and subletting (without need of any notice or consent of Guarantor thereto) regardless of who occupies the Premises or whether or not any portion of the Premises is occupied. Additionally, Guarantor further covenants and agrees that this Guaranty shall not be affected or impaired by, and shall continue in full force and effect notwithstanding (i) the enforceability, or unenforceability, of any provision of the Lease, or any such renewal, amendment, modification, extension or assignment thereof of sublease of all or any portion of the Premises, (ii) any extension of time that may be granted to Tenant or its successors or assigns, (iii) the voluntary or involuntary liquidation, dissolution, sale or other disposition of all or substantially all the assets, marshaling of assets and liabilities, receivership, insolvency, bankruptcy, assignment for the benefit of creditors, reorganization, arrangement or readjustment of, or other similar proceeding affecting the Tenant or any of its assets or the disaffirmance, rejection or postponement in any such proceeding of any of Tenant's obligations or undertakings set forth in the Lease, or (iv) the merger or consolidation of the Tenant with any corporation, or other entity, or the sale, divestiture or other disposition of any or all of the interest of Guarantor in the Tenant or any entity controlling, controlled by or under common control with Tenant, or (v) the holding over by Tenant in the Premises after the expiration of the Lease. For purposes hereof, "control" shall mean the possession of the power to direct or cause the direction of the management and policies of such corporation or other entity whether through the ownership of voting securities, by contract or otherwise.

6. All of landlord's rights and remedies under the Lease and under this Guaranty are Intended to be distinct, separate, and cumulative and no such right or remedy therein or herein mentioned, whether exercised by landlord or not, is Intended to be in exclusion or a waiver of any of the others. This Guaranty cannot be modified, waived, or terminated unless such modification, waiver or termination is in writing, signed by landlord.

7. Neither the obligations nor the liabilities of Guarantor hereunder shall be released, reduced, diminished, offset or otherwise affected by the existence of, or landlord's receipt, application, use, retention or release of, any security given for the performance, observance and compliance with any of the terms, covenants or conditions required to be performed, observed or complied with by Tenant under the Lease, and for the purposes of Guarantor's obligations and liabilities under this Guaranty, Landlord shall be deemed not to be holding any security under the Lease and not to have applied, used or retained any security deposit.

8. No failure or delay on the part of landlord in exercising any right, power or privilege under this Guaranty shall operate as a waiver of or otherwise affect any such right, power or privilege, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power, or privilege.

9. This Guaranty shall be enforced and construed in accordance with the laws of the State of Kansas but without regard to its conflicts of laws principals and shall be binding upon and inure to the benefit of Landlord and Guarantor and their respective heirs, executors, administrators, legal representatives, successors, and assigns. Guarantor acknowledges and agrees that all disputes arising directly or indirectly, out of or relating to this Guaranty, and all actions to enforce this Guaranty, shall be dealt with and adjudicated in the courts of the State of Kansas, as Landlord may elect; and Guarantor hereby expressly and irrevocably submits to the Jurisdiction of such courts in any suit, action or proceeding arising, directly or indirectly, out of or relating to this Guaranty. So far as is permitted under applicable law, this consent to personal jurisdiction shall be self-operative and no further instrument or action, other than service of process in a manner permitted by law or permitted herein, shall be necessary in order to confer jurisdiction upon any Guarantor in any such court. Provided that service of process is effected upon a Guarantor in a manner permitted by law or as otherwise permitted herein, such Guarantor irrevocably waives, to the fullest extent permitted by law, and agrees not to assert, by way of motion, as a defense or otherwise, (a) any objection which it may have or may hereafter have to the laying of the venue of any such suit, action or proceeding brought in such a court as is mentioned in the previous paragraph, (b) any claim that any such suit, action or proceeding brought in such a court has been brought in an inconvenient forum, or (c) any claim that is not personally subject to the Jurisdiction of the above-named courts.

10. If any provision of this Guaranty or the application thereof to any person or circumstance shall to any extent be held void, unenforceable or invalid, then the remainder of this Guaranty, or the application of such provision to persons or circumstances other than those as to which it is held void, unenforceable or invalid shall not be affected thereby, and each provision of this Guaranty shall be valid and enforced to the fullest extent permitted by law.

IN WITNESS WHEREOF, Guarantor has executed this Guaranty as of the GUARANTOR:

///

6-16-2026

Date

GUARANTY

THIS GUARANTY ("Guaranty") Is hereby executed this 16th day of June 2026 by ("Guarantor"),
in favor of 1555 S Bluffview, LLC("Landlord").

1. In consideration of, and as an Inducement for, the execution and delivery by Landlord of the lease dated January 14, 2019 (the "Lease"), between Landlord and of which Guarantor is a principal owner, with respect to certain leased premises In the Lease ("Premises") and for one (\$1.00) Dollar and other good and valuable consideration, the receipt and adequacy of which Is hereby acknowledged, Guarantor does hereby, jointly and severally with any other Guarantor of the Lease, unconditionally guarantees to Landlord and Its successors and assigns, the full and timely performance by Tenant of all of Its obligations contained In the Lease on Tenant's part to be performed during the term of the Lease and any renewal or extension thereof, together with all reasonable attorneys' fees and disbursements and all litigation costs and expenses Incurred or payable by Landlord or for which Landlord may be responsible or liable; and Guarantor hereby further expressly covenants and agrees that neither the obligations nor the liability of Guarantor hereunder shall In any wise be terminated or otherwise affected or Impaired by reason of landlord's assertion against Tenant of, or Landlord's failure to assert against Tenant, any of the rights or remedies available to Landlord pursuant to the lease or allowed at law or in equity.

2. In addition to the guaranty obligations set forth In Paragraph 1 above, Guarantor hereby covenants and agrees to pay within ten (10) days after Landlord's demand therefor, all reasonable attorney's fees and disbursements and all litigation costs and expenses Incurred or pay by Landlord In connection with the enforcement of this Guaranty.

3. This Guaranty is an absolute and unconditional guaranty of payment (and not merely of collection). Guarantor acknowledges that this Guaranty and Guarantor's obligations and liabilities under This Guaranty are and shall at all times continue to be absolute and unconditional in all respects, and shall at all times be valid and enforceable irrespective of any other agreements or circumstances of any nature whatsoever which might otherwise constitute a defense to this Guaranty and the obligations and liabilities of Guarantor under this Guaranty or the obligations or liabilities of any other person or entity (including, without limitation, Tenant) relating to this Guaranty or the obligations or liabilities of Guarantor hereunder or otherwise with respect to the Lease or to Tenant. This Guaranty sets forth the entire agreement and understanding of Landlord and Guarantor and Guarantor acknowledges that no oral or other agreements, understandings, representations, or warranties exist with respect to this Guaranty or with respect to the obligations or liabilities of Guarantor under this Guaranty.

4. Guarantor hereby covenants and agrees to and with Landlord and its successors and assigns, that Guarantor may be joined in any action against Tenant in connection with the Lease, and that recovery may be had against Guarantor in such action or In any independent action against Guarantor without Landlord or Its successors or assigns first pursuing or exhausting any remedy or claim against Tenant or Its successors or assigns or any other remedy or claim under any other security for, or guaranty of, Its obligations or liabilities of Tenant under this Lease.

5. This Guaranty shall be a continuing guaranty and shall survive the termination of the Lease. Guarantor further covenants and agrees that Guaranty shall not be affected or impaired by, and shall remain and continue in full force and effect as to, any renewal, amendment, modification or extension of the Lease and as to any assignment of Lease or any Interest therein or the subletting of all or portions of the Premises and shall cover, apply to and Incorporate all of the terms, covenants and conditions of all such renewals, amendments, modifications, extensions, assignments and subletting (without need of any notice or consent of Guarantor thereto) regardless of who occupies the Premises or whether or not any portion of the Premises Is occupied. Additionally, Guarantor further covenants and agrees that this Guaranty shall not be affected or Impaired by, and shall continue in full force and effect notwithstanding (i) the enforceability, or unenforceability, of any provision of the Lease, or any such renewal, amendment, modification, extension or assignment thereof of sublease of all or any portion of the Premises, (ii) any extension of time that may be granted to Tenant or Its successors or assigns, (iii) the voluntary or Involuntary liquidation, dissolution, sale or other disposition of all or substantially all the assets, marshaling of assets and liabilities, receivership, Insolvency, bankruptcy, assignment for the benefit of creditors, reorganization, arrangement or readjustment of, or other similar proceeding affecting the Tenant or any of its assets or the disaffirmance, rejection or postponement In any such proceeding of any of Tenant's obligations or undertakings set forth In the Lease, or (iv) the merger or consolidation of the Tenant with any corporation, or other entity, or the sale, divesture or other disposition of any or all of the interest of Guarantor in the Tenant or any entity controlling, controlled by or under common control with Tenant, or (v) the holding over by Tenant In the Premises after the expiration of the Lease. For purposes hereof, "control" shall mean the possession of the power to direct or cause the direction of the management and policies of such corporation or other entity whether through the ownership of voting securities, by contract or otherwise.

6. All of landlord's rights and remedies under the Lease and under this Guaranty are Intended to be distinct, separate, and cumulative and no such right or remedy therein or herein mentioned, whether exercised by landlord or not, is Intended to be in exclusion or a waiver of any of the others. This Guaranty cannot be modified, waived, or terminated unless such modification, waiver or termination is in writing, signed by landlord.

7. Neither the obligations nor the liabilities of Guarantor hereunder shall be released, reduced, diminished, offset or otherwise affected by the existence of, or landlord's receipt, application, use, retention or release of, any security given for the performance, observance and compliance with any of the terms, covenants or conditions required to be performed, observed or complied with by Tenant under the Lease, and for the purposes of Guarantor's obligations and liabilities under this Guaranty, Landlord shall be deemed not to be holding any security under the Lease and not to have applied, used or retained any security deposit.

8. No failure or delay on the part of landlord in exercising any right, power or privilege under this Guaranty shall operate as a waiver of or otherwise affect any such right, power or privilege, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power, or privilege.

9. This Guaranty shall be enforced and construed in accordance with the laws of the State of Kansas but without regard to its conflicts of laws principals and shall be binding upon and inure to the benefit of Landlord and Guarantor and their respective heirs, executors, administrators, legal representatives, successors, and assigns. Guarantor acknowledges and agrees that all disputes arising directly or indirectly, out of or relating to this Guaranty, and all actions to enforce this Guaranty, shall be dealt with and adjudicated in the courts of the State of Kansas, as Landlord may elect; and Guarantor hereby expressly and irrevocably submits to the Jurisdiction of such courts in any suit, action or proceeding arising, directly or indirectly, out of or relating to this Guaranty. So far as is permitted under applicable law, this consent to personal jurisdiction shall be self-operative and no further Instrument or action, other than service of process in a manner permitted by law or permitted herein, shall be necessary in order to confer jurisdiction upon any Guarantor in any such court. Provided that service of process is effected upon a Guarantor in a manner permitted by law or as otherwise permitted herein, such Guarantor irrevocably waives, to the fullest extent permitted by law, and agrees not to assert, by way of motion, as a defense or otherwise, (a) any objection which It may have or may hereafter have to the laying of the venue of any such suit, action or proceeding brought in such a court as is mentioned in the previous paragraph, (b) any claim that any such suit, action or proceeding brought in such a court has been brought in an Inconvenient forum, or (c) any claim that is not personally subject to the Jurisdiction of the above-named courts.

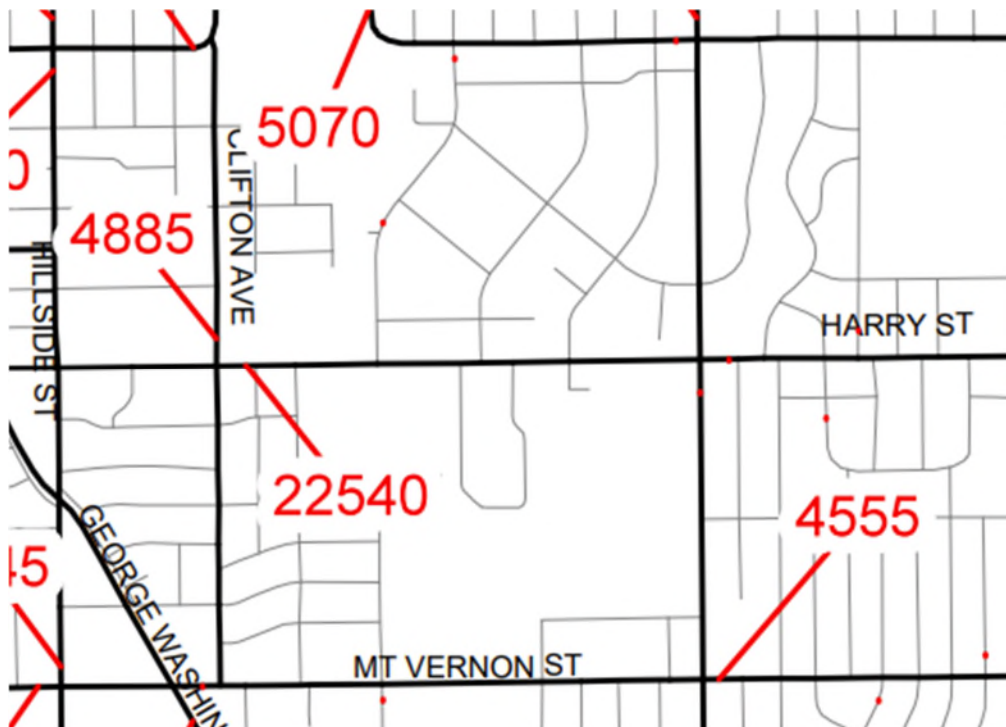
10. If any provision of this Guaranty or the application thereof to any person or circumstance shall to any extent be held void, unenforceable or invalid, then the remainder of this Guaranty, or the application of such provision to persons or circumstances other than those as to which it is held void, unenforceable or invalid shall not be affected thereby, and each provision of this Guaranty shall be valid and enforced to the fullest extent permitted by law.

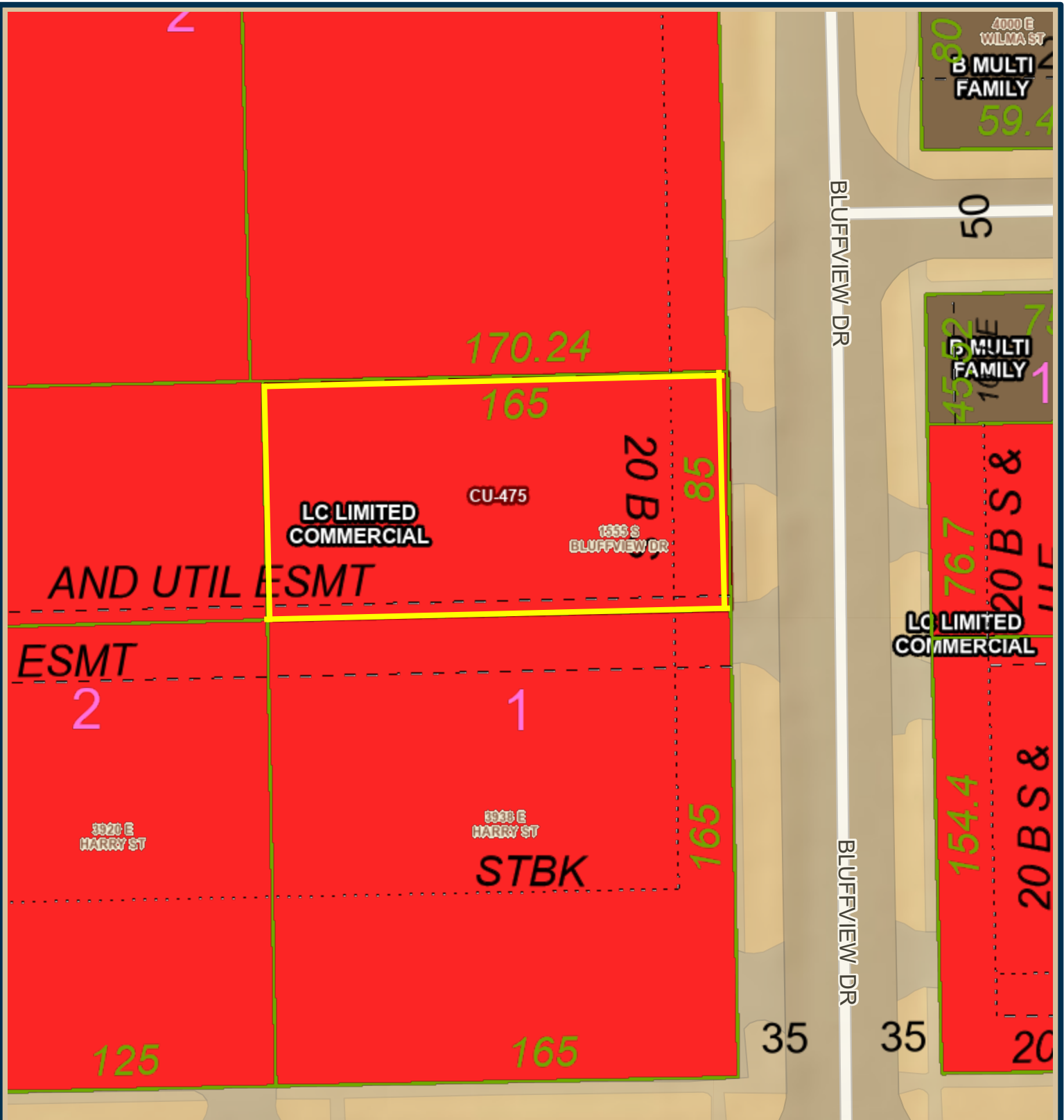
IN WITNESS WHEREOF, Guarantor has executed this Guaranty as of the GUARANTOR:

06/18/26

Date

1555 S. Bluffview Dr., Wichita, KS 67218 – Daily Traffic Count (22,540)





Geographic Information Services
Sedgwick County...
working for you

1555 S. Bluffview Dr., Wichita, KS 67218 - Zoning LC Limited Commercial

Date: 6/9/2026

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

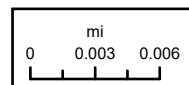
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Sedgwick County, Kansas



1:564





Sedgwick County, Kansas



Flood Plain

(X) 0.2 Pct Annual Chance
 0.2 PCT Annual Chance Flood Hazard

A

AE

AE, FLOODWAY

AE, FLOODWAY

AH

AH

AO

AO

X - Area of Special Consideration

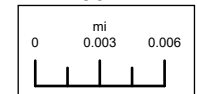
X AREA OF SPECIAL CONSIDERATION, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

X

X, X,

Area Not Included

1:564



Date: 6/9/2026

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Geographic Information Services

Sedgwick County...
 working for you

1555 S. Bluffview Dr., Wichita, KS 67211 - Flood

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Geographic Information Services
Sedgwick County...
working for you

1555 S. Bluffview Dr., Wichita, KS 67211 - Aerial

Date: 6/9/2026

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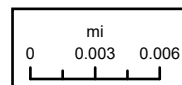
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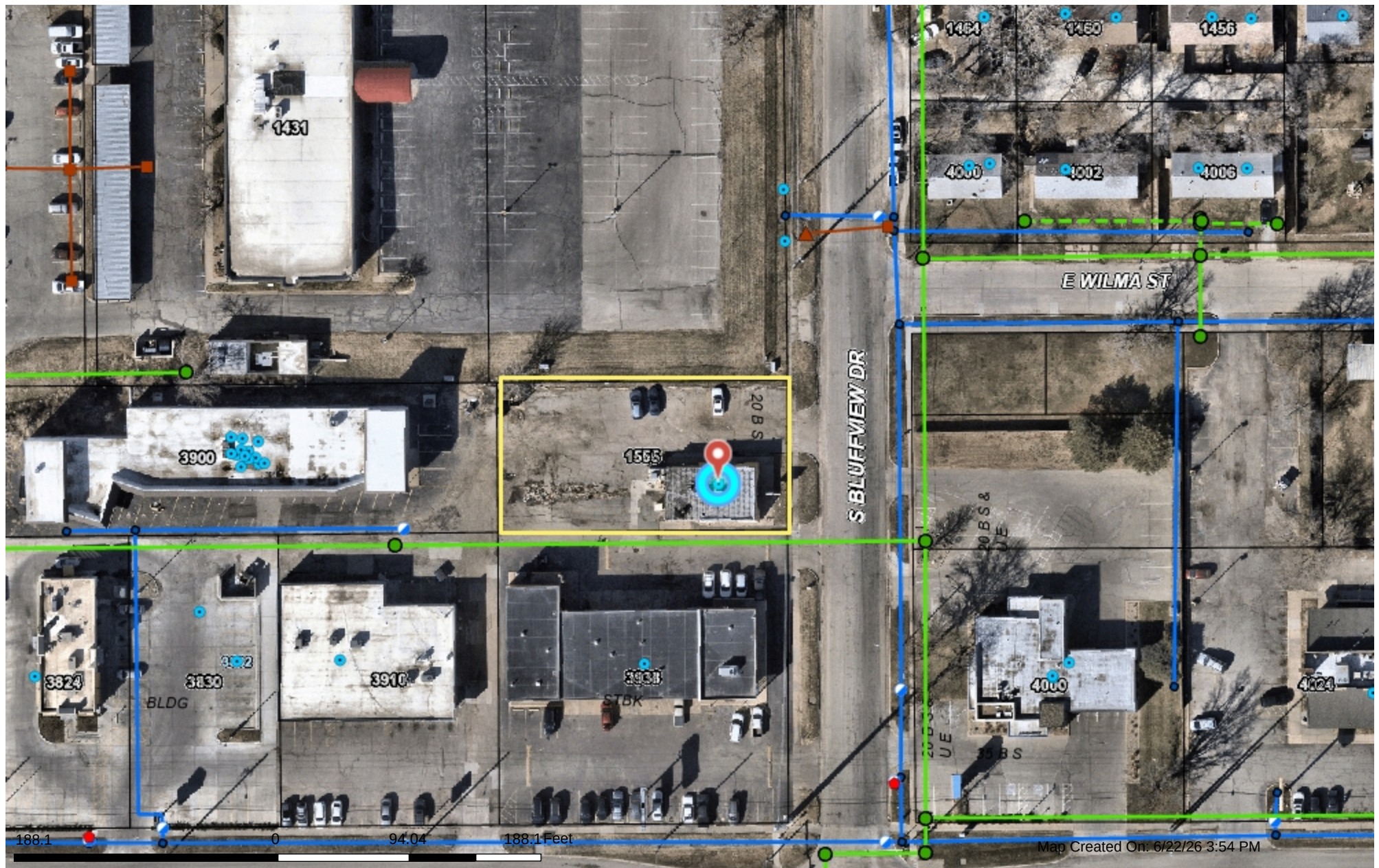
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Sedgwick County, Kansas



1:564





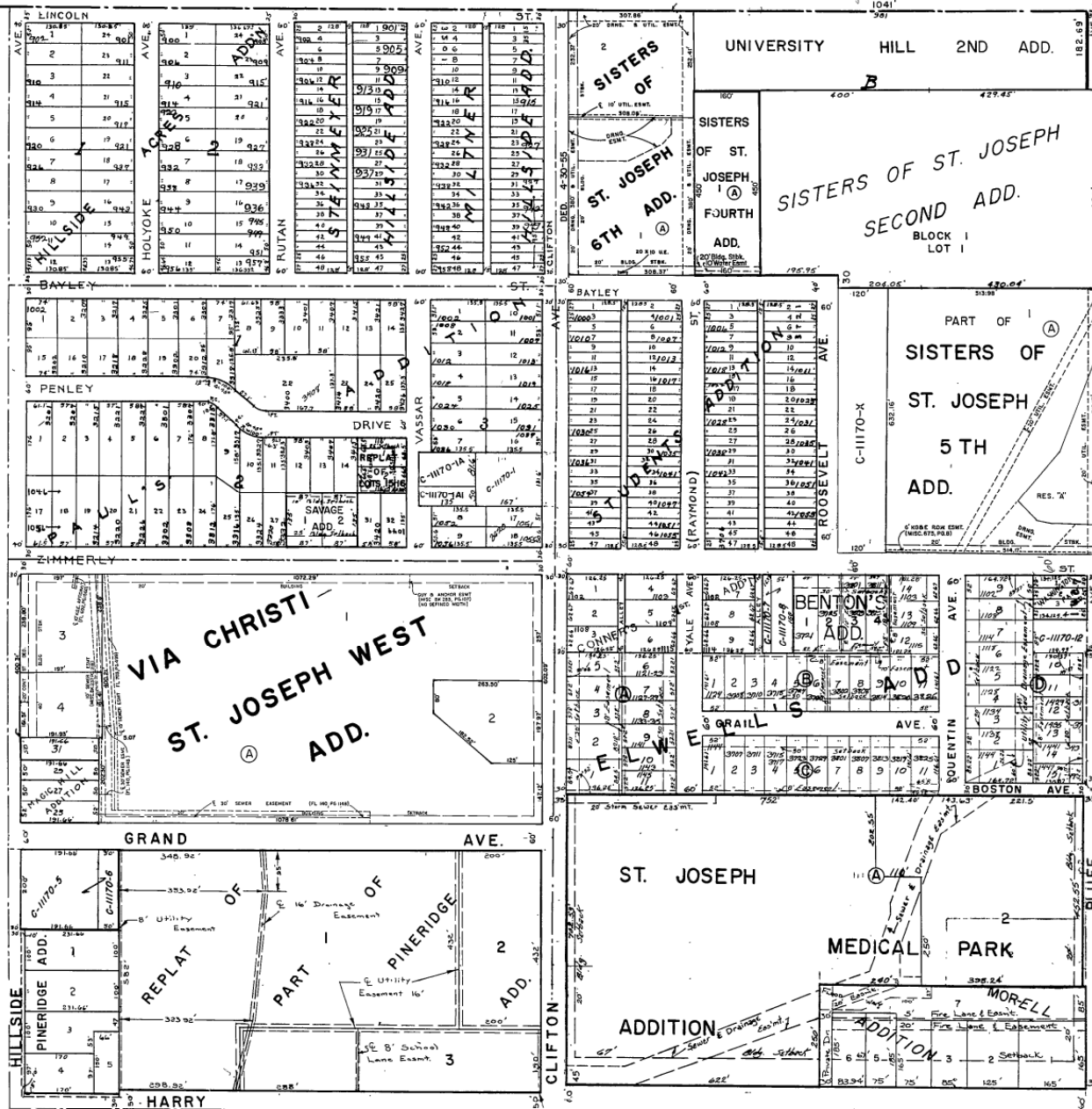
This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

1: 1,128



S.W. 1/4 SEC. 26. TWP. 27. R. 1 E.

WI
104



STREETS, AVENUES, ALLEYS, THOROUGHFARES,
PLATS, OF THE SISTER OF ST. JOSEPH
PROPERTY VAC. 6-29-55 SEE VAC. FILE
NO. 3503.

Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

Types of Brokerage Relationships: A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

Seller's Agent: The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

Buyer's Agent: The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

A Transaction Broker is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

Duties and Obligations: Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

An Agent, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

Agents and Transaction Brokers have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

General Information: Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

Licensee

Real estate company name approved by the commission

Supervising/branch broker

Buyer/Seller Acknowledgement (not required)

GUIDE TO AUCTION COSTS

WHAT TO EXPECT

THE SELLER CAN EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- Real Estate Commission *(If Applicable)*
- Advertising Costs
- Payoff of All Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment Penalties
- Any Judgments, Tax Liens, etc. Against the Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proration for the Current Year
- Any Unpaid Homeowner's Association Dues
- Rent Deposits and Prorated Rents *(If Applicable)*

THE BUYER CAN GENERALLY EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- 10% Buyer's Premium *(If Applicable)*
- Document Preparation *(If Applicable)*
- Notary Fees *(If Applicable)*
- Recording Charges for All Documents in Buyer's Name
- Homeowner's Association Transfer / Setup Fee *(If Applicable)*
- All New Loan Charges *(If Obtaining Financing)*
- Lender's Title Policy Premiums *(If Obtaining Financing)*
- Homeowner's Insurance Premium for First Year
- All Prepaid Deposits for Taxes, Insurance, PMI, etc. *(If Applicable)*

