



## City of Jonesboro Private Club Review and Conditions Form

Date 5-27-2025 Non-Profit Corp. SHJ Holdings, Inc  
Address 2008 Durango Ct. Jonesboro d/b/a: The Den Zone  
Applicant on Behalf of Club Terry Lee Rapert  
Home Address 2008 Durango Ct.  
Business Name The Den Zone  
Business Address 2605 A Street Jonesboro

### City of Jonesboro official use below this:

Police Department: Copy of membership list Yes ☒ No ☐  
Has any member been convicted of a felony? Yes ☐ No ☒  
If yes, How many years since conviction? \_\_\_\_\_  
Has Non-Profit complied with City of Jonesboro laws? Yes ☒ No ☐

Comments: \_\_\_\_\_

Approve? Yes ☒ No ☐ Signature Chief of Police Rick Elliott

### Planning and Zoning Department:

Type of Private Club: Restaurant ☒ Hotel/Motel ☐  
Hours of Operation? \_\_\_\_\_  
Copy of menu for food service? Yes ☒ No ☐  
Zoning R-1  
Approve? Yes ☒ No ☐ Signature Planning Director [Signature]

### City Clerk:

Date received \_\_\_\_\_

Date entered in Legistar \_\_\_\_\_

### City Council Action

Approve \_\_\_\_\_ Deny \_\_\_\_\_



*sfz*

**APPLICATION FOR PRIVATE CLUB PERMIT  
MUST BE NON-PROFIT CORPORATION  
On file at Arkansas Secretary of State's Office**

**INSTRUCTIONS**

1. Answer all questions correctly and in full. **PLEASE PRINT IN INK OR TYPE.**  
**NOTE: FORMS MUST BE NOTARIZED.**

**APPLICATION MUST BE ACCOMPANIED BY CRIMINAL BACKGROUND  
INVESTIGATION RESULTS OF THE APPLICANT (FORMS AND INSTRUCTIONS ENCLOSED).**

2. Application fee is \$250 and must be submitted with this application.
3. Applicant must be a citizen of the United States or a permanent resident alien (must provide a copy of green card), and a resident of Arkansas.
4. The following additional materials must be submitted with your application:
  - a. A current list of names and addresses of all board members, and a signed "authority to release information form" from each board member.
  - b. The address where the business will be located. If the non-profit corporation does not own the property, a copy of the lease, option to lease, option to purchase, or buy-sell agreement in favor of the non-profit corporation must be attached.

MAIL OR DELIVER DIRECTLY TO:

**Chief of Police  
Jonesboro Police Department  
1001 S. Caraway Road  
Jonesboro, Arkansas 72401**

ARKANSAS STATE POLICE

## Arkansas Criminal History Report

This report is based on a name search. There is no guarantee that it relates to the person you are interested in without fingerprint verification. This report includes a check of Arkansas files only. Inquiries into FBI files are not permitted for non-criminal justice or employment purposes without specific statutory authority.

### Subject of Record

Last: **Rapert** First: **Jerry** Middle: **Lee**  
Date of Birth: [REDACTED] Sex: [REDACTED] Race: [REDACTED]  
Social Security Number: [REDACTED] (not verified, supplied at time of request)  
Home/Mailing Address: **5517 Pacific Rd Jonesboro, AR 72401**

State of Arkansas  
IB-  
Arkansas State Police

- NO CRIMINAL HISTORY FOUND FOR THIS SUBJECT -

### Requestor Information

Transaction Number: **ABC004448754**  
Date: **12/12/2024** Agency Reporting: **Arkansas State Police**  
Purpose: **ABC Mandated pursuant to Arkansas Code §3-2-103 regarding applicants for alcohol permits issued by the Alcoholic Beverage Control Division.**  
Released To: **Tiffany Brown On Behalf of Alcoholic Beverage Control**  
Representing: **Alcoholic Beverage Control**  
Mailing Address: **101 E 7th St Ste 204 Little Rock, AR 72201**

This Arkansas criminal history record report should only be used for the purpose that it was requested. A request that is posed for a different purpose may result in more or less information being reported.

This report does not preclude the possible existence of additional records on this person which may not have been reported to the State Identification Bureau and Central Repository. Changes in a criminal history record can occur at any time due to new arrests and/or ongoing legal proceedings.

This Arkansas criminal background check report is for non-criminal justice purposes and may only reflect if a person has any Arkansas felony and misdemeanor conviction(s), any Arkansas felony arrest that occurred in the last five (5) years that has not been to court and whether the person is a registered sex offender or required to register as a sex offender. Juvenile arrest and/or court information will not be released on this report.

CITY OF JONESBORO

APPLICATION FOR PRIVATE CLUB PERMIT

We hereby make an application for a permit to serve alcoholic beverages on our premises to the club's adult members, members of their families over the age of 21, and duly qualified guests.

SHJ Holdings, Inc dba The Den-Zone  
Non-Profit Corporation

FEIN # \_\_\_\_\_

APPLICANT ON BEHALF OF CLUB

Jerry Lee Rapert  
First Middle Last

HOME ADDRESS

2208 Durango Ave Jonesboro 72404 Craighead  
Street City Zip County

BUSINESS NAME

The Den-Zone

BUSINESS ADDRESS

2405 A Street Jonesboro 72401 Craighead  
Street City Zip County

Does the club own the premises? No If leased, give name and address of owner:

Arkansas State University, PO Box 600, State University, 72467

Is your establishment primarily engaged in the business of serving food for consumption on the premises? Yes

If the answer to the above question is no, then what type of business will you be engaged in on the premises? Please list all activities to be offered.

Private Club Restaurant


Does anyone now hold an alcoholic beverage permit at this location? No If so, give name, address and permit no(s).

Give names and addresses of all officers/directors of the non-profit organization:


<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
Jerry Lee Rapert	President	2008 Durango Cove Jonesboro, AR 72404
Leb Wilton Rapert	Vice-President	2500 Davis Dr., Jonesboro, AR 72401
Robin Quick	Sec/Treasurer	5517 Pacific Rd., Jonesboro, AR 72401

Has any member of the club's board of directors or other governing body, or any club officer, been under the sentence, whether suspended or otherwise, of any court for the conviction of a felony within two (2) years preceding the date of this application? YES ☒ NO If yes, please explain -

Signed this 8 day of May, 2025.

  
\_\_\_\_\_  
Signature of Applicant/Managing Agent  
President  
\_\_\_\_\_  
Official Title

Subscribed and sworn to before me this 8 day of May, 2025.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10-26-2028

ANDREA D MCGOWAN  
NOTARY PUBLIC - STATE OF ARKANSAS  
CRAIGHEAD COUNTY  
MY COMMISSION EXPIRES 10-26-2028  
COMMISSION # 12705830

# SCHEDULE A - INDIVIDUAL'S PERSONAL HISTORY

I submit answers to the following questions under oath:

1. Name Jerry Lee Rapert Sex [REDACTED] Date of Birth [REDACTED]
2. Home Address 2008 Durango Cove, Jonesboro 72404 Phone No (820) 838-4251  
Street City Zip
3. Are you a person of good moral character and reputation in your community? Yes
4. Are you a (CITIZEN) or (PERMANENT RESIDENT ALIEN) of the United States? CIRCLE ONE  
Social Security No. [REDACTED] Green Card No. \_\_\_\_\_
5. Are you a resident of Craighead county? Yes  
If not, do you live within 35 miles of the premises to be permitted? Yes
6. Have you ever been convicted of a felony? YES \_\_\_\_\_ NO ✓ If so, give full information \_\_\_\_\_
7. Have you been convicted of any violation of any law relating to alcoholic beverages within the five (5) years preceeding this application? YES \_\_\_\_\_ NO ✓ If so, give full information \_\_\_\_\_
8. Have you had any alcoholic beverage permit issued to you revoked within the five (5) years preceeding this application? YES \_\_\_\_\_ NO ✓ If so, give full information \_\_\_\_\_
9. Do you presently hold or have you ever held an alcoholic beverage permit(s)? No If so, give name, place, and permit number(s) \_\_\_\_\_
10. Have you applied and been refused a permit at the applied for location within the last 12 months? No  
If so, give full information \_\_\_\_\_
11. Marital Status: Single ✓ Married ( ) Divorced ( ) Separated ( ) Other ( )
12. Furnish complete information regarding members of immediate family:

Relationship	Full Name	Address	Occupation
Daughter	Abigail Grace Rapert	11177 Ave. South Nashville, TN 37203	Pharmacy Student
Son	Jeb Wilton Rapert	2500 Davis Dr. Jonesboro 72401	Real Estate
Son	Jude Edward Rapert	2500 Davis Dr. Jonesboro 72401	Student




(a) Are any of the above to be connected with the operation of the outlet? Yes

(b) If so, who and in what capacity? Job Rapert, Management

13. Give your home address (city or town) and dates at each for the past five (5) years:  
907 Lakecrest Dr., Jonesboro, AR 72404 1/2016 - 7/2023  
500 Fairway Cr., Springdale, AR 72764 8/2023 - 2/2024  
5517 Pacific Rd., Jonesboro, AR 72401 2/2024 - 5/2024  
2008 Durango Cove, Jonesboro, AR 72401 5/24 - Present

14. Covering the past five (5) years, give in detail the following:

Your Business or Occupation	Name & Address of Employer	Dates of Employment
Self-Employed	The Pill Peddler Pharmacy 1740 S. Hwy 61 Osceola, AR	7/2011 - 5/2023
Self Employed	ONQ Real Estate & Property Mgmt. 1200 Falls St. Jonesboro AR	11/2017 - Current

I hereby state on oath that I will not violate any law of this State or any regulation of the Alcoholic Beverage Control Division, nor will any agent or employee be allowed to violate any law or regulation. It is hereby consented that the licensed premises and its books and records shall be open at all times to all law enforcement officials without warrant or other legal process.

Jerry Rapert  
 Applicant's Signature

STATE OF ARKANSAS

COUNTY OF Craighead

\_\_\_\_\_, being first duly sworn on oath deposes and says that he/she has read each of the questions to which he/she has made answer, and that his/her said answers in each instance are true and correct.

Subscribed and sworn to before me this 8 day of May, 2025.

[Signature]  
 Notary Public

My Commission Expires: 10-26-2028.

ANDREA D MCGOWAN  
 NOTARY PUBLIC - STATE OF ARKANSAS  
 CRAIGHEAD COUNTY  
 MY COMMISSION EXPIRES 10-26-2028  
 COMMISSION # 12705830

# AUTHORITY TO RELEASE INFORMATION

Application filled by Applicant -A, Stockholder/Partner - S: A

TO WHOM IT MAY CONCERN:

I understand that the City of Jonesboro will conduct an investigation before a final decision this alcoholic beverage permit. This investigation may include inquiries as to my character, reputation, and the location and feasibility of a permit being issued at the applied for location.

To facilitate this investigation, I do hereby give my consent and authority for any public utility or police agency to furnish information from their records to the City of Jonesboro.

Jerry Lee Rapert

Jerry Lee Rapert  
Signature Full Name  
5/8/25  
Date

2008 Durango Cove  
Home Address

Jonesboro AR 72404  
City State Zip

1200 Falls Street  
Mailing Address

Jonesboro AR 72401  
City State Zip

(872)-838-4251 (872) 520-6468  
Contact Phone Business Phone

jrapert@onqproperties.com  
Email Address

Subscribed and sworn to before me this 8 day of May, 2025.

[Signature]  
Notary Public

My Commission Expires: 10-26-2028:

ANDREA D MCGOWAN  
NOTARY PUBLIC - STATE OF ARKANSAS  
CRAIGHEAD COUNTY  
MY COMMISSION EXPIRES 10-26-2028  
COMMISSION # 12705830



# AUTHORITY TO RELEASE INFORMATION

Application filled by Applicant -A, Stockholder/Partner - S: P

TO WHOM IT MAY CONCERN:

I understand that the City of Jonesboro will conduct an investigation before a final decision this alcoholic beverage permit. This investigation may include inquiries as to my character, reputation, and the location and feasibility of a permit being issued at the applied for location.

To facilitate this investigation, I do hereby give my consent and authority for any public utility or police agency to furnish information from their records to the City of Jonesboro.

Jeb Rapert

Jeb Rapert

Signature - Full Name

03/18/2025

Date

2500 Davis Drive

Home Address

Jonesboro

City

AR

State

72401

Zip

2500 Davis Drive

Mailing Address

Jonesboro

City

AR

State

72401

Zip

870-549-0882

Contact Phone

Business Phone

jebrapert@me.com

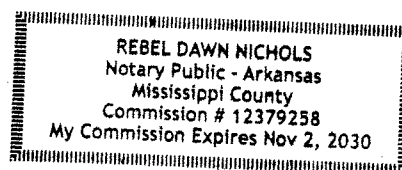
Email Address

Subscribed and sworn to before me this 18 day of March, 2025.

Rebel Dawn Nichols

Notary Public

My Commission Expires: Nov 02, 2030:



# AUTHORITY TO RELEASE INFORMATION

Application filled by Applicant -A, Stockholder/Partner - S: 2

TO WHOM IT MAY CONCERN:

I understand that the City of Jonesboro will conduct an investigation before a final decision this alcoholic beverage permit. This investigation may include inquiries as to my character, reputation, and the location and feasibility of a permit being issued at the applied for location.

To facilitate this investigation, I do hereby give my consent and authority for any public utility or police agency to furnish information from their records to the City of Jonesboro.

Robin Quick

Robin Lynn Quick

Signature - Full Name

03-18-2025

Date

5517 PACIFIC RD.

Home Address

JONESBORO AR 72401

City

State

Zip

5517 PACIFIC RD

Mailing Address

JONESBORO AR 72401

City

State

Zip

501-499-1526

870-520-6468

Contact Phone

Business Phone

RQUICK@ONQPROPERTIES.COM

Email Address

Subscribed and sworn to before me this

18

day of

March

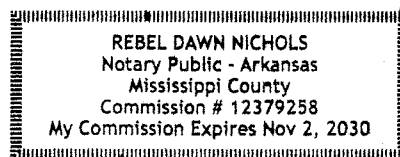
2025

Rebel Dawn Nichols

Notary Public

My Commission Expires:

Nov. 02, 2030



SHJ Holdings, Inc. dba THE DEN-ZONE of Jonesboro

**SHJ Holdings, Inc. dba THE DEN-ZONE of Jonesboro** is a non-profit private club and exists for the purpose of common recreational, social, community hospitality and benevolent purposes including but not limited to supporting 501(C) (3) entities and conducting charitable activities in and around Jonesboro, Craighead County, Arkansas.

**SHJ Holdings** will support the Arkansas State University Red Wolves Foundation and the Arkansas State University System Foundation. **The non-profit will focus support on these and other charities associated with Arkansas State University.**

The private club will benefit these and other entities both financially and with in-kind food donations. The private club will serve food and provide dining for its members and guests. On occasion live music and dancing will be provided for members and guests.

NAME	ADDRESS	CITY	STATE
ABERNATHY, JENNIFER	250 CR 7953	JONESBORO	AR
AKIN, JANET	275 CR 111	BONO	AR
ANDERSON, TREVOR	3311 KINGSBURY ST	JONESBORO	AR
ANDREWS, CAREY	585 CR 354	WYNNE	AR
BARRETT, MARLANA	207 S. HOLMAN APT. 1	BROOKLAND	AR
BLACKBURN, RYAN	802 E. LAKESHORE DR	JONESBORO	AR
BRADSHER, ZACHARY	2026 LIONHEART LN	JONESBORO	AR
BRANNON, DEWIGHT	51 CR 7940	JONESBORO	AR
BRIGANCE, JOSEPH MATHEW	83 S. JEFFERSON	WILSON	AR
BROWN, HEATH	222 CRAIGHEAD RD 7612	BROOKLAND	AR
BROWN, JIMMY	54 JACKSON	WILSON	AR
CALDWELL, MITCHELL	4808 LONOKE LANE	JONESBORO	AR
CALDWELL, ROB	4712 IVERNESS RUN DR	JONESBORO	AR
CHAMBERLAIN, KRISTEN & BEAU	1035 CR 111	BONO	AR
CLARK, BILL	3619 VICKIE DR	JONESBORO	AR
CREECY, JOHNNY JEFF	1951 W.CR 1116	JOINER	AR
COCHRAN, JIM	3816 RIVIERA DR	JONESBORO	AR
COX, JOEL	1004 CARROLL RD	PARAGOULD	AR
CULLEN, TODD	2503 RIDGEPOINTE DR	JONESBORO	AR
DAVIS, SUSAN	1220 LAVETTE	TRUMANN	AR
DEAREN, EASON	3670 CR 745	JONESBORO	AR
DIORIO, ANTHONY	304 E. STROUD	JONESBORO	AR
ELDER, MATHEW	2224 W.CR 1020	JOINER	AR
FELTS, MICKEY	3607 OAKVIEW DR	JONESBORO	AR
FESMIRE, LEE	295 RIVER TRACE DR	MARION	AR
FINLEY, BILLY	115 HUNTCLIFF	JONESBORO	AR
FINLEY, JUDD & KELLY	3231 STRAWFLOOR DR	JONESBORO	AR
FISCHBACHER, ANGIE	200 DUNWOODY	JONESBORO	AR
FITE, CHAD	19743 HWY 158	HARRISBURG	AR
FLIPPO, JOHN	320 COLCHESTER DR	JONESBORO	AR
FRENCH, BRIAN	17 CR 201	JONESBORO	AR
GANN, DAVID	4021 SAGE MEADOWS	JONESBORO	AR
GARTMAN, ZACH	605 WEST LAWSON RD	JONESBORO	AR
GERA, PRATEEK	3524 LAKEPOINTE	JONESBORO	AR
HALSELL, JERRY	264 TWIN LAKE DR	PARAGOULD	AR
HAMILTON, LEAH	4308 CLUBHOUSE DR	JONESBORO	AR
HAMLETT, KEITH	101 HOLMES RD APT. 5	JONESBORO	AR
HATTENHAUER, JONATHAN	105 N. CARRUTHERS ST	MONETTE	AR
HAWKINS, NOAH	201 HUNTCLIFF DR	JONESBORO	AR
HAWKINS, AMBER	2011 WESTBROOK	JONESBORO	AR
HERINGER, AL	2404 RIDGEPOINTE DR	JONESBORO	AR
HOLT, RANCE & AMY	5617 HALLOW CREEK LN	JONESBORO	AR
HUNDLEY, DANIEL	3113 E. NETTLETON	JONESBORO	AR

HUNTER, THOMAS SCOTT	924 FAIRWAY COVE	JONESBORO	AR
JAMES, DAVID & JAIME	3821 PEBBLE BEACH	JONESBORO	AR
JOHNSTON, JEFF	434 DANNER COVE	MARION	AR
JONES, JACK	2414 RIDGEPOINTE DR	JONESBORO	AR
JONES, JEREMY	6001 FREDERRICKS DR	JONESBORO	AR
KENNEMORE, CHARLES, R III	128 BRIARCREST ST	BLYTHEVILLE	AR
LAGOMARCINO, CANDY	1003 EBBERT DR	JONESBORO	AR
LEGGETT, RUSSELL	337 BEVILL AVE	BLYTHEVILLE	AR
LUTES, CHRIS	1100 ROBIN RD	JONESBORO	AR
MCGLAUGHLIN, MIKE	1912 DURANGO CV	JONESBORO	AR
MCPHEARSON, CALLIE	34 GREENE RD 626	PARAGOULD	AR
MEARS, TRAVIS	802 SHERWOOD OAKS CV	JONESBORO	AR
MINTON, ANTHONY	2313 SEA ISLAND DR	JONESBORO	AR
MINTON, NOAH	2313 SEA ISLAND DR	JONESBORO	AR
MITCHELL, CHUCK & TINA	3807 SAWGRASS DR	JONESBORO	AR
MOERY, PETE	123 AARON DR	WYNNE	AR
MONTGOMERY, KALEB & JEESICA	299 GREENE 719 RD	PARAGOULD	AR
MULLINS, LESLIE	5302 SOUTHWEST DR	JONESBORO	AR
NEILL, CHAD	4200 FRIENDLY HOPE RD	JONESBORO	AR
NICHOLS, BRIAN	26503 SULLIVAN RD	TRUMANN	AR
NICHOLS, REBEL	517 WEST JOHNSON	OSCEOLA	AR
OAKES, DAVID	297 CHIPMAN LN	MANILA	AR
OSMENT, RAY	1101 ROBIN RD	JONESBORO	AR
PARKER, BILLY	1007 VILLA DR	JONESBORO	AR
PERRY, KELLY	15 CR 7822	JONESBORO	AR
PERSON, BARRETT	2237 MASTERS DR	JONESBORO	AR
PRICE, TUCKER	4800 RESERVE BLVD APT. D	JONESBORO	AR
PURYEAR, CHRIS	1716 MURRY CREEK DR	JONESBORO	AR
RAPERT, ABIGAIL	2500 DAVIS DR	JONESBORO	AR
RAPERT, JEB	3071 W. CR 538	MANILA	AR
RAPERT, JERRY	1200 FALLS STREET	JONESBORO	AR
REES, MARK	3808 WOLFCHASE	JONESBORO	AR
RHODES, TODD	2110 GREENWOOD ST	JONESBORO	AR
ROBIN QUICK	5517 PACIFIC DR	JONESBORO	AR
ROGERS, BLAKE & SHANDA	3508 CEDARCREEK CV	JONESBORO	AR
ROME, SCOTT & TIFFANY	5227 PROVIDENCE CR	JONESBORO	AR
ROSS, BILL	4505 CLUBHOUSE DR	JONESBORO	AR
SHACKLEFORD, LANCE	3100 BARRINGTON CR	JONESBORO	AR
SHINALL, MISTY	4705 ANTOSH CR	JONESBORO	AR
SHULTE, BETH	1004 LAYMAN DR	JONESBORO	AR
SISK, LANCE	2200 PETERSON RD	WYNNE	AR
SKOOG, B'JORN	126 NORTH 7TH ST	PARAGOULD	AR
SMITH, BRIAN	512 MELTON CR	JONESBORO	AR
SMITH, CARMEN	3814 PEBBLE BEACH	JONESBORO	AR

SPENCER, HIDDA	3860 BRIDLEWOOD DR	JONESBORO	AR
STANLEY, BILL	1110 ROBIN RD	JONESBORO	AR
STARKES, TIM	3121 SOUTHERN HILLS LN	JONESBORO	AR
TAYLOR, JACKSON	3709 RIVEIERA DR	JONESBORO	AR
TAYLOR, SHANE & STEPHANIE	3709 RIVEIERA DR	JONESBORO	AR
TRICARICO, STEVE	1300 TERRACE CT	JONESBORO	AR
TURLEY, AARON	4201 LOCHMOOR COVE	JONESBORO	AR
MIKE TURLEY	4206 ROYAL OAK COVE	JONESBORO	AR
WEBB, MIKE	1108 OAK MEADOW BLVD	JONESBORO	AR
WHEELER, SONGA	223 SOUTH MAIN APT. C	JONESBORO	AR
WILLETT, JASON	1804 STARLING	JONESBORO	AR
WILLIE, MATT	2212 QUARRY CV	JONESBORO	AR
WINTERS, NASH	4310 MAKALA LN	JONESBORO	AR
WOODARD, RANDY	1209 E. COUNTRY CLUB RD	JONESBORO	AR

**AMENDED AND RESTATED  
ARTICLES OF INCORPORATION  
SHJ Holdings, INC., dba THE DEN-ZONE of  
Jonesboro, Arkansas**

I, the undersigned, under and pursuant to the provisions of the laws of the State of Arkansas, **on March 19th, 2025**, at a meeting duly called by the Members and the Board of Directors of SHJ Holdings Inc. and the Members and the Board voted to unanimously waive any and all notice requirements and voted unanimously to amend and restate the Articles of Incorporation in their entirety as follows:

FIRST: The name of this Corporation shall be SHJ Holdings, INC., dba, THE DEN-ZONE of Jonesboro, Arkansas.

SECOND: This Corporation is a mutual benefit corporation.

THIRD: The period of existence of this Corporation shall be perpetual.

FOURTH: The Corporation will have on (1) class of members and a nominal membership fee may be charged if desired by the Board of Directors.

FIFTH: This Corporation is organized as a nonprofit corporation and exists for the purpose of common recreational, social, community hospitality and benevolent purposes, including but not limited to supporting 501(c)(3) entities and charitable activities in Craighead County, Arkansas and conducting all activities related thereto not otherwise prohibited by law.

SIXTH: The Corporation shall have and exercise all powers, privileges and rights conferred on corporations by the laws of the State of Arkansas and all powers and rights incidental to carrying out the purposes for which this Corporation is formed, except such as are inconsistent with the express provisions of the Act under which this Corporation is incorporated, and the enumeration of the foregoing purposes shall not be held to limit or restrict in any manner the general powers conferred on this Corporation by the laws of the State of Arkansas.

SEVENTH: The Corporation shall not have, or issue shares of stock and no dividends shall be paid, and no part of the income of the Corporation shall be distributed to its members, directors, or officers. The Corporation may pay reasonable compensation to its directors and officers. The Corporation may make reimbursement to its members, directors, officers, and employees for expenses incurred in attending to their authorized duties. All such expenses shall be evidenced by receipt or other proper documentation.



EIGHTH: Upon dissolution of the Corporation the Board of Directors shall, after paying or making provision for the payment of all liabilities of the Corporation, dispose of all assets exclusively and consistently with the purposes set forth in Paragraph FIFTH.

NINTH: The principal office or place of business of this Corporation shall be located at 2605 A Street, Jonesboro, AR 72401.

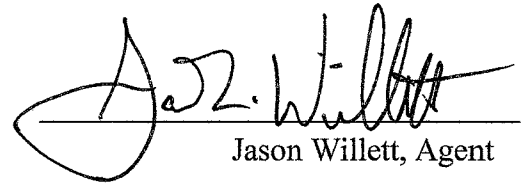
TENTH: The name and address of the registered agent of this Corporation is Jerry Rapert, 5517 Pacific Road, Jonesboro, Arkansas 72401.

ELEVENTH: The Board of Directors shall conduct the business of the Corporation. The number of the directors of the Corporation shall be not less than three (3) no more than five (5). Their terms of office shall be one (1) year. The Board of Directors shall have the direction of the affairs of this Corporation.

TWELFTH: The names and addresses of all the original incorporators and initial directors were set forth in the original Articles filed on the 27<sup>th</sup> of February 2018.

THIRTEENTH: The members and the Board of Directors of this Corporation may amend these articles. Unless notice is waived, the Corporation shall provide seven (7) days written notice of any meeting of the members and the Board of Directors at which an amendment is to be voted upon. The notice must state that a purpose of the meeting is to consider a proposed amendment to the Articles, and the notice must contain or be accompanied by a copy or summary of the amendment or state the general nature of the amendment. The amendment must be approved by the required members and directors in office at the time the amendment is adopted.

IN WITNESS WHEREOF, the undersigned has executed these Amended and Restated Articles of Incorporation on this 19th day of March 2025.

  
Jason Willett, Agent

**BYLAWS  
OF  
SHJ Holdings, INC., dba THE DEN-ZONE of  
Jonesboro, Arkansas**

**ARTICLE I. OFFICES**

The principal office of Corporation in the State of Arkansas shall be located at 2605 A Street in the City of Jonesboro, County of Craighead. The Corporation may have such other offices, within the State of Arkansas, as the Board of Directors may designate or as the business of the Corporation may require from time to time.

**ARTICLE II. MEMBERS**

SECTION 1. Number and Qualifications. The Corporation shall have one class of Members. Additional Members may be approved by any representative of the Corporation designated by the Board of Directors to do so.

SECTION 2. Annual Meeting. An annual meeting of the Members shall be held in March of each year. If the day is a legal holiday in the State of Arkansas, such meeting shall be held on the next succeeding business day. The purpose of the meeting shall be for the Members to elect Directors and for the transaction of such other business as may be necessary from time to time. If the election of Directors shall not be held on the day designated for any such meeting, or at any adjournment thereof, the Members shall cause the election of Directors to be held at a special meeting of the Members as soon thereafter as convenient. There shall be a minimum of one (1) regular meeting of the Members each year.

**ARTICLE III. BOARD OF DIRECTORS**

SECTION 1. General Powers. The affairs, activities and operation of the Corporation shall be managed by its Board of Directors.

SECTION 2. Number, Tenure and Qualifications. The number of Directors of the Corporation shall be not less than three (3) nor more than (5). The Directors shall be elected by the members of the Corporation at its annual meeting. Each Director shall hold office for a term of one (1) year.

SECTION 3. Regular Meetings. An annual meeting of the Board of Directors shall be held in November of each year, for the purpose of electing officers and for the transaction of

such other business as may come before the meeting. If the election of officers shall not be held on the day designated herein for any such meeting, or at any adjournment thereof, the Board of Directors shall cause the election to be held at a special meeting of the Directors as soon thereafter as conveniently may be. The time and place of additional regular meetings may be fixed by resolution of the Board. If the day fixed for a regular meeting shall be a legal holiday in the State of Arkansas, such meeting shall be held on the next succeeding business day. There shall be a minimum of one (1) regular meeting of Board of Directors each year.

SECTION 4. Special Meetings. Special meetings of the Board of Directors may be called by or at the request of any Director or the President. The person or persons authorized to call special meetings of the Board of such person or persons.

SECTION 5. Notice. Notice of any special meeting shall be given at least two (2) days previously thereto by written notice delivered personally or mailed to each Director at his business address, or by facsimile transmission. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail so addressed, with postage thereon prepaid. If notice be given by facsimile transmission, such notice shall be deemed to be delivered upon transmission. Any Director may waive notice of any meeting. The attendance of a Director at a meeting shall constitute a waiver of notice of such meeting except where a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened.

SECTION 6. Quorum. A majority number of Directors specified in Section 2 of this Article III shall constitute a quorum for the transaction of business at any meeting of the Board of Directors, but if less than such a majority is present at a meeting, a majority of the Directors present may adjourn the meeting from time to time without further notice. At any adjourned meeting at which a quorum shall be present, any business may be transacted which might have been transacted at the meeting as originally notified.

SECTION 7. Manner of Acting. The affirmative vote of a majority of the Directors present at a meeting when a quorum is present shall be the act of the Board of Directors.

SECTION 8. Action Without a Meeting. Any action required or permitted to be taken at a meeting of the Board of Directors may be taken without a meeting if the action is taken by all members of the Board. The action must be evidenced by one or more written consents describing the action taken, signed by each Director, and included in the minutes filed with the corporate records reflecting the action taken. Any action taken under this Section 8 shall be effective when the last Director has signed the consent, unless the consent specifies a different effective date, which effective date shall control. A consent delivered by facsimile transmission shall constitute

a valid signed consent. A consent signed under this Section 8 has the effect of a meeting vote and may be described as such in any document.

SECTION 9. Telephonic and Zoom Meetings Permitted. Members of the Board of Directors, or any committee designated by the Board, may participate in a meeting of such Board of committee by means of conference telephone or similar communications equipment by means of which all persons participating in the meeting can simultaneously hear or see each other and participation in a meeting pursuant to this section shall constitute presence in person at such meeting.

SECTION 10. Removal of Directors. A Director may be removed with or without cause by the vote of a majority of the Directors present at a meeting which is called for the purpose of removing a Director and for which the meeting notice states that the purpose or one of the purposes of the meeting is removal of a Director.

SECTION 11. Vacancies. Any vacancy occurring in the Board of Directors may be filled by the affirmative vote of a majority of the remaining Directors though less than a quorum of the Board of Directors. A Director elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office or until the selection, nomination, and confirmation of a successor Director in accordance with Article III, Section 2, whichever occurs first. Any directorship to be filled by reason of an increase in the number of Directors may be filled by election by the Board of Directors for a term of office continuing only until the next election by the Directors.

#### **ARTICLE IV. OFFICERS**

SECTION 1. Number. The officers of the Corporation may be President, a Vice-President, and a Secretary - Treasurer, each of whom shall be elected by the Directors. Such other officers and assistant officers as may be deemed necessary may be elected or appointed by the Board of Directors.

SECTION 2. Election and Term of Office. The officers of the Corporation shall be elected annually by the Directors at the annual meeting of Directors. If the election of officers shall not be held at such meeting, such election shall be held as soon thereafter as conveniently may be. Each officer shall hold office until his successor shall have been duly elected and shall have qualified or until the officer's death, resignation, or removal in the manner hereinafter provided.

SECTION 3. Removal. Any officer or agent may be removed by the Board of Directors whenever in its judgment the best interests of the Corporation will be served thereby.

SECTION 4. Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Board of Directors for the unexpired portion of the term.

SECTION 5. President. The President may be a Director and shall be the principal executive officer of the Corporation, subject to the control of the Board of Directors, shall in general supervise and control all the business and affairs of the Corporation. He may sign, with the Secretary or any other proper officer of the Corporation thereunto authorized by the Board of Directors, any deeds, mortgages, bonds, contracts, or other instruments which the Board of Directors has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or by these bylaws to some other officer or agent of the Corporation, or shall be required by law to be otherwise signed or executed, and the President shall in general perform all duties as may be prescribed by the Board of Directors from time to time.

SECTION 6. Vice-President. In the absence of the President or in event of his death, inability, or refusal to act, the Vice-President shall perform the duties of the President, and when so acting, shall have all the powers of and be subject to all the restrictions upon the President. The Vice-President shall perform such other duties as from time to time may be assigned to him by the President or by the Board of Directors.

SECTION 7. Secretary. The Secretary shall: (a) keep the minutes of the proceedings of the Directors and of the Board of Directors in one or more books provided for that purpose; (b) see that all notices are duly given in accordance with the provisions of these Bylaws or as required by law; (c) in general, perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him by the President or by the Board of Directors.

SECTION 8. Treasurer. The Treasurer shall: (a) have charge and custody of and be responsible for all funds of the Corporation; (b) receive and give receipts for moneys due and payable to the Corporation from any source whatsoever, and deposit all such moneys in the name of the Corporation in such banks, trust companies or other depositories as shall be selected by the Board of Directors; (C) provide a report on the financial condition of the corporation at the annual meeting of the Directors and at such other times as may be requested by the Board of Directors; and (d) in general perform all of the duties incident to the office of Treasurer and such other duties as from time to time may be assigned to him by the President or by the Board of Directors. If required by the Board of Directors, the Treasurer shall give a bond for the faithful discharge of his duties in such sum and with such surety or sureties as the Board of Directors shall determine.

## **ARTICLE V. COMMITTEES**

SECTION 1. Establishment. The Board of Directors from time to time may establish, instruct, and discharge one or more committees of the board. A committee may be established either as a standing committee or as an ad hoc committee for a special purpose. Each committee established by the Board of Directors shall consist of one or more Directors each of whom shall serve at the pleasure of the Board of Directors. The creation of each committee and the appointment of members shall be approved by the Board of Directors acting in any manner permitted under Article III of these Bylaws.

SECTION 2. Powers. The board of Directors may delegate such of its powers as it deems necessary to such committees as it may from time to time establish; provided, however, that a committee of the Board may not (i) authorize distributions; (ii) approve the dissolution, merger or the sale, pledge or transfer of all or substantially all of the Corporations assets; or (iv) adopt, amend or repeal the articles or bylaws. Any committee may exercise such of the Board's authority as the committee is granted by the Board of Directors, subject to the restriction contained in the Articles of Incorporation or these bylaws.

SECTION 3. Meetings and Action. The provisions of Article III of these Bylaws shall apply to govern meetings, action without meetings, notice and waiver of notice, and quorum and voting requirements of each committee and its members. Pursuant to those provisions, the chair of each committee shall fix the time and place of its meetings, shall provide for the recording of minutes of committee meetings, and shall promptly report the committee's actions and recommendations to the Board of Directors. If the committee chair is unable or otherwise fails to perform those duties, the Chairman of the Board of Directors may take such actions as are necessary to ensure that the committee's responsibilities are fulfilled, including without limitation the replacement of the committee chair.

SECTION 4. Executive Committee. There shall be a standing committee to be known as the Executive Committee. The members of the committee shall consist of the President of the Corporation and other members appointed by the Board of Directors of the Corporation. The Executive Committee may exercise the powers of the Board of Directors in the management of the business and affairs of the Corporation as allowed under the Arkansas Nonprofit Corporation Act of 1993. The Executive Committee shall maintain regular minutes of their proceedings and report the same to the Board of Directors at each regular meeting of the Board.



## ARTICLE VI. INDEMNIFICATION OF DIRECTORS AND OFFICERS

SECTION 1. Mandatory Indemnification. In accordance with Ark. Code Ann. §§ 4-33-852 and 4-33-856, the Corporation shall indemnify any Director or officer and his or her estate or personal representative who is successful, on the merits or otherwise, in the defense of any proceeding to which the Director or officer is a party by virtue of his or her status as a Director or officer of the Corporation.

SECTION 2. Permissible Indemnification. Pursuant to A.C.A. § 4-33-851, and except as provided in Section 3 below, the Corporation may indemnify a Director or officer made a party to a proceeding by virtue of his or her status as a Director or officer, against liability incurred in the proceeding if the following conditions are met: (1) the Director or officer conducted himself or herself in good faith; (2) with respect to conduct in his or her official capacity, the Director or officer had reason to believe that his or her conduct was in the best interests of the corporation; and (3) in cases of conduct not in his or her official capacity, the Director or officer had reason to believe that his or her conduct was at least not opposed to the best interests of the Corporation.

SECTION 3. Prohibition of Indemnification in Certain Cases. The Corporation shall not indemnify a Director or officer in connection with any proceeding by or in the right of the Corporation in which the Director or officer was adjudged liable to the Corporation, or in connection with any other proceeding charging improper personal benefit to the Director or officer, whether or not involving action in his or her official capacity, in which the Director or officer was adjudged liable on the basis that personal benefit was improperly received by the Director or officer.

SECTION 4. Procedure for Authorizing Indemnification of Directors. Before the Corporation may indemnify any Director pursuant to Section 2 above, a determination must be made that indemnification of a Director is permissible because the Director has met the standards of conduct set forth in Section 2 of this Article. The Board of Directors shall make that determination by a majority vote of a quorum consisting of Directors who are not at the time parties to the proceeding; provided, however, that if such a quorum cannot be obtained, then the determination shall be made either by a committee designated by the Board of Directors or by special legal counsel in accordance with A.C.A. § 4-33-855(b)(2) and (3). Furthermore, the Corporation may not indemnify a director until twenty (20) days after the effective date of the written notice of the proposed indemnification to the Attorney General of the State of Arkansas. The Corporation may pay for or reimburse the reasonable expenses incurred by a Director or officer who is a party to a proceeding in advance of final disposition of the proceeding upon

authorization made in accordance with A.C.A. § 4-33-855 and upon satisfaction of all the conditions prescribed in § 4-33-853.

SECTION 5. Insurance. The Corporation may purchase and maintain insurance on behalf of its Directors and officers to insure against liabilities asserted against or incurred by the Corporation's Directors and officers in that capacity or arising from their status as Directors and officers, whether or not the Corporation would have the power to indemnify them against the same liability under the preceding sections of this Article.

SECTION 6. Definitions. The following definitions apply to the indemnification provisions of this Article:

(a) Proceeding. "Proceeding" means any threatened, pending or completed civil action, suit or proceeding, whether judicial, administrative, or investigative, and whether formal or informal.

(b) Liability. "Liability" means the obligation to pay a judgment, settlement, penalty, fine (including an excise tax assessed with respect to an employee benefit plan), or reasonable expenses actually incurred with respect to a proceeding.

(c) Expenses. Indemnification against expenses which is mandated or permitted under this Article is limited to reasonable expenses, including attorneys' fees, incurred in connection with a proceeding.

(d) Ark. Code Ann. All citations in these Bylaws to "Ark. Code Ann." Or to "A.C.A." shall refer to the Arkansas Code of 1987 Annotated, as amended from time by the Arkansas Legislature.

## **ARTICLE VII. CONTRACTS, LOANS, CHECKS AND DEPOSITS**

SECTION 1. Contracts. The Board of Directors may authorize any officer or officers, agent, or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the corporation, and such authority may be general or confined to specific instances.

SECTION 2. Loans. No loans shall be made by the Corporation to its Directors or officers. Any Directors who vote for or assent to the making of a loan to a Director or officer, and any officer or officers participating in the making of such loan, shall be jointly and severally liable to the Corporation for such loan until repayment thereof in accordance with the provisions of the Arkansas Nonprofit Corporation Act of 1993. No loans shall be contracted on behalf of the

Corporation and no evidence of indebtedness shall be issued in its name unless authorized by a resolution of the Board of Directors. Such authority may be general or confined to specific instances.

SECTION 3. Checks, Drafts, etc. All checks, drafts, or other orders for the payment of money, notes or other evidence of indebtedness issued in the name of the Corporation, shall be signed by such officer or officers, agent, or agents of the Corporation and in such manner as shall from time to time be determined by resolution of the Board of Directors.

SECTION 4. Deposits. All funds of the Corporation not otherwise employed shall be deposited from time to time to the credit of the Corporation in such banks, trust companies or other depositories as the Board of Directors may select.

#### **ARTICLE VIII. FISCAL YEAR**

The fiscal year of the Corporation shall begin January 1 each year and end on December 31 of each year.

#### **ARTICLE IX. DIVIDENDS PROHIBITED**

The Corporation shall not have or issue shares of stock, and no dividend shall be paid and no part of the income of the Corporation shall be distributed to its Directors, officers or members. The Corporation may pay compensation in a reasonable amount to its Directors, officers or members for services rendered, and may reimburse its Directors, officers, members, and employees for expenses incurred in attending to their authorized duties; provided, however, that such expenses shall be evidenced by receipt or other proper document.

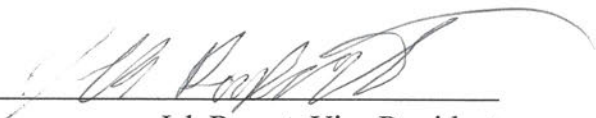
#### **ARTICLE X. AMENDMENTS**


These Bylaws may be altered, amended or repealed and new Bylaws may be adopted by the Board of Directors at any regular or special meeting of the Board of Directors; provided, however, that unless the amendments are unanimously adopted by action without a meeting pursuant to Section 8 of Article III hereof or unless notice is waived, the Corporation shall provide seven (7) days written notice to the Directors that the amendment will be voted upon at the meeting, and the notice must state that the purpose, or one of the purposes, of the meeting is to consider the proposed amendment of the Bylaws, and the notice shall also contain or be accompanied by a copy or a summary of the amendment or state the general nature of the amendment. Any amendment must be approved by a majority of the Directors in office at the time the amendment is adopted and as otherwise required by statute.

**CERTIFICATE**

We, the undersigned, hereby state and certify that the foregoing is a true, correct, and conformed copy of the Bylaws of SHJ Holdings, INC., dba THE DEN-ZONE of Jonesboro, Arkansas duly adopted by the Board of Directors of said organization on the **19th day of March 2025**, and that the same have not been altered, modified, amended, or repealed in any respect and remain in full force and effect on this date.

  
\_\_\_\_\_  
Jerry Rapert, President

  
\_\_\_\_\_  
Jeb Rapert, Vice President

  
\_\_\_\_\_  
Robin Quick, Secretary/Treasurer

## Details

For service of process contact the [Secretary of State's office](#).

LLC Member information is now confidential per Act 865 of 2007

For access to our corporations bulk data download service [click here](#).

Corporation Name  
SHJ HOLDINGS

Fictitious Names  
CURRY LEAF INDIAN CUISINE

Filing #  
811159454

Filing Type  
Nonprofit Corporation

Filed Under Act  
Dom Nonprofit Corp; 1147 of 1993

Status  
Good Standing

Principal Address  
2110 FAIRPARK BLVD., SUITE A JONESBORO, AR 72401

Reg. Agent  
JASON WILLETT

Agent Address  
1804 STARLING JONESBORO, AR 72401

Date Filed  
02/27/2018

Officers  
SCOTT HUNTER JR, Incorporator/Organizer  
RUCHIK PATEL, Director  
JERRY RAPERT, Director  
RONITH PATEL, Director  
JASON WILLETT, Director  
SURESH PATEL, Director

# STATE OF ARKANSAS



**Cole Jester**

ARKANSAS SECRETARY OF STATE

To All to Whom These Presents Shall Come, Greetings:

I, Cole Jester, Arkansas Secretary of State of Arkansas, do hereby certify that the following and hereto attached instrument of writing is a true and perfect copy of

## **Application for Fictitious Name**

of

**THE DEN-ZONE**

for

**SHJ HOLDINGS**

filed in this office

March 14, 2025

**In Testimony Whereof**, I have hereunto set my hand and affixed my official Seal. Done at my office in the City of Little Rock, this 14th day of March 2025.

A handwritten signature in black ink, appearing to read "Cole Jester", is written over a horizontal line.

Cole Jester  
Secretary of State

Online Certificate Authorization Code: 83791567e58afd2419f  
To verify the Authorization Code, visit [sos.arkansas.gov](https://sos.arkansas.gov)





# App. for Fictitious Name for Domestic Nonprofit

## Filing Information

Entity File Number: 811159454  
Alt Entity Type: DomNonProfitNewCode  
Entity Name: SHJ HOLDINGS  
Fictitious Name: THE DEN-ZONE  
File Date: 2025-03-14 11:31:35  
Alt Tax Type: NonProfitCorporation  
Filing Signature: JASON WILLETT

The character of the business being, or to be conducted under such fictitious name:  
Restaurant private club

## Principal

First Name: JERRY  
Middle Name:  
Last Name: RAPERT  
Address 1: 2605 A STREET  
City: JONESBORO  
State: AR  
Zip: 72401  
Country: USA  
Phone Number: 870-838-4251  
Email Address: JRAPERT@ONQPROPERTIES.COM



# SHJ Holdings, INC.

## ANNUAL MEETING MINUTES

The following is an account of the minutes taken at the annual meeting held at 5:00 pm, March 18th, 2025, at 1804 Starling, Jonesboro, Arkansas.

1. Members decided to remove Ronith Patel, President; Ruchik Patel, Vice-President; and Suresh Patel, Secretary - Treasurer and elect, and replace with Jerry Rapert, President; Jeb Rapert, Vice-President; Robin Quick, Secretary-Treasurer; and have Jerry Rapert serve as applicant on a private club license to the ABC.

A motion was made by Ronith Patel to elect new officers and have Mr. Rapert apply as permittee. It was seconded by Suresh Patel and passed unanimously.

### 2. Attendees

The following members of SHJ Holdings, Inc. were present:

Ronith Patel, President  
Ruchik Patel, Vice-President  
Suresh Patel, Secretary- Treasurer

### 3. Purpose of Meeting

This meeting was held to:

Remove and replace current officers. Approve Jerry Rapert as an applicant on a private club license to the ABC.

Make a decision regarding the future of SHJ Holdings, Inc. of Jonesboro, Arkansas and make application for a private club permit to be located at 2605 A Street, Jonesboro, AR., 72401, Craighead County, Arkansas.

### 4. Approval of Agenda

The agenda was unanimously approved as distributed.

#### a. Review and Approval of Last Meeting's Minutes

A motion was made by Suresh Patel to approve previous minutes as read and was seconded by Ronith Patel. Motion passed unanimously.

**5. Announcement**

None

**6. Topics of discussion**

**a. Topics and Conclusions**

**b. Topic #1: Make a decision regarding the future of SHJ Holdings, Inc.**

Upon discussing this topic, the following conclusions were made:

Members of the board concluded that SHJ Holdings, INC. is to apply for a private club license to be located at 2605 A Street, Jonesboro, AR., 72401

A motion was made by Ruchik Patel to have SHJ Holdings, Inc. make an application for a private club permit dba The DEN-ZONE. The motion was seconded by Suresh Patel and the motion passed with unanimous approval.

**7. Key Decisions**

Based on the above conclusions the following decisions were made:

**a.** The decision was made to move forward with SHJ Holdings, Inc.'s application for a private club license dba THE DEN-ZONE.

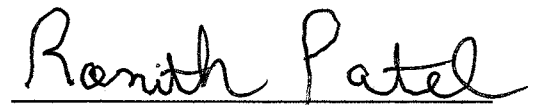
**8. Actions to Be Taken**

It has been unanimously decided to take the following actions:

Proper private club license application documents shall be completed by the board of directors.

**9. Adjournment**

The meeting was adjourned at 5:30pm by Ronith Patel.

A handwritten signature in cursive script that reads "Ronith Patel". The signature is written in dark ink and is positioned above a horizontal line.

Ronith Patel, PRESIDENT

# LEASE AGREEMENT

STATE OF ARKANSAS – COUNTY OF CRAIGHEAD

**THIS AGREEMENT** made in multiple copies and entered between **Arkansas State University, PO Box 600, State University, Arkansas, 72467** herein designated as Landlord, and **SHJ Holdings, Inc dba THE DEN-ZONE of Jonesboro, Arkansas, 2605 A Street, Jonesboro, Arkansas, 72401** herein designated as Tenant.

**WTTNESSETH:** That Landlord in consideration of the covenants and agreements to be performed by Tenant and upon the terms and conditions herein after stated does hereby lease, demise, and let unto Tenant the following described space:

Approximately 2500 square feet referred to as SHJ Holdings, INC. dba THE DENZONE of Jonesboro, Arkansas, 2605 A Street, Jonesboro, AR., 72401 (herein after referred to as the "demised premises").

The said building referred to as the "Building."

**TO HAVE AND TO HOLD** the same for a term of 60 months.

Commencing on May 1, 2025, and ending on May 1, 2030.

By occupying the demised premises, the Tenant shall be deemed to have accepted the same as suitable for the purpose herein intended and to have acknowledged that the same comply fully with the Landlord's covenants and obligations hereunder. If this lease is executed before the demised premises become vacant, or if any present tenant or occupant of the premises holds over, and Property Owner cannot acquire possession of the demised premises prior to the date above recited as the commencement date of this lease. Property owner shall not be deemed to be in default hereunder, and Tenant agrees to accept possession of the demised premises at such time as Property Owner is able to tender the same, Property Owner hereby waives payment of rent covering any period prior to the tendering of possession to Tenant hereunder.

1. **RENT.** In consideration of this lease. Tenant promises and agrees to pay Property Owner rent for said premises at the rates as follows:

**Year one: \$2,500.00 monthly, \$30,000.00 per year.**

**Years two through five: \$30,000.00 per year.**

One such monthly installment together with a security deposit equal to \$2,500.00 shall be payable by Tenant to Landlord in advance, without demand, upon Tenant's Execution of his lease, and a like monthly installment shall be due and payable on or before the first day of each succeeding calendar month during the term hereof. Rent for any fractional month at the beginning or end of the lease term shall be prorated daily. All rent is due in the office of Property Owner on or before the first day of each month. If any installment of rent is not received by Property Owner by the fifth (5th) day of the month. Tenant agrees to pay Property Owner in additional rent, a late charge of \$15.00 per day retroactive to the first day of the month. If rent remains unpaid for thirty (30) days, Tenant agrees to pay interest at the rate of 1-1/2% per month on the unpaid balance, including late charges. The security deposit shall be held by Property Owner as security for the performance by Tenant of Tenant's covenant, and obligations under this lease, it being expressly understood that such deposit shall not be considered an advance payment of rental or a measure of Landlord's damages in case of default by Tenant. Upon the occurrence of any event of default by Tenant, Landlord may at Landlord's sole option, from time to time, without prejudice to any other remedy, apply such deposit to the extent necessary to any arrearages of rent and any other damage, injury expense, or liability caused to Property Owner by such event of default.

Following any such application of the security deposit, Tenant shall pay to Property Owner on demand the amount so applied to restore the security deposit to its original amount. If Tenant is not then in default hereunder, any remaining balance of such deposit shall be returned by Landlord to Tenant upon termination of lease upon delivery of the demised premises in good condition as hereinafter provided. If Property Owner transfers its interest in the demised premises during the lease term, Property Owner shall assign the security deposit to the transferee and hereafter shall have no further liability for the return of such security deposit.

2. **USE.** The demised premises shall be used and occupied by Tenant as a full-service restaurant and private club. Tenant shall not use, or permit to be used, the demised premises for any other purpose. Tenant will not occupy or use, nor permit to be occupied or used any portion of the demised premises for any business or purpose which is unlawful in part or in whole or deemed to be disreputable in any manner, or extra hazardous on account of fire, nor permit anything to be done which will in any way increase the rate of any insurance on the Building or its contents, and in the event that, by reason of acts of Tenant, there shall be any increase in the rate of insurance on the Building or contents created by Tenant's acts or conduct of business then such acts shall be deemed to be an event of default hereunder and Tenant hereby agrees to pay the amount of such increase on demand, and acceptance of such payment shall not constitute a waiver of any of Landlord's rights hereunder. Tenant shall not engage in any use or activity, which violates any provision of Landlord's ground lease of the premises on which the building is located.

3. **LANDLORD'S OBLIGATIONS.** Property owner agrees to furnish Tenant while occupying the demised premises water, hot and cold at those points of supply provided for routine use of tenant of the building. Heat, air, and electric service in the manner and to the extent deemed by Landlord to be standard; but failure to any extent to furnish or any stoppage of these defined services, resulting from causes beyond control of Landlord or from any cause, shall not render Landlord liable in any respect for damages to person, property or business, nor be construed as an eviction of Tenant or work an abatement of rent, nor relieve Tenant from fulfillment of any covenant of agreement hereof. Should any equipment or machinery furnished by Property Owner break down, or for any cause cease to function properly. Property owner shall use reasonable diligence to repair same promptly, but Tenant shall have no claim for rebate of rent or damages on account of any interruptions in service occasioned thereby or resulting there from. Tenant shall pay to Property Owner on demand such charges as Property Owner may prescribe for any electric service required by Tenant for computers and other electrical equipment or other electric service deemed by Property Owner not to be standard. Tenant shall not use excessive amounts of utilities without Landlord's written consent on conditions set by Landlord.

4. **TENANT'S REPAIRS AND ALTERATIONS.** Tenant will not in any manner deface, damage, or injure the building, and will pay the cost of repairing any damage or injury done to the building or any part thereof by Tenant or Tenant's agents, employees, and invitees. Tenant shall throughout the term of this lease take diligent care of the demised premises and keep them free from waste and nuisance of any kind. Tenant agrees to keep the demised premises, including all fixtures installed by Tenant and any plate glass, in good condition and make all necessary repairs. At the end or termination of this lease, Tenant shall deliver up the demised premises with all improvements located thereon, except as provided in this paragraph, in good repair and condition, reasonable wear and tear exempted. Tenant shall not make or allow to be made any alterations or physical additions in or to the demised area without the prior written consent of Property Owner. At the termination of this lease Tenant shall, if Property Owner so elects, remove all alterations, physical additions or improvements erected by Tenant and restore the demised premises to their original condition, otherwise such improvements shall be delivered up to Property Owner with the demised premises. All furniture and moveable trade fixtures installed by Tenant may be removed by Tenant at the termination of this lease if Tenant so elects and shall be removed if Property Owner so elects. All such removals and restoration shall be accomplished in a good skillful manner so as not to damage the building. Tenant has inspected the demised premises and accepts them in their existing condition.

5. **ASSIGNMENT AND SUBLETTING.** Tenant will not assign this lease or allow same to be assigned by operation of law or otherwise or sublet the demised premises or any part thereof without the prior written consent of Property Owner. Property owner shall have the right to transfer and assign, in whole or in part, any of its rights under this lease, and in the building and property referred to herein; and, to the extent that

such assignee assumes Landlord's obligations hereunder. Property owner shall by virtue of such assignment be released from such obligations.

6. **MAINTENANCE.** Tenant will maintain the demised premises in a clean and healthful condition, and comply with all laws, ordinances, orders, rules, and regulations (state, federal, municipal, and other agencies or bodies having any jurisdiction thereof) with reference to use, condition, or occupancy of the demised premises.

7. **INDEMNITY.** Property owner shall not be liable for, and Tenant will indemnify and save harmless Property Owner from all fines, suits, claims, demands, and actions of any kind (including attorney's fees) by reason of any negligence, misconduct, or any breach, violation, or non-performance of any covenant hereof on the part of Tenant or Tenant's agents, employees, or invitees. Landlord shall not be liable or responsible for any loss or damage to any property or person occasioned by theft, fire, act of God, public enemy, injunction, riot, strike, insurrection, war, court order, requisition or order of governmental body or authority or other matter beyond the reasonable control of Landlord, or for any damage or inconvenience which may arise through repair or alteration of any part of the Building, or failure to make repairs, or from any cause whatever except Landlord's negligence.

8. **RULES AND REGULATIONS.** Tenant and Tenant's agents, employees, and invitees, will comply fully with all requirements of the rules of the building which are attached and made a part hereof as though fully set out herein. Landlord shall at all times have the right to change such rules and regulations or to amend them in such reasonable manner as may be deemed advisable for safety, care, and cleanliness of the building and for preservation of good order therein, all of which rules and regulations, changes and amendments, will be forwarded to Tenant in writing and shall be carried out and observed by Tenant. Tenant shall further be responsible for the compliance with such rules and regulations by the employees, servants, agents, visitors, and invitees of Tenant

9. **INSPECTION.** Landlord, or its officers, agents, and representatives shall have the right to enter into and upon any and all parts of the demised premise (a) at all reasonable hours to inspect same or clean or make repairs or alteration, or additions as Landlord may deem necessary, or (b) during business hours to show the demised premises to prospective tenants, purchasers or lenders, and Tenant shall not be entitled to any abatement or reduction of rent by reason thereof.

10. **CONDUCT OF BUSINESS.** Tenant will conduct his business, and control his agents, employees, and invitees in such a manner as not to create any nuisance, or interfere with, annoy, or disturb other tenants or Landlord in the management of the Building, Tenant will, during the term of this lease, continually and fully occupy the premises and conduct active business operations therein.

11. **CONDEMNATION.** If the Building or the demised premises shall be taken or condemned in whole or part for public purposes, then the term of this lease shall at the option of Property Owner forthwith cease and terminate.

12. **FIRE AND OTHER CASUALTY.** In the event that the Building should be damaged or destroyed by fire, tornado, or other casualty, landlord may at its option terminate this lease in which event the rent shall be abated during the unexpired portion of this lease effective with the date of such damage, or Landlord may proceed to rebuild and repair the Building and the demised premises whereupon Landlord shall proceed with reasonable diligence to restore the Building to substantially the same condition in which it was immediately prior to the happening of the casualty, except that Landlord shall not be required to rebuild, repair or replace any part of the partitions, fixtures, and other improvement, which may have been placed by Tenant or other tenants within the Building Landlord shall allow Tenant a fair diminution of rent during the time the demised premises are unfit for occupancy. In the event any mortgagee under a deed of trust, security agreement or mortgage on the building should require that the insurance proceeds be used to retire the mortgage debt. Property owner shall have no obligation to rebuild, and this lease shall terminate upon notice to Tenant. Any insurance which may be carried by Landlord or Tenant against loss or damage to the building or to the demised premises shall be for the sole benefit of the party carrying such insurance and under its sole control.

13. **HOLDING OVER.** Should Tenant, or any of its successors in interest, hold over the demised premises, or any part thereof, after the expiration of the terms of this lease unless otherwise agreed in writing, such holding over shall constitute and be construed as a tenancy from month to month only, at a rental equal to the rent paid for the last month of the term of this lease plus fifty percent (50%) of such amount. The inclusion of the preceding sentence shall not be construed as Landlord's consent for the Tenant to hold over.

14. **TAXES ON TENANT'S PROPERTY.** Tenant shall be liable for all taxes levied or assessed against personal property, furniture or fixtures placed by Tenant in the demised premises. If any such taxes for which Tenant are liable are levied or assessed against Landlord or Landlord's property and if Landlord elects to pay the same or if the assessed value of Landlord's property is increased by inclusion of personal property, furniture or fixtures placed by Tenant in the demised premises, and Landlord elects to pay the taxes based on such increase, Tenant shall pay to Landlord upon demand that part of such taxes for which Tenant is primarily liable hereunder.

15. **INCREASED EXPENSES.** Tenant is quoted a gross lease and shall receive no increased expenses. The term "operating expenses" as used herein, means all direct costs of operation and maintenance of the Building, as determined by standard accounting practices, and includes the following costs by way of illustration but not limitation; ad valorem taxes and assessments and personal property taxes (except those payable by the Tenant under the provisions of this lease), insurance premiums, licenses, permit and inspection fees utility charges, heating and air conditioning expenses, repairs, garbage and waste disposal expenses, salaries, labor, materials and supplies, maintenance contracts management and leasing expenses janitor services and supplies, security and alarm systems, pest control. The term "operating expenses," as used herein, shall not include depreciation on the building or equipment, interest, or capital expenditures.

16. **EVENTS OF DEFAULT.** The following events shall be deemed to be events of default

- (a) Tenant shall fail to pay any installment of the rent hereby reserved on or before the 5<sup>th</sup> of each month.
- (b) Tenant shall fail to comply with any term, provision, or covenant of this lease, other than the payment of rent, and shall not cure such failure within thirty (30) days after written notice thereof to Tenant.
- (c) Tenant shall make an assignment for the benefit of creditors.
- (d) Tenant shall file a petition under any section or chapter of the National Bankruptcy Act, as amended, or under any similar law or statute of the United States or any state thereof; or Tenant shall be adjudged bankrupt or insolvent in proceedings filed against Tenant thereunder.
- (e) A receiver or Trustee shall be appointed for all or substantially all the assets of Tenant
- (f) Tenant shall desert or vacate any substantial portion of the demised premises for a period of fifteen (15) days or more.
- (g) The assignment by Tenant of all or any part of its property or assets for the benefit of creditors of the levy of execution, attachment or taking of property, assets, or the leasehold interest of Tenant by process of law or otherwise in satisfaction of any judgment, debt, or claim.

17. **REMEDIES.** Upon the occurrence of any event of default specified in Paragraph 16 hereof, Property Owner shall have the Option to pursue any one or more of the following remedies without any Notice or demand whatsoever:

- (a) Terminate this lease in which event Tenant shall immediately surrender the demised premise to Landlord and if Tenant fails to do so, Landlord may, without prejudice to any other remedy which it may have for possession or arrearages in rent, enter upon and take possession and expel or remove Tenant and any other person who may be occupying the demised premises or any part thereof, by force if necessary, without being liable for prosecution or any claim of damages therefore; and Tenant agrees to pay to

Landlord on demand the amount of all loss and damage which Landlord may suffer by reason of such termination, whether through inability to relet the demised premises on satisfactory terms or otherwise.

- (b) Enter upon and take possession of the demised premises and expel or remove Tenant and any other person who may be occupying the demised premises or any part thereof, by force, if necessary, without being liable for prosecution or any claim for damages therefore, said if Landlord so elect relet the demised premises and receive the rent therefore; and Tenant agrees to pay to Landlord on demand any deficiency that may arise by reason of such reletting and all expenses Landlord may incur in reletting the premises.

Pursuit of any of the foregoing remedies shall not preclude pursuit of any of the other remedies herein provided or any other remedies Provided by law, nor shall pursuit of any remedy herein provided constitute a forfeiture or waiver of any rent due to Property Owner hereunder or of any damages occurring to Property Owner by reason of the violation of any of the terms, provisions and covenants herein contained. Landlord's acceptance of rent following an event of default hereunder shall not be construed as Landlord's waiver of such event of default. No waiver by Property Owner of any violation or breach of any of the terms, provisions and covenants herein contained shall be deemed or construed to constitute a waiver of any other violation or breach of any of the terms, provisions, and covenants herein contained. Forbearance by Property Owner to enforce one or more of the remedies herein provided upon an event of default shall not be deemed or construed to constitute a waiver of such default. Tenant acknowledges that any payments received by Property Owner while Tenant is in default are accepted with full reservation of all rights hereunder by Property Owner

18. **SURRENDER OF PREMISES.** No act or thing done by the Property Owner or its agents during the term hereby granted shall be deemed an acceptance of a surrender of the demised premises, and no agreement to accept a surrender of the demised premises shall be valid unless the same be made in writing and subscribed by the Property Owner.

19. **ATTORNEY'S FEES.** In case Property Owner brings any act on under this lease or consults with or places said lease or any amount payable by Tenant thereunder with an attorney concerning or for the enforcement of any of Landlord's rights hereunder, then Tenant agrees in each and any such case to pay to Property Owner a reasonable attorney's fee.

20. **RECEIPTS FROM ASSIGNEE OR SUBTENANT.** The receipt by the Landlord of rent from any assignee, subtenant or occupant of the demised premises shall not be deemed a waiver of the covenant in this lease contained against assignment and subletting or an acceptance of the assignee, subtenant or occupant as Tenant or a release of the Tenant from further observance or performance by the Tenant of the covenants in this lease contained, on the part of the Tenant to be observed and performed. No provision of this lease shall be deemed to have been waived by the Property Owner unless such waiver be in writing signed by the Property Owner.

21. **LANDLORD'S LIEN.** Landlord shall have, at all times, a valid security interest to secure payment of all rentals and other sums of money becoming due hereunder from Tenant, and to secure payment of any damage or loss which Landlord may suffer by reason of the breach by Tenant of any covenant, agreement, or condition contained herein, upon all goods, wares, equipment, fixtures, furniture, improvements and other personal property of Tenant presently, or which may hereafter be situated on the demised premises, and all proceeds there from, and such property shall not be removed there from without the consent of Landlord until all arrearages in rent as well as any and all other sums of money then due to Landlord hereunder shall first have been paid and discharged and all the covenants, agreements and conditions hereof have been fully complied with and performed by Tenant. Upon the occurrence of an event of default by Tenant, Landlord may, in addition to any other remedies provided herein enter upon the demised premises and take possession of any and all goods, wares, equipment, fixtures, furniture, improvements and other personal property of Tenant situated on the premises, without liability for trespass or conversion, and sell the same at public or private sale, with or without having such property at the sale, after giving Tenant reasonable notice of the time and place of any public sale or of the time after which any private sale is to be made, at which sale the Landlord or its assigns may purchase unless otherwise prohibited by law. Unless otherwise provided by law, and without intending to exclude any other manner of giving Tenant reasonable notice, the requirement of reasonable notice shall be met if such notice is given in the manner prescribed in Paragraph 23 of this lease at least ten (10) days before the time of sale. Any sale made pursuant to the provisions hereof shall be deemed to have



been a public sale conducted in a commercially reasonable manner if held in the demised premises or where the property is located after the time, place and method of sale and a general description of the types of property to be sold have been advertised in a local daily newspaper for five (5) consecutive days before the date of the sale. The proceeds from any such disposition, less any and all expenses connected with the taking of possession, holding, and selling of the property (including reasonable attorney's fees and legal expenses), shall be applied as a credit against the indebtedness secured by the security interest granted in this paragraph. Any surplus shall be paid to Tenant or as otherwise required by law, and the Tenant shall pay any deficiencies forthwith. Upon request by Landlord, Tenant agrees to execute and deliver to Property Owner a financing statement in form sufficient to perfect the security interest of Property Owner in the aforementioned property and proceeds thereof under the provisions of the Uniform Commercial Code in force in this state. Any statutory lien for rent is not hereby waived, the security interest herein granted being in addition and supplementary thereto.

22. **QUIET ENJOYMENT.** Landlord represents and covenants that it has full right, power, and authority to make this lease and that Tenant, upon the payment of the rentals and performing the covenants on Tenant's part to be performed hereunder, shall and may peaceably and quietly have, hold and enjoy the demised premises during the term hereof and any extensions thereof, free from interference or disturbance from Landlord, but subject to the terms and conditions of this lease. Property owner agrees to make reasonable efforts to protect Tenant from interference or disturbance by other tenants or third persons; however, Property owner shall not be liable for any such interference or disturbance, nor shall Tenant be released from any of the obligations of this lease because of such interference or disturbance.

23. **NOTICES.** Each provision of this lease, or of any applicable governmental law's ordinances, regulations, and other requirements with reference to the sending, mailing, or delivery of any notice, or with reference to the making of any payment by Tenant to Landlord, shall be deemed to be complied with when and if the following steps are taken:

(a) All rent and other payments required to be made by Tenant to Landlord shall be received by Property Owner at the address herein below set forth, or at such other address as Property Owner may specify from time to time by written notice delivered in accordance herewith.

(b) Any notice or document required to be delivered hereunder shall be deemed to be delivered when deposited in the United States mail, postage pre-paid, certified, or registered mail, (with or without return receipt requested), addressed to the parties hereto at the respective addresses set out opposite their names below or at such other address as they have theretofore specified by written notice delivered in accordance herewith:

24. **FORCE MAJEURE.** In the event the Landlord shall be delayed, hindered in, or prevented from the performance of any act required hereunder by reason of strikes, lockouts, labor troubles, inability to procure materials, failure of power, unavailability of utility service, restrictive governmental laws or regulations, riots, insurrections the act, the failure to act, or default of another party, war, or any other reason beyond Landlord's control, then performance of such act shall be excused for the period of the delay, and the period of the performance of any such act shall be extended for a period equivalent to the period of such delay.

25. **SEPARABILITY.** If any clause or provision of this lease is illegal, invalid or unenforceable under present or future laws effective during the term of this lease, then and in that event, it is the intention of the parties hereto that the remainder of this lease shall not be affected thereby, and it is also the intention of the parties to this lease that in lieu of each clause or provision of this lease that is illegal, invalid or unenforceable, there be added as a part of this lease a clause or provision as similar in terms to such illegal, invalid, or unenforceable clause or provision as may be possible and be legal, valid and enforceable.

26. **NO PERSONAL LIABILITY.** Anything in this lease to the contrary notwithstanding, Tenant agrees it will look solely to the estate and property of the Landlord in the Building of which the demised premises are a part, for the collection of any judgment (or other judicial process) requiring the payment of money by Landlord in the event of any default or breach by Landlord with respect to any of the terms, covenants and conditions of this Lease to be observed and/or performed by Landlord, and no other property or

assets of the Landlord shall be subject to levy, execution or other procedures for the satisfaction of Tenants remedies.

27. **AMENDMENTS; BINDING EFFECT.** This lease may not be altered, changed, or amended, except by instrument in writing signed by both parties hereto. The terms, provisions, covenants, and conditions contained in this lease shall apply to, insure to the benefit of, and be binding upon the parties hereto, and upon their respective successors in interest and legal representatives, except as otherwise herein expressly provided.

28. **GENDER.** Words of any gender used in this lease shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, unless the context otherwise requires.

29. **CAPTIONS.** The captions contained in this lease are for convenience of reference only, and in no way limit or enlarge the terms and conditions of this lease.

30. **SUBORDINATION.** This lease shall be subject and subordinate at all times to the lien of existing mortgages deeds of trust and financing statements on the demised premises or the building and of mortgages, deeds of trust and financing statements which hereinafter may be made a lien on such property, also any renewal, modification, consolidation, or replacement or extension of any such existing or future mortgages, deeds of trust and financing statements.

31. **MECHANICS LIENS.** In no event shall Tenant allow any mechanics or other lien to exist against the demised premises. Tenant shall discharge or remove any such lien by bonding or otherwise promptly on notice by the Property Owner to do so. No provisions of this lease shall be construed as to constitute Tenant as the agent of or authorized to act for Landlord in doing any repairs, alterations, construction or any other kind of work on the demised premises and any person doing work upon or furnishing materials to or for such work shall look only to Tenant and the Tenant's interest in the demised premises for payment, therefore.

32. **WAIVER OF SUBROGATION.** Landlord and Tenant mutually agree to waive any right of subrogation which they may have against one another for any losses paid to them on any insurance policy or policies continued or in Connection with the demised premises or the building to the extent permitted by the terms of such policy or policies.

33. **RELOCATION.** If the Landlord should have need of the demised premises during the term of this lease, it is understood and agreed that the Landlord, at the Landlord's expense, may relocate the Tenant elsewhere in the building. In the event of such relocation the premises provided the Tenant shall be finished out in a condition reasonably comparable with the original space.

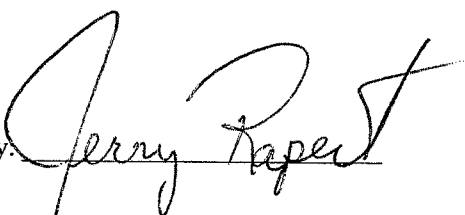
34. **RECORDING.** This lease shall not be recorded without Landlord's written consent.

35. **TERMINATION RIGHTS BY LANDLORD.** The Landlord has a right to terminate this Agreement for any reason with 30 days written notice to Tenant.

WITNESS, the signature of the parties hereto in multiple copies, this 1st day of  
May, AD 2025.

TENANT: Jerry Rapert

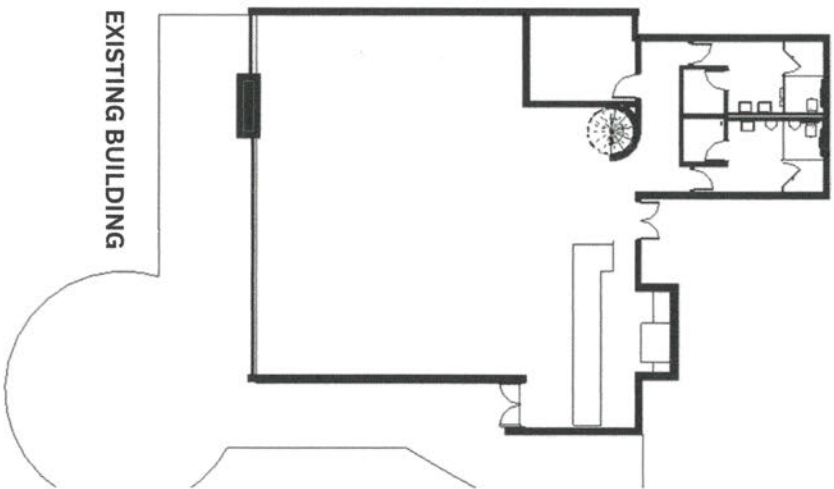
LANDLORD: Arkansas State University

By:   
President

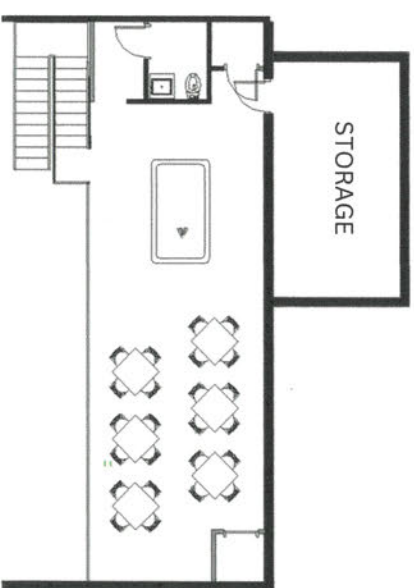
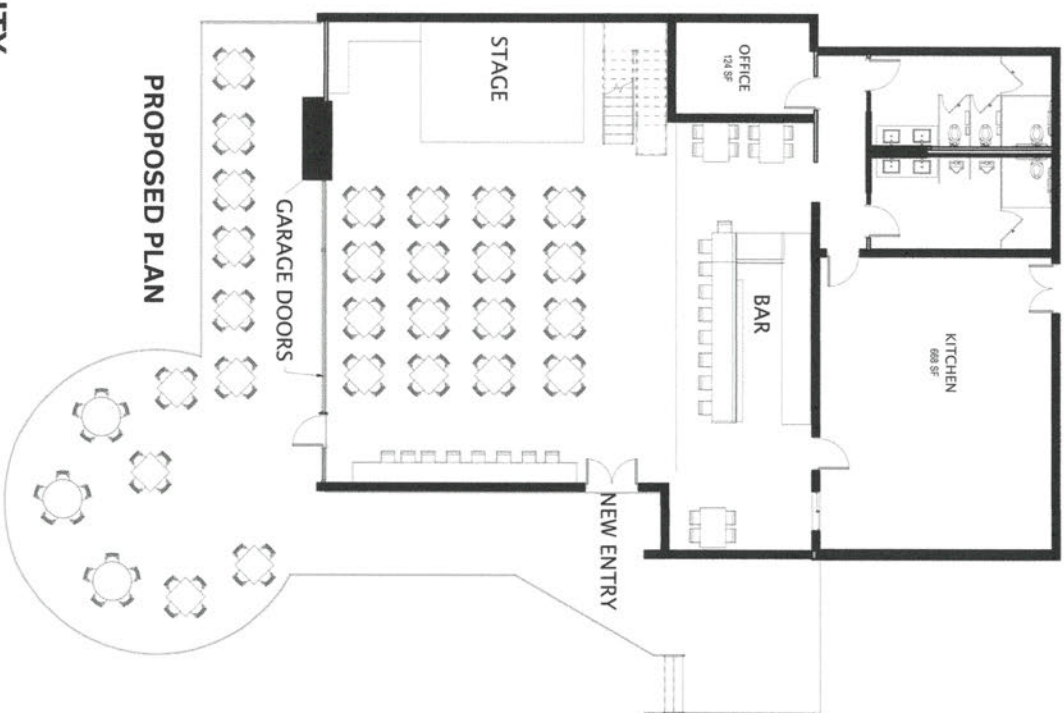
SHJ Holdings dba The Den-Zone of Jonesboro, Arkansas

By: 

Todd Shields, Chancellor



# PAVILION FEASIBILITY



- 68-85 SEATS INSIDE
- 60-90 SEATS OUTSIDE
- KITCHEN SIZED TO EXCEED RED FEATHER EXAMPLE (505 SF)
- BAR SIZED TO RED FEATHER EXAMPLE PROVIDED
- WOMENS RESTROOM INCREASED FROM 1 TO 3 FIXTURES
- RESTROOM ADDED TO MEZZANINE



Mail body: Fwd: The Den-Zone Photos

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Sent from my iPad

Begin forwarded message:

**From:** jason@willettgroup.com  
**Date:** May 9, 2025 at 2:34:06 PM CDT  
**To:** Jason Willett <jason@willettgroup.com>  
**Subject: The Den-Zone Photos**











# THE DEN-ZONE



## ALL-DAY MENU

### STARTERS

#### **CHEESE FRIES** \$ 10.00 / \$7.50 HALF

Add Bacon \$2.50 | Jalapeños \$1.00 | Chorizo \$2.50

#### **CHICKEN NACHOS** \$ 12.50

Tortilla chips smothered in melted cheddar cheese, topped with marinated chicken breast, pico de gallo, guacamole, and sour cream.

#### **THREE OF A KIND** \$ 7.50

Crispy tortilla chips served with salsa, queso, and guacamole.

#### **WINGS** (6) \$10 / (12) \$15 / (18) \$21

Seasoned Ranch, Sweet Thai Spice, Signature Hot, All served with Ranch or Blue Cheese

#### **FRIED PICKLES/JALAPEÑOS** \$ 8.00

Hand-battered slices, seasoned to perfection.

### BURGERS

#### **THE DEN-ZONE** \$ 7.50

Green leaf lettuce, tomato, red onion, house pickles.

#### **THE FRESHMAN** \$ 8.50

White cheddar, chunky avocado, grilled onions, grilled jalapeños.

#### **THE HOWLER** \$ 9.95

Brisket burger topped with BBQ pork, cheddar-stuffed onion ring, bacon, leaf lettuce, house pickles.

#### **THE MORNING AFTER** \$ 12.50

White cheddar, chorizo, fried egg, grilled jalapeños.

### SANDWICHES & ENTRÉES

#### **CLUB SANDWICH** \$ 12.00

Grilled chicken breast, chunky avocado, bacon, tomato, leaf lettuce, white cheddar, challah bun.

#### **THE TENDERS** \$ 8.50

Crispy chicken tenders served with hand-cut fries. Choice of honey mustard, house BBQ, or ranch.

#### **BBQ PORK PO-BOY** \$ 11.00

Slow-cooked pork, crispy onion strings, garlic slaw, house pickles, chipotle BBQ sauce.

#### **FISH N' CHIPS** \$ 9.75

Beer-battered cod, hand-cut fries, jalapeño tartar sauce, spicy slaw.



### SIDES

#### **FRIES** \$ 4.00

#### **TOTS** \$ 4.00

#### **ONION RINGS** \$ 6.00

### BEVERAGES \$ 2.49

#### **FOUNTAIN DRINKS**

Coke, Diet Coke, Dr. Pepper, Sprite, Root Beer

#### **LEMONADE**

#### **ICED TEA**

#### **COFFEE**



# Annual Report for Domestic Nonprofit Corporation

## Filing Information

State of Origin: AR  
Entity File Number: 811159454  
Alt Entity Type: DomNonProfitNewCode  
Entity Name: SHJ HOLDINGS  
File Date: 2025-03-13 12:36:45  
Alt Tax Type: NonProfitCorporation  
Tax Year: 2025  
Filing Signature: JASON WILLETT

## Current Registered Agent

First Name: JASON  
Last Name: WILLETT  
Address 1: 1804 STARLING  
City: JONESBORO  
State: AR  
Zip: 72401  
Country: USA  
Phone: 501-200-2211

## Changing Registered Agent to:

First Name: JERRY  
Last Name: RAPERT  
Address 1: 5517 PACIFIC ROAD  
City: JONESBORO  
State: AR  
Zip: 72401  
Country: USA

## Officers

First Name: JASON  
Last Name: WILLETT  
Title: Director  
Address 1: 1804 STARLING  
City: JONESBORO  
State: AR  
Zip: 72401  
Country: USA

First Name: RONITH  
Last Name: PATEL  
Title: Director  
Address 1: 4201 DON KIRK DRIVE  
City: PARAGOULD  
State: AR  
Zip: 72450  
Country: USA

First Name: JERRY  
Last Name: RAPERT  
Title: Director  
Address 1: 1200 FALLS STREET  
City: JONESBORO  
State: AR  
Zip: 72401  
Country: USA

First Name: JEB

**Last Name:** RAPERT

**Title:** Director

**Address 1:** 2500 DAVIS STREET

**City:** JONESBORO

**State:** AR

**Zip:** 72401

**Country:** USA

**First Name:** ABIGAIL

**Last Name:** RAPERT

**Title:** Director

**Address 1:** 2500 DAVIS DRIVE

**City:** JONESBORO

**State:** AR

**Zip:** 72401

**Country:** USA

**Principal**

**Entity Name:** THE DEN-ZONE

**Address 1:** 2605 A STREET

**City:** JONESBORO

**State:** AR

**Zip:** 72401

**Country:** USA

OFFICIAL RECEIPT

Receipt Date 05/30/2025 09:49 AM  
Receipt Print Date 05/30/2025

Receipt # 00262257  
Batch # 00030.05.2025

CITY OF JONESBORO  
300 S. Church St. Ste 106  
PO Box 1845  
JONESBORO, AR 72403-1845  
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:

CR 250.00

Detail:

01-134-0517-00

Alcohol Application Fee Den z  
one

250.00

-----  
Total 250.00

Payment Information:

Check 1124 250.00  
Change 0.00

Jerry Rapert  
Customer #: 000000

Cashier: ALCooksey  
Station: ALCOOKSEY