



City of Jonesboro Private Club Review and Conditions Form

Date March 7, 2019 Non-Profit Corp. Eighteen Twelve

Address: 1804 N. Old Greensboro Rd. Suite A. Jonesboro, AR. _____

Applicant on Behalf of Club: Jeremy dean Davis

Home Address: 2200 Sweet Gum Drive, Jonesboro AR. 72401

Business Name: 1812 Pizza Company, Hilltop

Business Address: 1804 N. Old Greensboro, Road, suite A. Jonesboro 72401

City of Jonesboro official use below this:

Police Department: Copy of membership list Yes No *(See attached)*
 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 *Rush Elliott*

Planning and Zoning Department:

Type of Private Club: Restaurant Hotel/Motel
 Hours of Operation? _____
 Copy of menu for food service? Yes No
 Zoning C-3

Approve? Yes No Signature Planning Director *Kevin*

City Clerk:

Date received 3-28-19
 Date entered in Legistar _____

City Council Action

Approve _____ Deny _____

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.

Eighteen Twelve

83-3264930

Non-Profit Corporation

FEIN #

APPLICANT ON BEHALF OF CLUB

Jeremy

Dean

Davis

First

Middle

Last

HOME ADDRESS

2200 Sweet Gum Drive

Jonesboro

72401

Craighead

Street

City

Zip

County

BUSINESS NAME

1812 Pizza Company, Hilltop

BUSINESS ADDRESS

1804 N Old Greensboro Road, Ste. A Jonesboro 72401

Craighead

Street

City

Zip

County

Does the club own the premises? No

If leased, give name and address of owner:

Eighteen Twelve

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.

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

SCHEDULE A – INDIVIDUAL’S PERSONAL HISTORY

I submit answers to the following questions under oath:

1. Name Jeremy Dean Davis Sex _____ Date of Birth _____
2. Home Address 2200 Sweet Gum Dr. Jonesboro 72401 Phone No. 870-838-5075
Street City Zip
3. Are you a person of good moral character and reputation in your community? Yes
4. Are you a (CITIZEN) (PERMANENT RESIDENT ALIEN) of the United States? **CIRCLE ONE**
 Social Security _____ 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 X 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 preceding 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 preceding this application? YES _____ NO X 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 (X) Married () Divorced () Separated () Other ()
12. Furnish complete information regarding members of immediate family:

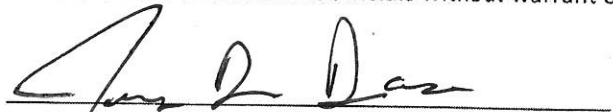
Relationship	Full Name	Address	Occupation
Father	William Dean Davis	3624 NCR Manila AR 72414	Manager
Brother	Matthew Ray Davis	127 Clarence Manila AR 72414	Restaurant

- (a) Are any of the above to be connected with the operation of the outlet? N/A yet
- (b) If so, who and in what capacity? Matthew Ray Davis - owner
13. Give your home address (city or town) and dates at each for the past five (5) years:
Please see attached

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

<u>Your Business or Occupation</u>	<u>Name & Address of Employer</u>	<u>Dates of Employment</u>
General Manager	1812 Pizza Company 2815-A Race St., Jonesboro, AR 72401	October 2016-Present
Supervisor	Davis Sonic Group 747 West Fleeman, Manila, AR 72442	January 2003 - September 2016

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.


 Applicant's Signature

STATE OF ARKANSAS

COUNTY OF Mississippi

Matthew Noble, 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 12 day of February, 2019.

Matthew Noble
 Notary Public

My Commission Expires: 11-8-2023 :

MATTHEW W. NOBLE
 NOTARY PUBLIC-STATE OF ARKANSAS
 MISSISSIPPI COUNTY
 My Commission Expires 11-08-2023
 Commission # 12396475

**MEMBERS AND BOARD OF DIRECTORS OF
EIGHTEEN TWELVE**

President
Vice President
Secretary
Treasurer

Matt Davis
Jeremy Davis
Matt Davis
Jamie Davis

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

<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
Matt Davis	President	1804 N. Old Greensboro Rd., Ste. A Jonesboro, AR 72401
Jeremy Davis	Vice President	1804 N. Old Greensboro Rd., Ste. A Jonesboro, AR 72401
Matt Davis	Secretary	1804 N. Old Greensboro Rd., Ste. A Jonesboro, AR 72401
Jamie Davis	Treasurer	1804 N. Old Greensboro Rd., Ste. A 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 12th day of February, 2019.



Signature of Applicant/Managing Agent

Vice President

Official Title

Subscribed and sworn to before me this 12 day of February, 2019.

Matthew W. Noble

Notary Public

My Commission Expires: 11-8-2023 :

MATTHEW W. NOBLE
NOTARY PUBLIC-STATE OF ARKANSAS
MISSISSIPPI COUNTY
My Commission Expires 11-08-2023
Commission # 12396475

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.

[Handwritten Signature]
Signature - Full Name

02/12/2019
Date

2200 Sweet Gum Drive
Home Address

Jonesboro AR 72401
City State Zip

1804 N. Old Greensboro Rd. Suite A
Mailing Address

Jonesboro AR 72401
City State Zip

870-838-5075
Contact Phone Business Phone

Email Address

Subscribed and sworn to before me this 12 day of February, 2019.

[Handwritten Signature]
Notary Public

My Commission Expires: 11-8-2023 :

MATTHEW W. NOBLE
NOTARY PUBLIC-STATE OF ARKANSAS
MISSISSIPPI COUNTY
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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.

Matthew Ray Davis
Signature - Full Name

2-12-19
Date

127 Clarence
Home Address

Manila AR 72442
City State Zip

1804 N. Old Greensboro Rd., Suite A
Mailing Address

Jonesboro AR 72401
City State Zip

870-838-6495
Contact Phone Business Phone

Email Address

Subscribed and sworn to before me this 12 day of February, 2019.

Matthew Noble
Notary Public

My Commission Expires: 11-8-2023 :

MATTHEW W. NOBLE
NOTARY PUBLIC-STATE OF ARKANSAS
MISSISSIPPI COUNTY
My Commission Expires 11-08-2023
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AUTHORITY TO RELEASE INFORMATION

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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.

Janice Danelle Davis
Signature - Full Name

_____ Date

127 Clarence

_____ Home Address

Manila	AR	72442
City	State	Zip

1804 N. Old Greensboro Rd., Suite A

_____ Mailing Address

Jonesboro	AR	72401
City	State	Zip

870-838-6495

_____ Contact Phone Business Phone

_____ Email Address

Subscribed and sworn to before me this 12 day of February, 2019.

Matthew Noble

Notary Public

My Commission Expires: 11-8-2023 :

MATTHEW W. NOBLE
NOTARY PUBLIC-STATE OF ARKANSAS
MISSISSIPPI COUNTY
My Commission Expires 11-08-2023
Commission # 12396475

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: **DAVIS** First: **JEREMY** Middle: **DEAN**
Date of Birth: Sex: Race:
Social Security Number: *(not verified, supplied at time of request)*
Home/Mailing Address:

- NO CRIMINAL HISTORY FOUND FOR THIS SUBJECT -

Requestor Information

Transaction Number: **ABC002638051**
Date: **01/30/2019** Agency Reporting: **Arkansas State Police**
Purpose: **Pursuant to Arkansas Code §3-2-103 regarding applicants for licensing by the Alcoholic Beverage Control Division.**
Released To: **Phillip Newcomb On Behalf of ABC**
Representing: **ABC**
Mailing Address: **1515 W 7TH 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 three (3) 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.

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: **DAVIS** First: **MATTHEW** Middle: **RAY**
Date of Birth: Sex: Race:
Social Security Number: *(not verified, supplied at time of request)*
Home/Mailing Address:

- NO CRIMINAL HISTORY FOUND FOR THIS SUBJECT -

Requestor Information

Transaction Number: **ABC002638058**
Date: **01/30/2019** Agency Reporting: **Arkansas State Police**
Purpose: **Pursuant to Arkansas Code §3-2-103 regarding applicants for licensing by the Alcoholic Beverage Control Division.**
Released To: **Phillip Newcomb On Behalf of ABC**
Representing: **ABC**
Mailing Address: **1515 W 7TH LITTLE ROCK, AR 72201**

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BUSINESS LEASE

Lease Agreement ("Lease") made and entered into this 9th day of January, 2019, by and among Dirt Don't Hurt, LLC, an Arkansas limited liability company, and Matthew Williams, ("Lessor") and 1812 Pizza Company, Inc., ("Lessee").

WITNESSETH:

WHEREAS, the Lessor owns certain real property in Jonesboro, Craighead County, Arkansas, which the Lessor is desirous of leasing to Lessee;

WHEREAS, the Lessee is desirous of leasing such real property from Lessor under the terms and conditions set forth in this Lease;

WHEREAS, the Lessor and Lessee are desirous of setting forth the terms and conditions of said Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. LEASED PREMISES. Lessor does hereby let, lease and demise unto Lessee, and Lessee does hereby lease from Lessor, the following described premises in the City of Jonesboro, County of Craighead, State of Arkansas:

Approximately 2,500 square feet of the building located at 1804 Old Greensboro Road, Suite A, Jonesboro, (hereinafter designated as the "Leased Premises").

2. TERM. The term of this Lease shall commence on the day the Lessor turns space over to Lessee, or when the Lessee opens for business, whichever comes first, and shall terminate ten (10) years from the Lease Commencement date. Provided that Lessee is not in default under this Lease, then Lessee shall have the right to extend this Lease for two (2) additional five (5) year terms by giving Lessor written notice of such extension no later than one hundred eighty (180) days prior to the termination of this Lease. Such extension shall be on the same terms and conditions as set forth in this Lease with the exceptions that the rent shall be increased by \$2 a square foot for each five (5) year extension.

Base Rental Schedule:	Years	Monthly	Annually
	1-10	\$4,167	\$50,000
	Option 11-15	\$4,583	\$55,000
	Option 16-20	\$5,000	\$60,000

3. RENTAL. Lessee shall pay to Lessor monthly rental payments of Four Thousand One Hundred Sixty-Seven and 00/100 Dollars (\$4,167.00) which shall be payable, in advance and without demand on or before the first (1st) day of each calendar month. However, the first payment shall not be due until the third (3rd) month following the Lease Commencement date. Such payments shall be made to Lessor at the address set forth below or such address as may be changed from time to time by Lessor. In the event Lessee fails to pay any installment of rent or additional rent or other amounts payable hereunder within ten (10) days of when such installment or payment is due, to help defray the additional cost to Lessor for processing such late payments, Lessee shall pay to Lessor on demand a late charge for each day such installment or payment is received after such ten (10) day period in an amount equal to Fifty and 00/100 Dollars (\$50.00) per day. The provisions for such late charge shall be in addition to all of Lessor's other rights and remedies hereunder and shall not be construed as liquidated damages or as limiting Lessor's remedies in any manner.

4. UTILITIES. Lessee shall be responsible for the prompt and full payment, as and when due, of all charges for water, sewer, electricity, gas, telephone and other utilities consumed or used by Lessee in conducting their business on the Leased Premises and the adjacent common areas.

5. TAXES. Lessee shall pay all personal property taxes, sales and use taxes, and any other charges which may be levied against the Leased Premises or the business conducted thereon due to Lessee's use or occupancy thereof. Lessor shall timely pay the real estate taxes and special assessments attributable to the Leased Premises.

6. REPAIRS AND MAINTENANCE. Lessee shall pay for and shall maintain at its own cost and expense the plumbing system, normal and customary maintenance and replacement of HVAC system

filters and the remainder of the Leased Premises used by Lessee including, but not limited to, the items of personal property used by Lessee on the Leased Premises, during the term of this Lease in as good condition as when the Leased Premises were received, or in their highest state of repair during the lease term, ordinary wear and tear alone excepted. The Lessor shall maintain and repair the exterior walls, (excluding plate glass, windows and doors, which shall be repaired and maintained by Lessee), roof of the building, replacement of HVAC system and the existing electrical system (excluding bulbs and additional circuits required by Lessee which shall be installed, repaired and maintained by Lessee) unless the need for such maintenance or repair is the result of any negligence, action or inaction by Lessee, their customers, agents, employees, invitees, visitors, licensees, or other similar persons, in which event Lessee shall have sole obligation to repair or maintain such items.

Lessee shall return the Leased Premises at the expiration or termination of this Lease in good order and condition, excepting only ordinary wear and tear. Lessee shall at all times maintain the exterior of the Leased Premises and the adjacent common area in a clean and attractive condition.

7. ALTERATIONS. Lessee shall have the right and privilege to make, at Lessee's expense, ordinary repairs and alterations to the Leased Premises. However, no alterations or changes of a structural nature shall be made without the prior written consent of Lessor and Lessee shall obtain Lessor written consent to all exterior sign(s) located on any part of the Leased Premises.

8. FIXTURES. All trade fixtures or equipment owned or acquired and installed at Lessee's expense shall remain Lessee's property and may be removed by Lessee at the termination of this Lease. However, Lessee shall restore the Leased Premises to the condition that existed prior to the installation of such trade fixtures or equipment and repair any damage thereto caused by such removal. If Lessee fails to remove such fixtures and equipment within ten (10) days of the termination of this Lease, then Lessor shall own such fixtures and equipment and shall have the right to remove, dispose or sell such items as it determines in its discretion.

9. ACCEPTANCE OF PREMISES. It is expressly understood and agreed by the Lessee that it

is leasing the Leased Premises in the condition that exists at the time Lessee takes possession.

10. UNFITNESS. Should the Leased Premises, or any part thereof, be rendered unfit for occupancy for the purposes for which they are hereby let, by reason of fire, windstorm, or other act of nature or unavoidable casualty, the rentals herein above stipulated to be paid by the Lessee shall be suspended during such time of unfitness. If the Leased Premises shall continue to be unfit for occupancy for sixty (60) consecutive days, then either the Lessor or the Lessee shall have the right to terminate this Lease by giving written notice to the other party within ten (10) days after the expiration of the sixty (60) day period. Lessor shall in no way be liable or responsible for any damage to any property of the Lessee in or about the Leased Premises by reason of flood, water, fire, windstorm or other casualty or act of nature.

11. WARRANTIES OF TITLE. Lessor hereby warrants and covenants with and unto Lessee that it is the lawful owner and that Lessor will, during the term hereof and the full performance by Lessee of Lessee's obligations and covenants hereunder, defend the same and hold harmless the Lessee against the lawful claims of any and all persons.

12. CONDUCT OF BUSINESS AND USES. Lessee covenants and agrees that Lessee will not do or permit to be done anything in, upon, or about the Leased Premises that increases the hazard of fire beyond that which exists by reason of the uses and occupancy of the Leased Premises for the purposes mentioned. Lessee agrees to pay to Lessor, on demand, any increases in fire insurance premiums on the improvements and building which Lessor may be required to pay thereon by reason of any use by the Lessee of the Leased Premises, and Lessee will not do or permit to be done anything within Lessee's control which would make the Leased Premises, or the improvements thereon, uninsurable in whole or in part. Lessee agrees that Lessee will not commit waste nor permit waste to be committed or done upon the Leased Premises or adjacent common areas.

13. SIGNS AND ADVERTISING. Lessee shall obtain Lessor's written consent prior to placing sign(s), picture(s), advertisement(s), or notice(s) on any part of the Leased Premises. Upon Lessee's failure to promptly remove such item after Lessor's written request, Lessor may remove the same without notice to the

Lessee at Lessee's expense. Upon termination of this Lease, Lessee, at its sole expense, will remove any sign, advertisement or notice painted on or affixed to the Leased Premises, and restore the place it occupied to the condition which existed prior to the placement of such item. Lessor may place a "for rent" sign on the Leased Premises during the last one hundred eighty (180) days this Lease is in force.

14. INSURANCE. Lessor will maintain casualty insurance on the building during the term of the lease. All property of any kind that may at any time be used, placed or brought on to the Leased Premises during the term of this Lease by or for Lessee, any of Lessee's agents, invitees, employees, customers or visitors shall be at the sole risk of the Lessee or the owner of such property. Lessor shall have no obligation to protect, care for or insure any such property. Further, Lessee shall carry contents coverage insurance on the contents of Lessee's Premises. Lessee agrees to provide public liability insurance naming Lessor as an additional insured to protect Lessor from loss customarily covered by such insurance in at least the following amount:

\$1,000,000.00 - Combined Single Limit

Lessee shall deliver appropriate evidence to Lessor as proof that such insurance is in force at the time of execution of this Lease. Such insurance shall provide that Lessor shall receive no less than thirty (30) days notice prior to any termination of such insurance policy(ies).

15. INDEMNITY AND LIMITATION OF LIABILITY. Lessee shall indemnify and hold Lessor harmless from any and 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 Lessee or Lessee's agents, invitees, employees, customers or visitors. Lessor 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 Lessor, or for any damage or inconvenience which may arise through repair or alteration of any part of the Leased Premises, or from any other cause whatsoever.

16. DEFAULT AND REMEDIES. A default of this Lease on the part of Lessee shall be deemed to have occurred if:

(a) Lessee shall fail to pay Lessor any rent payment due to Lessor within ten (10) days of the due date thereof;

(b) Lessee shall fail to pay Lessor any amount other than rent within ten (10) days after written notice of such sum being due is given to Lessee;

(c) Lessee shall fail to perform or comply with any of the other covenants or conditions of this Lease within fifteen (15) days after written notice by Lessor to Lessee specifying the condition to be performed or complied with or, if the performance cannot reasonably be completed within such fifteen (15) day period,

Lessee shall not in good faith have commenced performance within the fifteen (15) day period and shall not diligently proceed to completion of performance;

(d) Lessee, any guarantor of the obligations of Lessee hereunder or any successor of Lessee while in possession of the Leased Premises: (i) shall generally not pay or shall be unable to pay its debts as such debts become due; (ii) shall make an assignment for the benefit of creditors or petition or apply for the appointment of a custodian, receiver or trustee for it, the Leased Premises or a substantial part of its assets; (iii) shall commence any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction, whether now or hereafter in effect;

(iv) shall have had any such petition or application filed or any such proceeding commenced against it in which an order for relief is entered or an adjudication or appointment is made; (v) shall indicate, by any act or omission, its consent to, approval of or acquiescence in any such petition, application, proceeding or order for relief or the appointment of a custodian, receiver or trustee for it, the Leased Premises or a substantial part of its assets; or (vi) shall suffer any such custodianship, receivership or trusteeship to continue undischarged for a period of thirty (30) days or more.

In the event of any default hereunder, Lessor at any time thereafter, may immediately re-enter the Leased Premises and expel and remove Lessee or any person or persons occupying the Leased

Premises and may remove all personal property therefrom. Upon re-entry Lessor may, at its option, relet the Leased Premises or any part thereof as the agent of Lessee, and Lessee shall pay Lessor the difference between the rent hereby reserved for the portion of the term remaining at the time of re-entry and the amount received under such reletting for such portion of the term. Upon re-entry, Lessor may at its option, terminate this Lease and at any time thereafter recover from Lessee all sums then due as well as the amount by which all rent and other payments to be made by Lessee for the remainder of the Lease term. All actions taken by Lessor pursuant to this paragraph shall be without prejudice to any other remedies that otherwise might be available in respect of any default hereunder.

Lessor may elect, but shall not be obligated, to correct or remedy any condition, agreement or term required hereby to be performed by Lessee, and Lessor shall have the right to enter the Leased Premises for the purpose of correcting or remedying any such default and to remain until the default has been corrected or remedied, but any expenditure for such correction or remedy by Lessor shall not be deemed to waive or release the default of Lessee or the right of Lessor to take any action as may be otherwise permissible hereunder in the case of any default.

17. NO ASSIGNMENT AND SUBLETTING. Lessee shall not assign this Lease, nor sublet the Leased Premises or any part thereof, without the prior consent in writing of Lessor.

The consent by Lessor to a particular assignment or subletting shall not be construed to relieve Lessee from the obligations under this Lease or to obtain the consent in writing of Lessor on any other or future assignment or subletting. Lessor specifically reserves the right to transfer, sell or assign the rights and obligations under this agreement.

18. CONDEMNATION. In the event all or any part of the Leased Premises should be the subject of eminent domain proceedings, and if pursuant thereto an amount of the Leased Premises shall be condemned so as to render the residue wholly inadequate for Lessee's purpose as herein set forth, Lessee shall have the option to terminate and cancel this Lease by giving written notice of such intention to Lessor. If any such taking shall not render the residue of the Leased Premises wholly inadequate for Lessee's purposes as herein set forth, Lessee's rentals hereunder shall be reduced in the proportion which the value of the

property taken bears to the whole value of the Leased Premises with improvements. In any such condemnation proceedings, all damages allocable to full fee simple ownership of the Leased Premises shall be payable to Lessor, and any damages for loss of leasehold interest, including the unamortized portion of the value involved in such condemnation of any non-removable fixture placed on the Leased Premises by Lessee with Lessor's approval shall be payable to Lessee.

19. SURRENDER OF POSSESSION. At the end of the term of this Lease, or upon earlier termination, Lessee agrees to surrender possession of the Leased Premises without demand. Should Lessee fail so to do, Lessee shall be responsible in addition to the damages generally recoverable by Lessor by reason of any breach by Lessee, for all damage Lessor may sustain, including claims made by any succeeding tenant against Lessor which are founded upon delay or failure in delivering possession of the Leased Premises to such succeeding tenants and Lessee shall pay to Lessor the attorney fees incurred by Lessor due to any such breach. Lessee hereby waives any and all notice to which Lessee may otherwise be entitled under the laws of the State of Arkansas as a prerequisite to a suit against Lessee for the unlawful detention of the Leased Premises.

20. CONSENT TO TRANSFER; ATTORNMENT. Lessee shall, upon demand, in the event of the sale (including any foreclosure sale) or assignment of Lessor's interest in the Leased Premises, attorn to the purchaser or assignee and recognize such purchaser or assignee as Lessor under this Lease.

21. WRITTEN DECLARATION; ESTOPPEL CERTIFICATE. Lessee shall, upon request of Lessor, execute and deliver to Lessor or any designee of Lessor a written declaration in recordable form: (a) ratifying this Lease; (b) expressing the Commencement Date and Termination Date of this Lease; (c) certifying that this Lease is in full force and effect and has not been assigned, modified, supplemented or amended (except by such writings as shall be stated); (d) certifying that all conditions under this Lease to be performed by Lessor have been satisfied (except such conditions as shall be stated); (e) that there are no defenses or offsets against the enforcement of this Lease by the Lessor, or stating those claimed by Lessee; (f) the amount of advance rental, if any (or none if such is the case), paid by Lessee; (g) the date to which rental has been paid; and (h) the amount of any security/cleaning deposit held by Lessor. Such certificate

shall be executed and delivered by Lessee from time to time as requested by Lessor.

22. TIME OF ESSENCE. The time of the making of the payments and of the keeping of the covenants herein are of the essence of this agreement and the parties hereto so agree.

23. SUCCESSORS AND ASSIGNS. All the terms, covenants, and conditions hereof shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors, successors-in-title and assigns of the parties hereto.

24. NOTICES. All notices which may be given, or are required to be given hereunder, shall be in writing and shall be either hand delivered, sent by certified mail, return receipt requested, sent by overnight courier or sent by facsimile to the parties as specified below.

Such notices shall be effective upon receipt.

If to Lessee:

1812 Pizza Company, Inc.
1804 Old Greensboro Road, Ste. A
Jonesboro, AR 72401
Telephone: 870-838-6495

If to Lessor:

Dirt Don't Hurt, LLC
Attn.: Todd Higginbotham
1804 Old Greensboro Road, Building B
Jonesboro, AR 72401
Telephone: 870-336-5620

Either party may, by giving notice pursuant hereto, change the addresses set forth above.

25. GUARANTEE. The undersigned Guarantor for separate consideration received and acknowledged, personally guarantees the full and prompt payment to and fulfillment in favor of Lessor of any and all obligation(s) and liability(ies) of every kind and nature of the Lessee to Lessor. Guarantor agrees and promises that, in the event of default by Lessee in the payment of the rent installments, additional rent, or any other covenants of the Lease, the Guarantor will pay any sum or sums due hereunder, plus damages which may accrue in favor of the Lessor, without prior notice to the undersigned of any such default on the part of the Lessee. Lessor shall not be first required to exhaust remedies available to the

Lessor against said Lessee but may recover of and from the Guarantor as the principal obligor. This guaranty shall be binding upon the heirs, executors, administrators, personal representatives and assigns of such Guarantor. This guaranty shall be a continuing, absolute and unconditional guaranty, and shall remain in full force and effect until any and all of Lessee's indebtedness, obligations(s) and liability(ies) which arose under this Lease shall be fully paid and fulfilled.

26. ENTIRE AGREEMENT. This Lease contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written.

The Lease maybe modified or amended only in writing signed by the parties hereto.

27. SEVERABILITY. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable.

28. LAW GOVERNING. This Lease shall be governed by and construed in accordance with the laws of the State of Arkansas.

IN WITNESS WHEREOF, Lessor and Lessee have hereunto set their hands the date written above.

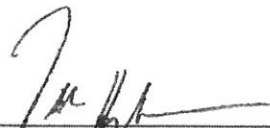
Lessee:


1812 Pizza Company, Inc.

By: 
Matt Davis, President

Lessor:

Dirt Don't Hurt, LLC

By: 
Todd Higginbotham, Member

By: 
Matthew Williams

SUB - LEASE AGREEMENT

This Sub-Lease Agreement ("Sub-Lease") is executed on this 15 day of February, 2019, by and between **1812 PIZZA COMPANY, INC.**, an Arkansas limited liability company ("Sublessor"), and **EIGHTEEN TWELVE**, an Arkansas nonprofit corporation ("Sublessee").

WITNESSETH:

WHEREAS, Sublessor owns certain property located at 1804 N. Old Greensboro Road, Suite A, Jonesboro, Arkansas 72401, known as 1812 Pizza Company (the "Premises"); and

WHEREAS, Sublessee wishes to lease the Premises upon the terms and conditions contained herein.

NOW, THEREFORE, in consideration of Ten and No/100 United States Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed:

1. **Incorporation of Recitals.** The recitals set forth above are not mere recitals of fact but are contractual in nature and incorporated into this Agreement by reference, except in the event of a conflict between the incorporated recitals and the numbered sections of this Agreement, the numbered sections of this Agreement shall control.
2. **Lease.** Sublessor hereby leases to Sublessee and Sublessee hereby accepts the Premises for the exclusive purpose of using the Premises as a lawfully operated restaurant and private club and for no other purpose whatsoever. Sublessee shall comply with any and all laws, statutes, ordinances, rules and regulations of any governmental agencies, federal, state, city or otherwise, affecting the use of the Premises by Sublessee and regulation of the business to be conducted upon the Premises by Sublessee and its possession of the Premises.
3. **Term.** The term of this Sub-Lease shall be for two (2) years commencing on February 15, 2019 and terminating on February 15, 2021 (the "Initial Term"). This Sub-Lease may be extended for one (1) additional period of two (2) years (the "Extended Term"). Sublessee shall have the right to so extend the term of this Lease by providing Sublessor with written notice of its intention to so extend, which must be received by Sublessor prior to the expiration of the Initial Term.
4. **Rent.** The monthly rental payment shall be a sum equal to Five Hundred and No/100 Dollars (\$500.00), payable in advance on the first (1st) day of each month at 1804 N. Old Greensboro Road, Suite A, Jonesboro, Arkansas 72401, or such other place as Sublessor may from time to time designate (the "Rent"). If any payment of Rent is not made by the tenth (10th) day of the month, this Sub-Lease

shall be in default and Sublessor shall be entitled to all legal and equitable remedies to which it may be entitled.

5. **Termination.** If Sublessee shall occupy the Premises with the consent of Sublessor after the Initial Term or the Extended Term, as the case may be, without execution of an instrument evidencing a renewal of this Sub-Lease or the election of the Extended Term, such occupancy shall constitute a month-to-month lease and may be terminated by either party upon thirty (30) days written notice to the other party. The rent during such occupancy shall be payable at the same rate, time and place as the Rent during the Initial Term.
6. **Utilities.** Sublessee shall pay all utility bills incurred in connection with the occupancy of the Premises by Sublessee, including without limitation payments for garbage collection, television, radio, internet, sewer, water, heat, gas, electricity and power, and all deposits and taxes relating thereto.
7. **Condition.** Sublessee acknowledges it has inspected the Premises and accepts the Premises in "AS IS, WHERE IS, WITH ALL FAULTS" condition, and Sublessee covenants it shall return the Premises upon termination of this Sub-Lease, in the same condition or better as of the date of the execution of this Sub-Lease, reasonable wear and tear excepted.
8. **Maintenance of Premises.** Sublessor at its own cost and expense will maintain and keep the structural components and exterior of the building on the Premises, including the roof and walls, in satisfactory condition and repair. Sublessee at its own cost and expense will maintain and keep the interior of the Premises, including the interior plumbing and sewage facilities, all electric facilities and equipment, and HVAC facilities, in good repair, ordinary wear and tear excepted.
9. **Alterations.** No alterations, additions or structural improvements shall be made to the Premises without the written consent of Sublessor. Any such alterations, additions or structural improvements approved by Sublessor shall remain a part of the Premises at the conclusion of the term of this Sub-Lease.
10. **Default.** An event of default shall occur if Sublessee: (i) fails to pay its rent within five (5) days of the due date and the failure shall continue for ten (10) days following written notice from Sublessor; (ii) fails to perform any of its other obligations under this Sub-Lease and the failure shall continue for thirty (30) days following written notice from Sublessor; or (ii) if the Premises shall be deserted or vacated for a period of more than thirty (30) days. Upon the occurrence of any such events of default, Sublessor shall have available all rights and remedies provided at law or in equity, including the option to pursue any one (1) or more of the following remedies without any notice or demand whatsoever:
 - a. *Terminate.* Terminate this Sub-Lease in which event Sublessee shall immediately return the Premises to Sublessor, and if Sublessee fails to do so, Sublessor may, without prejudice to any other remedy which he may have for

possession or arrearages in Rent, enter upon and take possession of the Premises and expel or remove Sublessee and any other person who may be occupying the Premises or any party thereof, by force if necessary, without being liable for prosecution or any claim of damages therefor.


- b. *Non-Termination.* Alter all locks and other security devices at the Premises without terminating this Sub-Lease and lease the Premises for the account of Sublessee without releasing Sublessee from Sublessee's obligations under this Sub-Lease or accepting Sublessee's surrender.
11. **Insurance.** Sublessee shall obtain renter's insurance insuring Sublessee's use and occupancy of the Premises and Sublessee's personal property located therein. Sublessor shall not be responsible for any loss sustained by Sublessee as a result of theft, vandalism or casualty.
12. **Taxes.** Sublessor shall pay all ad valorem real property taxes for the Premises, Sublessee being solely responsible for all other taxes, including without limitation taxes for all property owned by Sublessee.
13. **Assignment.** Sublessee shall not assign or sublet the Premises or any part thereof without the express written consent of Sublessor.
14. **Governing Law.** This Sub-Lease shall be governed by the laws of the State of Arkansas, and the United States District Court for the Eastern District of Arkansas or state courts located in Jackson County, Arkansas, shall be the exclusive forum for any disputes arising in connection with this Lease.
15. **Counterparts.** This Sub-Lease, including all attached exhibits, may be executed at different times and in any number of originals or counterparts and by each party on a separate counterpart, each of which shall be deemed an original but all of which together shall constitute only one agreement, notwithstanding all the parties shall not have signed the same counterpart.

[Remainder of page left intentionally blank; signature pages to follow]

IN WITNESS WHEREOF, Sublessor and Sublessee have executed this Sub-Lease Agreement on the date and year first above.

SUBLESSOR:

1812 PIZZA COMPANY, INC.,
an Arkansas corporation

By: 

Matt Davis, President

SUBLESSEE:

EIGHTEEN TWELVE,
an Arkansas nonprofit corporation

By: 

Matt Davis, President



Member List

PRINT: First/Last

SIGN: First/Last

ADDRESS

Joel Cox

1300 Hester St Jonesboro AR

John Springle

309 Prospect Jonesboro, AR

Alfredo Tapia

908 cypress Run W. Jonesboro,

Chase Stiles

2200 Sweet Gum Dr Jonesboro

Ben Wallace

480 Cr 428/Jonesboro, AR

Mike A Gaines

773 CR 339 Jonesboro AR

Khirsten Adcock

2302 Rusher Ln Jonesboro, AR

Bryan Hernandez

4723 Morton Drive Jonesboro,

JERA COBB

216 PEKIN ST JONESBORO, AR

Ron Clives

1533 Hwy 9/63 Jonesboro AR

Griff Griffith

3100 Bowden Dr Jonesboro AR

Latonya Pigman

3309 Rock Rd Jonesboro AR

Dillon Bushong

66 CR 482 Jonesboro AR

Hunter Pettit

3461 Quail Ridge Jonesboro AR

Candace Chapman

4200 Peachtree Ave.
Jonesboro, AR 72401

Jacob Best

109 Lincoln Cove
Jonesboro, AR 72404

Maribeth Tomlinson

3717 Remington Dr
Jonesboro AR 72404

Jessie Hurt

111 Leawood Ct
Jonesboro, AR 72401

Spencer Workow

2403 Amburadak CV
Jonesboro, AR



Member List

PRINT: First/Last

SIGN: First/Last

ADDRESS

Kimi Lovelady

Kimi Lovelady

1217 Lakewood Drive Jonesboro, AR 72404

Brandon Barnhill

Brandon Barnhill

1403 Smoot Dr Jonesboro, AR 724

JUSTIN BARNES

Justin Barnes

2206 Watergate St.

Nathan Morris

Nathan Morris

5932 Newcastle Dr Jonesboro, AR 72401

Alan Purser

Alan Purser

20224 Crowley Ridge Cott off Harrisburg 72432

Kayla Anderson

Kayla Anderson

500 N Caraway 7300 Jonesboro AR

Dana Synergy

Dana Synergy

3425 Preakness Dr 72404

Donovan Synergy

Donovan Synergy

3405 Preakness Dr 72404

BJ

BJ

2874 CR 766 Jonesboro AR 7240

MIKE SMITH

Mike Smith

822 ARK HWY 175 HARRISBURG, 72540

DON PARKER

Don Parker

515 Melton Circle, Jonesboro, AR 724

Lyn Ann Mayhew

Lyn Ann Mayhew

408 Juda Care, 72404

Amy Turner

Amy Turner

5228 Shasta Dr., 72404

Franklin Sprung

Franklin Sprung

1601 Paragould Dr. 72401

Shirley George

Shirley George

529 CR 461 Jonesboro 72404

Lee Stuart

Lee Stuart

5509 Viney Creek Ln Jonesboro 724

Jason Ade

Jason Ade

5205 Koala Dr., Jonesboro 72404

Will Metzger

Will Metzger

346 Wildwood Pt., Jonesboro 72401

Marla Williams

Marla Williams

2716 Woodspings 72404



Member List

PRINT: First/Last

SIGN: First/Last

ADDRESS

Kim Brodell

Kim Brodell

1006 Russell Hill Dr. 72404

Andy Bradford

Ad Bradford

480 S Amherst 72401

Brad Bramucci

B Bramucci

177 CR 799 Jonesboro, 72401

Chris Hedger

Chi L Hedger

91 CR 117 Bono 72416

Christopher Curtis

Chris Curtis

3159 CR 751 Jonesboro, AR 72401

Whitney Curtis

Whitney Curtis

161 CR 651 Jonesboro AR 72401

Seth Crissom

Seth Crissom

4244 Blair Cove, Apt 190, 724

Charles Selfors

Charles Selfors

708 Town Drive Jonesboro, AR 72401

Jimmy Gibson

Jimmy Gibson

4226 Hwy 141 N Jonesboro AR

Alana Weegram

Alana Weegram

1709 Colonial Road Jonesboro AR

Jordan Whitlock

Jordan Whitlock

507 Edwardian Lane

Caitlyn Barker

Caitlyn Barker

3852 Bridlewood Dr.

Sheridan Watts

Sheridan Watts

5509 Caribbean 72401

Damien Snooks

Damien Snooks

218 Pecan Street

BRAD WILCOX

Brad Wilcox

103 CR 707 JONESBORO

Clara Barnes

Clara Barnes

3605 Keeley Ln Jonesboro

ROBERT BRUNGER

Robert Brunger

4001 Wagon Cove, Jonesboro

Mike Vayh

Mike Vayh

80307 526 Brookland AR

Jacob Hardag

Jacob Hardag

2632 Glen Pl



Member List

PRINT: First/Last

SIGN: First/Last

ADDRESS

Chad Brooks		212 Newberry Cove Jonesboro AR 72404
Anthony Flangan		4509 Key Largo Jonesboro, AR 72401
Clarissa Ratter		1204 Glendale St.
Chris Herring		1604 Links Dr.
Xavier Williams		610 East Alpine St. Apt B1 104 W Forest St
Neshia Friar	Neshia Friar	Red Bank
Brian Bailey		45CR 7180
Daniel Alvarado		3104 Parkwood Rd 72401
Maribel Amur	Maribel Alvarado	3104 Parkwood rd. 72401
Paige Ellis	Paige Ellis	4204 Walnut Bend Cv 72481
Ashley Cullum	Ashley Culler	1006 Peggy Ln Jonesboro,
Shadrecka Hardison	Shadrecka Hardis	1506 Dupwe DR Jonesbo
Patrice Bishop		807 Airport Rd Jonesboro, AR 72401.
Patricia Weathers		314 S. Hill St Jonesboro AR 72404
Ian Lawrence		3818 Friendly Hope Rd.
Ethan Rodriguez		2608 Gallaway Cove
Zach White	Zach White	4105 Charleston Drake Jonesboro, Ar 72404
Ben Tinsley		2708 Sunnybrook
Renda Sanders		1403 Latourette Ln Apt 4 Jonesboro AR 72404



Member List

PRINT: First/Last

SIGN: First/Last

ADDRESS

Rodney Hannah

Ruf HA

3010 Quail DR.
Jonesboro, AR 72404

Jon Garner

JG

1606 Brooke Cir Jonesboro, AR 724

Brad Bobo

BB

2810 Woodhurst Cir 72401

Lindsay Phillips

~~Lindsay Phillips~~

807 Airport Rd. Apt 12 72401

Louis Shaw

Yous Shaw

1711 Arch St #6B 72401

Clearence Shaw

Clearence Shaw

1711 Arch St Apt 6B 72401

Chris Thomas

Chris Thomas

1922 Irby St, 72401

Kim Whitehead

Kim Whitehead

606 Pinehill Lane

Pam Loggins

Pam Loggins

613 Pinehill Ln Jonesboro

Robert Whitehead

~~Robert Whitehead~~

606 Pinehill Lane

Clarissa Jones

Clarissa Jones

1907 Jonesboro
mt. Vernon Drive A

Alexandra Jones

Alexandra Jones

99 CR 100 Brookland, AR

Zac Matthews

Zac Matthews

1324 N Patrick Jonesboro, AR

Angel Matthews

angel Matthews

1324 N Patrick Jonesboro, AR

Donny Brewer

Donny Brewer

730 CR 730 Jonesboro AR 72401

Jamie Montgomery

Jamie Montgomery

231 CR 303 J B AR 72401

Spencer Montgomery

Spencer Montgomery

1284 CR 323 Bono Ark

Kara McQuay

Kara McQuay

701 Greene 731 Rd. Jonesboro, AR 724

DARREN LOWITT

~~DARREN LOWITT~~

5304 Cordova Ln. Jonesboro, AR

72401



Member List

PRINT: First/Last

SIGN: First/Last

ADDRESS

PRINT: First/Last	SIGN: First/Last	ADDRESS
Joan Mitchell	Joan Mitchell	2011 2501 Westwood Drive
Donnie Tipton	Donnie Tipton	13804 DAN LANE
Shannon Jackson	Shannon Jackson	2216 Clark St.
Josh Johnson	Josh Johnson	1321 K-fchen st.
Michael Boatman	Michael Boatman	3601 Hexec Drive
Chris Charette	Chris Charette	574 CR 714 Jonesboro
JACK GAMMON	Jack Gammon	682 CR 714 Jonesboro
Emily Adair	Emily Adair	7915 CW Post Jonesboro 72401
Julie Belle	Julie Belle	1400 Miles Street Lake City
Eddie Hillis, Eddie Hillis	Eddie Hillis	2802 Nestle Way, Jonesboro
Michael Allen	Michael Allen	4200 Sydney Cove Apt 29, Jonesboro 72409
Elena Joyner	Elena Joyner	1821 Cedar Heights
Deangelo Seluy	Deangelo Seluy	520 state st
Kerin Harvey	Kerin Harvey	1213 Rich Rd,
Billy Adams	Billy Adams	149 Debbie Pr. 72450
Jordan Brown	Jordan Brown	5939 Rees Rd Apt 316
Robert Dunner	Robert Dunner	712 Smithfield Dr. Jonesboro 72401
Dr Jason Stanton	Jason Stanton	6018 Beaver Run 72404
John Russell	John Russell	1408 MarketPlace Dr. Apt #1 Jonesboro AR 72401



Member List

PRINT: First/Last

SIGN: First/Last

ADDRESS

Heather Wicker

900 Lunsford Bay 7241

JOHN STAFFORD

8479 HWY 163 HARRISBORO ⁷²⁴³²

Madison Rouse

1500 Kathleen St. Apt 5

Mike Sentero

5509 Timber Creek Ln ^{Jonesboro 72404}

Candience Fulmore

1903 M⁺Veemon, 72401

Jill Campbell

4006 Woodsprings Rd 7240

Ashli Pendergrass

5943 Repr Road Apt 385

Kristi Jones

64 CR 100 Bono 72416

Taylor Kiefer

815 Gloucester drive, 724

Bryan Barrett

3824 Remington DR

Michael D. Carter

550 CR 712 S, bono 72401

Cari Duncan

608 Melody Ln 72401

Amber Lopez

1305 N. Floyd St. Jonesboro, Ar.


623-B West St Hwy 18
Manila, AR
870-570-0202



2815-A Race Street
Jonesboro, AR
870-520-6434



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NACHOS *fresh salsa & sour cream on request*

BBQ PULLED PORK 10
top shelf queso, bbq pulled pork, onion, hickory smoke sauce

SOUTHWEST 10
top shelf queso, grilled chicken, fire roasted veggies, chipotle ranch

SWEET 'N SPICY CHICKEN 10
top shelf queso, grilled chicken, pineapple, onion, sweet chili sauce

PIZZA 9
top shelf queso, sausage, pepperoni, pizza sauce, mozzarella

BUFFALO CHICKEN 9
top shelf queso, grilled chicken, mozzarella, classic buffalo sauce

WINGS *served with house-made ranch*

BONELESS (12 piece) 9.5 **JUMBO BONE-IN** (8 piece) 8

FLAVORS

Buffalo Mild/Hot · Hickory BBQ
Sweet Red Chili · Golden BBQ · Caribbean Jerk
Teriyaki · Honey Mustard · Lemon Pepper
Garlic Parmesan · Cajun · Kickin' Bourbon

SPECIALS

MEAL FOR TWO 20
One 12" specialty pizza
+ breadsticks or ruffles & house-made ranch + two drinks (Fitz's Soda +.50c)

FAMILY SPECIAL 25
Two 14" single topping pizzas + breadsticks or large house salad

PIZZA & WINGS 22
One 14" two topping pizza + boneless or bone-in wings

PIZZAS

TOPPINGS

Mozzarella	Italian Sausage	Black Olive	Artichoke Hearts
Cheddar	Bacon	Mushroom	Tomato
Pepperoni	Chicken	Pineapple	Roasted Red Peppers
Sausage	Pulled Pork	Banana Pepper	
Smoked Ham	Onion	Jalapeño	
Beef	Bell Pepper	Spinach	

Mike's Hot Honey +1.50



CHEESE
9 / 13 / 16

ADDITIONAL TOPPINGS
+.75c / +1.00 / +1.25

AVAILABLE SIZES
12" / 14" / 16"
-OR-
GODZILLA
\$20 + \$2 each topping



THE 1812
pepperoni, beef, sausage, onion, bell pepper, black olive, mushroom 15 / 19 / 23

CARNIVORE
pepperoni, beef, sausage, italian sausage, smoked ham, bacon 16 / 20 / 25

CHICKEN BACON RANCH
house-made ranch base, chicken, bacon 15 / 19 / 23

MAC 'N CHEESE
alfredo sauce, mac 'n cheese, bacon, cheddar, mozzarella 15 / 17 / 21

SPINACH ARTICHOKE CHICKEN
alfredo base, chicken, spinach, artichoke, mushroom 15 / 19 / 23

BBQ PULLED PORK
hickory bbq base, pulled pork, onion 16 / 20 / 24

MARGHERITA
garlic butter base, tomato, basil, mozzarella 13 / 15 / 19

***NEW* HAWAIIAN**
golden bbq base, smoked ham, bacon, pineapple, sweet pickles 15 / 17 / 21

CHICKEN ALFREDO
alfredo sauce, chicken 15 / 19 / 23

CLASSIC HAWAIIAN
smoked ham, pineapple 13 / 15 / 19

BUFFALO CHICKEN
buffalo base, chicken, ranch drizzle 15 / 19 / 23

ALL PIG PIE
pulled pork, bacon, smoked ham, sausage, italian sausage 17 / 21 / 26

BBQ CHICKEN
hickory bbq base, chicken, onion 15 / 19 / 23

CHEESEBURGER
mustard base, beef, cheddar, pickle, onion 13 / 15 / 19

ADDITIONAL PIZZA BASES

Garlic Butter Ranch Alfredo Hickory BBQ Buffalo

STARTERS

RUFFLES & HOUSE-MADE RANCH 3.75

BREAD-STICKS
served with marinara 5.5

CHEESE-STICKS
served with marinara 6.5

TOASTED RAVIOLIS
cheese or beef, served with marinara 7

BAVARIAN PRETZELS
4 pretzels served with your choice of top-shelf queso, honey mustard, or (Mike's Hot Honey +.75c) 8.5

TOASTED GREEN BEANS
served with house-made ranch 6

DYNAMITE SHRIMP
served with house-made ranch 8.5

CHIPS & HOUSE-MADE SALSA 4
(add queso +2)

BUFFALO SHRIMP
served with house-made ranch 8.5

LADS

HOUSE SALAD
cheddar, croutons (sm) 3.5 · (lg) 6.5

CAESAR SALAD
parmesan, croutons, caesar dressing (sm) 3.5 · (lg) 6.5
(add chicken +1.5)

SA

CHEF SALAD
cheddar, smoked ham, bacon, onion, bell pepper, mushroom, black olive 9

SOUTHWEST CHICKEN
chicken, cheddar, fire roasted veggies, chipotle ranch 9

TURKEY CLUB
turkey, cheddar, bacon, croutons 8.5

BBQ PULLED PORK
pulled pork, hickory smoke bbq sauce, cheddar, onion 9

CRISPY CHICKEN CLUB
breaded chicken, cheddar, bacon, tomato 9

CHICKEN FIESTA
chicken, salsa, onion, bell pepper, tortilla chips 8.5

BUFFALO CHICKEN
buffalo chicken, mozzarella, house-made ranch 8.5

DRESSINGS

House-Made Ranch	Honey Mustard	Blue Cheese
Thousand Island	Italian	Chipotle Ranch

SANDWICHES

served with ruffles & house-made ranch

CHICKEN BACON RANCH 7.5

MEATBALL 8.5
add jalapeño (+.75c)

BUFFALO SHRIMP PO' BOY 9.5
lettuce, mayo, dill pickles

SMOKEHOUSE BBQ CHICKEN 7.5
onion, bacon, hickory bbq sauce

HOUSE-MADE CHICKEN SALAD 6.5
no fruits, no nuts

TURKEY CLUB 8.5
lettuce, honey mustard

WRAPS

white tortilla, served with ruffles & house-made ranch

CHICKEN BACON RANCH
lettuce, mozzarella 8.5

CHICKEN SPINACH WRAP
spinach, mozzarella, honey mustard 8.5

SWEET & SPICY SHRIMP
lettuce, sweet red chili sauce 9

SOUTHWEST CHICKEN
fire roasted veggies, cheddar, chipotle ranch 8.5

TURKEY CLUB
lettuce, honey mustard, cheddar, bacon 8.5

CHIPOTLE CHICKEN
lettuce, mozzarella, jalapeño, onion, chipotle ranch 8.5

BUFFALO CHICKEN
lettuce, mozzarella, house-made ranch 8.5

CHICKEN CAESAR
lettuce, parmesan 8.5

EAT LOCAL
EAT PIZZA
EAT PIZZA



GRILLED CHEESES

served with ruffles & house-made ranch

- BUFFALO CHICKEN 8**
- BBQ PULLED PORK 8.5**
- TURKEY CLUB WITH SPINACH 8.5**
- MAC 'N CHEESE 8**
- PIZZA 8**
- TRADITIONAL 7**
- HAM & CHEESE 8**

BAKED POTATOES

jumbo sized, butter & sour cream on request

- CHEESY BACON 8**
- PULLED PORK 9**
- CHICKEN & CHEESE 8.5**
- HAM & CHEESE 8.5**
- PLAIN POTATO 6**

EXTRA SAUCES

- House-Made Ranch .50c**
- Jumbo House-Made Ranch 1.00**
- Side of Mike's Hot Honey 2.00** 
- Chipotle Ranch .50c**
- Marinara .50c**
- Honey Mustard .50c**
- Buffalo .50c**
- Sweet Chili .50c**




DESSERTS

- CHOCOLATE PIE PIZZA** (individual) 4.75 · (share-size) 11
- VANILLA CUSTARD PIZZA** (individual) 4.75 · (share-size) 11
- CHOCOLATE CHIP PIZZA** (individual) 4.75 · (share-size) 11
- CINNAMON APPLE PIZZA** (individual) 4.75 · (share-size) 11
- CINNAMON STICKS**
served with icing 5.5

KIDS MENU

- ½ GRILLED CHEESE**
served with ruffles & house-made ranch 5.5
- PIZZA STICKS (4)** with pepperoni
served with pizza sauce 5.5
- CHICKEN BITES (6)**
served with ruffles & house-made ranch 5.5
- ½ TURKEY SANDWICH**
served with ruffles & house-made ranch 5.5
- CHEESE QUESADILLA**
served with ruffles & house-made ranch 5.5

DRINKS

Sweet Tea
Unsweetened Tea
Lemonade
Dr. Pepper
Pepsi
Mountain Dew
Diet Dr. Pepper
Diet Mountain Dew


Fitz's Craft Sodas 1.99



Root Beer
Cream Soda
Hip Hop Pop
Cardinal Cream
Black Cherry
Grape
Strawberry
Orange
Ginger Ale
...& more!!!

Did You Know?!
In 1811 & 1812
the New Madrid Earthquakes
helped form Big Lake
which is located in our
hometown of Manila, Arkansas!

CHOOSE 2 for \$8



LUNCH MENU
available 'til 3pm, everyday

SMALL HOUSE SALAD
croutons, cheddar

SMALL CAESAR SALAD
croutons, parmesan

CHEESE-STICKS (4)
served with marinara

1/2 CHICKEN SALAD SANDWICH
no fruits, no nuts

TOASTED RAVIOLIS (6)
cheese or beef

1/2 TURKEY CLUB SANDWICH
lettuce, honey mustard

1/2 GRILLED CHEESE
traditional, ham, or buffalo chicken

BAKED POTATO
served with butter & sour cream

LUNCH-SIZE PIZZAS

CHEESE \$6.50
add any toppings for .75c

ALL SPECIALTY PIZZAS \$9.00

-THE 1812

-CARNIVORE

-CHICKEN BACON RANCH

-MAC 'N CHEESE

-SPINACH ARTICHOKE CHICKEN

-BBQ PULLED PORK

-MARGHERITA

-NEW* HAWAIIAN

-CHICKEN ALFREDO

-CLASSIC HAWAIIAN

-BUFFALO CHICKEN

-ALL PIG PIE

-BBQ CHICKEN

-CHEESEBURGER


add a small house or
small caesar salad
for \$2.00

WING LUNCH

6 BONELESS WINGS \$7.00
served with Ruffles & Ranch

6 BONE-IN WINGS \$8.00
served with Ruffles & Ranch

Buffalo Mild/Hot
Hickory BBQ
Sweet Red Chili
Golden BBQ
Caribbean Jerk
Teriyaki
Honey Mustard
Kickin' Bourbon
Lemon Pepper
Garlic Parmesan
Cajun



**EAT LOCAL
EAT PIZZA**

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