



# City of Jonesboro Private Club Review and Conditions Form

Date 8-26-22 Non-Profit Corp. SF 2 Investments  
 Address 2240 S. Caraway Rd DBA: Salsa Grill of Jonesboro  
 Applicant on Behalf of Club Jose Gonzales Ruiz  
 Home Address 1709 Bernard St. Jonesboro, AR  
 Business Name Salsa's Grill  
 Business Address 2240 S. Caraway Rd Jonesboro, AR

### 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 Chief 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 C-3  
 Approve? Yes  No  Signature Planning Director [Signature]

### City Clerk:

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

SF2 Investments dba Salsas Grill of Jonesboro

Non-Profit Corporation

FEIN #

APPLICANT ON BEHALF OF CLUB

Jose Gonzalez Ruiz

First

Middle

Last

72401

HOME ADDRESS

1709 Bernard St. Jonesboro, AR. Craighead

Street

City

Zip

County

BUSINESS NAME

Salsa's Grill

BUSINESS ADDRESS

2240 S. Caraway Rd. Jonesboro 72401 Craighead

Street

City

Zip

County

Does the club own the premises?

No

If leased, give name and address of owner:



Efron Montano, 1702 Ivy Green, Jonesboro, AR. 72401

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).

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

<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
Jose Gonzalez Ruiz	President	1709 Bernard St. Jonesboro, AR. 72401
Efron Montano	Vice-President	1702 Ivy Green Jonesboro, AR. 72401
* Aracely Montano	Sec-Treas	1702 Ivy Green 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 4 day of May, 2022.

\* [Signature]  
Signature of Applicant/Managing Agent  
Manager  
Official Title

Subscribed and sworn to before me this 4 day of May, 2022.

[Signature]  
Notary Public

My Commission Expires: 3-14-32:

KRYSTAL QUESSENBERRY  
NOTARY PUBLIC - STATE OF ARKANSAS  
CRAIGHEAD COUNTY  
MY COMMISSION EXPIRES 03-14-2032  
COMMISSION # 12386767

## SCHEDULE A – INDIVIDUAL'S PERSONAL HISTORY

I submit answers to the following questions under oath:

1. Name Jose Gonzalez Ruiz Sex \_\_\_\_\_ Date of Birth \_\_\_\_\_
2. Home Address 1709 Bernard St. Jonesboro <sup>72401</sup> Zip 72401 Phone No. 870-243-6574  
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. \_\_\_\_\_ 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 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  If so, give full information \_\_\_\_\_
9. Do you presently hold or have you ever held an alcoholic beverage permit(s)? Yes If so, give name, place, and permit number(s)  
Chipotles of Jonesboro, Inc, 2315 East Parker Rd. Jonesboro #D1069  
Papitas Los Mexican Dining, 4407 East Johnson, Jonesboro, AR #55618
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
Wife	Maria Luisa Gonzalez	1709 Bernard St. Jonesboro, AR	Restaurant
Daughter	Cheyama Nicole Gonzalez	318 W. Wood (2401) Jonesboro, AR	Retail
Daughter	Pairene Nayely Gonzalez	1709 Bernard St., Jonesboro, AR 72401	Student


(a) Are any of the above to be connected with the operation of the outlet? No

(b) If so, who and in what capacity? \_\_\_\_\_

13. Give your home address (city or town) and dates at each for the past five (5) years:  
1709 Bernard St., Jonesboro, AR 72401 1999 - Present

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

<u>Your Business or Occupation</u>	<u>Name &amp; Address of Employer</u>	<u>Dates of Employment</u>
Restaurant	Kandela Grill 2315 E. Parker Road Jonesboro, AR 72401	2010 - Present

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.

\* Jose G. Ruiz  
 Applicant's Signature

STATE OF ARKANSAS

COUNTY OF Craighead

Jose G. Ruiz, 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 4 day of May, 2022.

Krystal Quessenberry  
 Notary Public

My Commission Expires: 3-14-32 :

KRYSTAL QUESSENBERRY  
 NOTARY PUBLIC - STATE OF ARKANSAS  
 CRAIGHEAD COUNTY  
 MY COMMISSION EXPIRES 03-14-2032  
 COMMISSION # 12386767

**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.

Jose Gonzalez Ruiz

\* *Jose G Ruiz*  
Signature - Full Name  
5/5/22  
Date

1709 Bernard St.  
Home Address

Jonesboro, AR 72401  
City State Zip

1709 Bernard St. 72401  
Mailing Address

Jonesboro, AR 72401  
City State Zip

870-243-6574 870-934-0434  
Contact Phone Business Phone

josegr753@hotmail.com  
Email Address

Subscribed and sworn to before me this 4 day of May, 2022.

*Krystal Quessenberry*  
Notary Public

My Commission Expires: 3-14-32:

**KRYSTAL QUESSENBERRY  
NOTARY PUBLIC - STATE OF ARKANSAS  
CRAIGHEAD COUNTY  
MY COMMISSION EXPIRES 03-14-2032  
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**AUTHORITY TO RELEASE INFORMATION**

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

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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.

Efron Montana

[Signature]  
Signature - Full Name  
8/22/22  
Date

1702 Ivy Green  
Home Address

Jonesboro, AR 72401  
City State Zip

1702 Ivy Green  
Mailing Address

Jonesboro AR 72401  
City State Zip

870-530-5441  
Contact Phone Business Phone

Efron1634@hotmail.com  
Email Address

Subscribed and sworn to before me this 22 day of August, 2022.

[Signature]  
Notary Public

My Commission Expires: 3-14-32 :

**KRYSTAL QUESSENBERRY  
NOTARY PUBLIC - STATE OF ARKANSAS  
CRAIGHEAD COUNTY  
MY COMMISSION EXPIRES 03-14-2032  
COMMISSION # 12386767**

**AUTHORITY TO RELEASE INFORMATION**

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

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.

Aracely Montano

Aracely Montano  
Signature - Full Name

8/22/22  
Date

1702 Ivy Green  
Home Address

Jonesboro, AR 72401  
City State Zip

1702 Ivy Green  
Mailing Address

Jonesboro AR 72401  
City State Zip

870-530-5441  
Contact Phone Business Phone

Efron1634@hotmail.com  
Email Address

Subscribed and sworn to before me this 22 day of August, 2022.

Krystal Quessenberry  
Notary Public

My Commission Expires: 3-14-32 :

**KRYSTAL QUESSENBERRY  
NOTARY PUBLIC - STATE OF ARKANSAS  
CRAIGHEAD COUNTY  
MY COMMISSION EXPIRES 03-14-2032  
COMMISSION # 12386767**



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: **Ruiz**                      First: **Jose**                      Middle: **Gonzales**  
Date of Birth:                       Sex:                       Race:   
Social Security Number: -                      (not verified, supplied at time of request)  
Home/Mailing Address: **1709 Bernard St Jonesboro, AR 72401**

**- NO CRIMINAL HISTORY FOUND FOR THIS SUBJECT -**

### Requestor Information

Transaction Number: **ABC003571358**  
Date: **07/15/2022**                      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: **Mazeke Gibson On Behalf of Alcoholic Beverage Control**  
Representing: **Alcoholic Beverage Control**  
Mailing Address: **101 East Capitol, Suite 401 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.

# STATE OF ARKANSAS



**John Thurston**

ARKANSAS SECRETARY OF STATE

To All to Whom These Presents Shall Come, Greetings:

I, John Thurston, 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

## **SALSAS GRILL OF JONESBORO**

for

## **SF2 INVESTMENTS**

filed in this office  
June 09, 2022

**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 9th day of June 2022.

  
John Thurston  
Secretary of State

Online Certificate Authorization Code: 54359262a7575ba432e  
To verify the Authorization Code, visit [sos.arkansas.gov](http://sos.arkansas.gov)





# App. for Fictitious Name for Domestic Nonprofit

## Filing Information

**Entity File Number:** 811244929

**Alt Entity Type:** DomNonProfitNewCode

**Entity Name:** SF2 INVESTMENTS

**Fictitious Name:** SALSAS GRILL OF JONESBORO

**File Date:** 2022-06-09 15:42:08

**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

**Entity Name:** SALSAS GRILL

**Address 1:** 2240 S. CARAWAY RD.

**City:** JONESBORO

**State:** AR

**Zip:** 72401

**Country:** USA

NAME	ADDRESS
Aceno, Gilberto	804 Freemur St Jonesboro, Ar 72401
Adams, Amy	2210 Clover Dr. Jonesboro, AR
Adams, Katrina	1704 Biscayne Ln Jonesboro, AR 72401
Ade, Julie	5205 Koala Dr Jonesboro, AR 72404
Adous, Blake	195 CR 964 Brookland, AR 72417
Alkhonizy, Kussi	2200 Belt St. Apt.3 Jonesboro, AR 72401
Anceno, Ignacio	3509 Preaknes Dr. Jonesboro, AR 72404
Aston, Emily	250 CR 728 Jonesboro, AR 72401
Aunspaugh, Nickie	2120 Clover Dr. Jonesboro, AR 72401
Baguero, Ana	321 E. Robinson St, Bay, AR 72411
Baker, Krystle	303 B South Patrick Jonesboro, AR 72401
Beach, Tori	2600 Flatrock Tr 1 Jonesboro, AR 72401
Blankenship, Anthony	1173 CR 755 Jonesboro, AR 72404
Brown, David	984 Links Dr. Jonesboro, AR 72404
Canizalez, Ceasar	2314 Stalings Ln Aot 13 Jonesboro, AR 72401
Cardenas, Angel	434 N. Allis St. Jonesboro, AR 72401
Carter, Starla	827 County Road 118 Bong, AR 72416
Castenas, Manuel	2210 Conrad Dr. Apt-2 Jonesboro ,AR 72401
Champlin, Faith	27 County Road 9602 Brookland ,AR
Cheshire, Kristi	227 Elizabeth Ann Paragould, AR 72404
Collier, Ralph	102 Clinton Dr. Brookland, AR 72417
Cortes, Armando	301 Belmont St. Jonesboro, AR
Cortes, Carmelo	Tanglewood 2018 Jonesboro, AR
Couch, Greg	1008 Ransom Dr. Jonesboro, AR 72405
DeAquino, Bersain	337 South Culber House St. 1
Dillinger, Brandon	11439 Old Military Ln Harrisburg, AR 72432
Dillinger, Brenda	22032 Hwy 214 E. Harrisburg ,AR 72432
Draper, Ryan	561 Greene 7610 Rd Paragould, AR
Dunning, Jerry	125 Brown Ln Truman ,AR 72472
Eidson, Shay	609 N. 30 St. Marmaduke, AR 72443
Espinosa, London	134 County Rd 135 Bono ,AR 72416
Estudillo, Hector	2210 Conrad Dr. Apt-2 Jonesboro ,AR 72401
Flanigan, Donna	1206 Dana St. Jonesboro, AR 72401
Fosner, Logan	2502 Greene Rd 441 Jonesboro, AR
Gallegos, Ileana	1830 E. Johnson Ave Apt 59 Jonesboro, AR 72401
Garcia, Bartolome	3412 Sun Ave. Apt B5, Jonesboro, AR
Garcia, Frank	1010 Stone St. Apt C-7 Jonesboro, AR 72401
Garcia, Maricalla	1803 Kim St. Jonesboro, AR
Ghimire, Deepika	500 N. Caraway Rd Apt. 1013, Jonesbro, AR
Gleghorn, Trey	6263 Alan Dr. Jonesboro, AR 72404
Gomez, Juanita	3412 Sun Ave Apt G6 Jonesboro, AR 72404
Gomez, Mateo	3320 Caraway Commons Dr Apt G-12 Jonesboro, AR
Gonzalez, Diego	1502 Pratt Circle Jonesboro, AR

Gonzalez, Erika	2602 Matt Dr. Jonesboro, AR 72401
Gurung, Suzy	Williamsburg Apts 1515 Aggie Rd Jonesboro, AR
Guzman, Francisco	3320 Caraway Commons Dr Apt G-6 Jonesboro, AR
Hamm, Rachael	P.O Box 124 Bay, AR 72411
Hard, Mike	9830 Tower Ridge Rd Pensacola, FL 32326
Harlow, Sari	158 County Rd 306 Jonesboro, AR 72432
Hidalgo, Juan	3320 Caraway Commons Dr Apt A-6 Jonesboro, AR
Lands, Dana	3228 Fleman Rd. Jonesboro, AR 72404
Lee, Misty	207 Cherry Ave Jonesboro, AR 72401
Lee, Tyler	5611 Prospect Rd. Jonesboro, AR 72401
Leon, Manuel	805 Shoshoni Dr. Jonesboro, AR
Lomeli, Israel	3703 Lakeview Cv. Jonesboro, AR
Lopez, Lydia	3320 Caraway Commons Dr Apt E-3 Jonesboro, AR
Luna, Damien	3200 Sun Circle Jonesboro, AR
Mansfield, LeAnn	3925 Kaye Lane Jonesboro, AR 72404
Martinez, Adriana	3320 Caraway Commons Dr Apt B-11 Jonesboro, AR
Mattin, Jermy	715 Old Bridge Rd Joensboro, AR
Mayeda, Lizbeth	1408 CR 712 Jonesboro, AR 72401
McBride, Jill	12020 Hwy 135 N Late Jonesboro, AR 72436
McFarland, Justin	900 Somerset Ln Jonesboro, AR 72401
McFaye, Raphae	222 Unia St. Jonesboro, AR 72401
Mckinnie, Nick	3516 Edgefield
Mendoza, Salvador	2505 Bonnie Jean Pl Joensboro, AR 72404
Mills, Jessica A.	35 CR 122 Bono, AR 72416
Modesto, Nicolas	2240 S. Caraway Rd Jonesboro, AR 72404
Montano, Aracely and Efron	1702 Ivy Green, Jonesboro, AR 72401
Morgan, Ashley	P.O Box 17084 Jonesboro, AR 72403
Morgan, Scott	1507 Branchwood Ln. Jonesboro, AR 72404
Mortero, Felipe	3211 Fairview Dr. Jonesboro, AR
Moyan, Ruben	120 E. Speedway St. Truman, AR 72473
Murphy, John	5244 CR 780 Jonesboro, AR 72405
Nalluri, Venkat	404 Melrose St. Apt D Jonesboro, AR 72401
Needham, Katie	197 CR 771 Jonesboro, AR 72404
Normatt, Stephen	2102 Wind Cove Jonesboro, AR 72401
Nunes, Cristobal	3802 Griffin St. Jonesboro, AR 72401
Ordonez, Kaira	906 South 59th St Paragould, AR
Osborne, Gary	902 Creath Ave Apt. C Jonesboro, AR 72401
Pandey, Maria	1830 State St. Jonesboro, AR
Paynter, Matthew	5501 South 27th St. Paragould, AR 72450
Perdue, Clifford	701 Locust Jonesboro, AR 72401
Perdue, Kathy	1609 Westwood Jonesboro, AR 72401
Perez, Martinana	3320 Caraway Commons Dr Apt B-5 Jonesboro, AR
Polio, Aristides	378 Wildwood Pt Jonesboro, AR 72405
Polio, Satiel	19 Southern Oak Dr. Little Rock, AR 72209
Poor, Beau	417 Savvanah Way Trumann, AR 72472

Price, Jeff	Olive Branch, MS
Pritchett, Steven	P.O Box 32 Bay, AR 72411
Ramicez, Edgar	909 Jefferon Rd. Jonesboro, AR 72401
Ramieiez, Jesus	403 E. Rose Cleare St. Joensboro, AR
Richardson, Kimberly	P.O Box 1112 Jonesboro, AR 72403
Ruiz, Jose	1709 Bernard Street, Jonesboro, AR 72401
Runkel, Ryan	4604 Glenn Place Apt. 45 Jonesboro, AR 72404
Salazar, Juan	601 Mwdrlowbrook St. Jonesboro, AR
Salinas, Beatris	828 S. Caraway Rd. Apt. 2193 Jonesboro, AR
Sharp, Dara	2603 Meadow Valley Circle Jonesboro, AR 72401
Slater, Michael	2521 Windsor Cove Jonesboro, AR 72405
Smith, Carleigh	5504 Slimbridge Jonesboro, AR
Smith, Hannah	506 W. Griffin St. Harrisburg, AR 72432
Smith, Jennifer	7 Willow Creek Ln Apt. 7201 Jonesboro, AR 72404
Snow, John	4836 Wildwood Ln. Jonesboro, AR
Solono, Sergio	3011 Dayton Ave Jonesboro, AR 72401
Spinx, Jerry	54 CR 333 Jonesboro, AR 72401
Stokes, Brittany	5401 Highland Park Circle Jonesboro, AR 72401
Swindle, Debbie	509 Mardis Dr. Jonesboro, AR 72404
Swindle, Jimmy	1004 Haltom Jonesboro, AR 72401
Treo, Jacqueline	905 Rosemond Ave. Jonesboro, AR 72401
Tumang, Susmi	500 N. Caraway Rd Apt. 1124 Jonesboro, AR
Urbano, Edgar	3412 Sun Ave. Jonesboro, AR 72401
Valle, Nancy	1408 Links Cr Apt. 12 Jonesboro, AR 72404
Vazquez, David	3316 Caraway Commons Apt. F-4 Jonesboro, AR
Walsh, Brandon	273 CR 7820 Jonesboro, AR
Ware, Ed	205 CR 728 Jonesboro, AR 72401
White, Shaniqua	726 Southwest Dr. Jonesboro, AR
Willett, Jason	1804 Starling Drive, Jonesboro, AR 72401
Wilcox, Brad	103 CR 707 Jonesboro, AR 72405
Willbanks, Scott	5200 Reserve Blvd B Apt 204 Jonesboro, AR
Wood, Tyler	3304 Hannah Hill Cove Jonesboro, AR 72404
Wooldridge, Buddy	2711 Curtview Jonesboro, AR
Wooldridge, Cody	1607 Latacrette Apt. O Jonesboro, AR

# LEASE AGREEMENT

STATE OF ARKANSAS – COUNTY OF CRAIGHEAD

**THIS AGREEMENT** made in multiple copies and entered between **Efron Montano, 1702 Ivy Green Street, Jonesboro, Arkansas, 72403** herein designated as Landlord, and **SF2 Investments, Inc dba Salsa's Grill of Jonesboro, 2240 South Caraway Rd, 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 3500 square feet referred to as SF2 Investments, INC. dba Salsa's Grill of Jonesboro, 2240 South Caraway, 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 August 1, 2022 and ending on August 1, 2027.

By occupying the demised premises 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: \$ 3,500.00 monthly, \$42,000.00 per year.**

**Years two through five: \$42,000.00 per year.**

One such monthly installment together with a security deposit equal to \$3,500.00 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

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.

WITNESS, the signature of the parties hereto in multiple copies, this 1st day of August, AD 2022.

TENANT: Efron Montano

By: 

SF2 Investments dba Salsas Grill of Jonesboro

LANDLORD: Efron Montano

By: 

Owner





OFFICIAL RECEIPT

Receipt Date 08/29/2022 04:19 PM  
Receipt Print Date 08/29/2022

Receipt # 00222828  
Batch # 00030.08.2022

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 A/B S  
alsa's Grill SF 2 Investments 250.00

-----  
Total 250.00

Payment Information:

Check 2079 250.00  
Change 0.00

jason r willett  
Customer #: 000000  
salsa's grill

Cashier: ALCooksey  
Station: ALCOOKSEY