



City of Jonesboro Private Club Review and Conditions Form

Date 8-2-22 Non-Profit Corp. ZRW Properties

Address 4300 Savannah Hills Apt 260

Applicant on Behalf of Club Amber Sue LaBue

Home Address 4300 Savannah Hills, Apt 260

Business Name 21 Grill

Business Address 2117 Parker Rd, Jonesboro Arc

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 [Signature]

Planning and Zoning Department:

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

Approve? Yes No Signature Planning Director [Signature]

City Clerk:

Date received 08-10-2022
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.

ZRW Properties dba 21 Grill of Jonesboro

Non-Profit Corporation

FEIN #

APPLICANT ON BEHALF OF CLUB

Amber Sue LaRue
First Middle Last

HOME ADDRESS

4300 Savannah Hills, Apt. 260 Jonesboro AR, 72404 Craighead
Street City Zip County

BUSINESS NAME

21 Grill

BUSINESS ADDRESS

2117 Parker Rd., Jonesboro 72404 Craighead
Street City Zip County

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

JPTS Trust, P.O. Box 1697, Jonesboro, AR 72403

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>
Amber Sue LaRue	President	4300 Savannah Hills Dr ^{APT} 260 Jonesboro ^{APT} 72404
Stacey Ann Blaxton	Vice President	1800 MacArthur Park Jonesboro AR 72401
Donathan Shea Hallett	Sec Treasurer	366 CR 331 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 9th day of February, 2022.

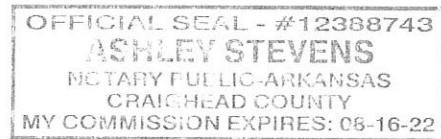
Amber Sue LaRue
Signature of Applicant/Managing Agent

President
Official Title

Subscribed and sworn to before me this 9th day of February, 2022

Ashley Stevens
Notary Public

My Commission Expires: 8-16-22:



SCHEDULE A – INDIVIDUAL'S PERSONAL HISTORY

I submit answers to the following questions under oath:

1. Name Amber Sue LaRue Sex Date of Birth
2. Home Address 4300 Savannah Hills Dr #260 Jonesboro 72404 Phone No. 810-919-2781
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)? No If so, give name, place, and permit number(s)
10. Have you applied and been refused a permit at the applied for location within the last 12 months? No
 If so, give full information
11. Marital Status: Single () Married () Divorced Separated () Other ()
12. Furnish complete information regarding members of immediate family:

Relationship	Full Name	Address	Occupation
Son	Lane Warren Jones	Jonesboro 72404 Apt. 260 4300 Savannah Hill Dr	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:
4300 Savannah Hills Dr #260 Jonesboro 72404 Nov. 2020 - Present
1813 Georgia Dr Jonesboro AR 72401 2015 - NOV 2020

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>
Marketing Manager	3102 Shelburne Dr Jonesboro 72404 Jonesboro Bowling Center / dba Hixinx	OCT 2000 - 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.

Amber Sue LaRue
 Applicant's Signature

STATE OF ARKANSAS

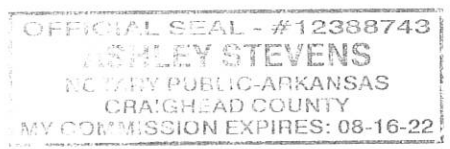
COUNTY OF Craighead

Amber Sue LaRue, 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 9th day of February, 2022

Ashley Stevens
 Notary Public

My Commission Expires: 8-16-22:



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: **LaRue** First: **Amber** Middle: **Sue**
Date of Birth: Sex: Race:
Social Security Number: *(not verified, supplied at time of request)*
Home/Mailing Address: **4300 Savannah Hills Apt 260 Jonesboro, AR 72404**

- NO CRIMINAL HISTORY FOUND FOR THIS SUBJECT -



Requestor Information

Transaction Number: **ABC003445770**
Date: **02/10/2022** 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: **Beverly Elledge 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.

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.

Amber Sue Lafae
Signature - Full Name

2-9-22
Date

4300 Savannah Hills Dr Apt 260
Home Address

Jonesboro AR 72404
City State Zip

4300 Savannah Hills Dr Apt 260
Mailing Address

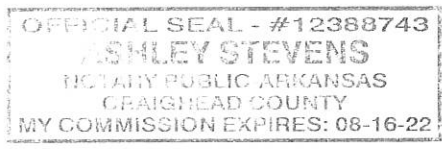
Jonesboro AR 72401
City State Zip

870-919-2781
Contact Phone Business Phone

Amber.Chitwood8625@gmail.com
Email Address

Subscribed and sworn to before me this 9th day of February, 2022
Ashley Steun
Notary Public

My Commission Expires: 8-16-22



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.

Jonathan Shea Hallett
Signature – Full Name

2-9-22
Date

366 CR 331
Home Address

JONESBORO AR 72401
City State Zip

P.O. Box 826
Mailing Address

JONESBORO AR 72403
City State Zip

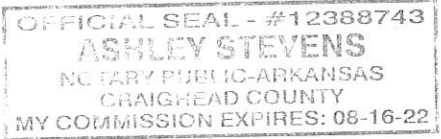
870-933-7432
Contact Phone Business Phone

SHEA.HALLET@GMAIL.COM
Email Address

Subscribed and sworn to before me this 9th day of February, 2022

Ashley Steu
Notary Public

My Commission Expires: 8-16-22



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.

Stacey Ann Baxter
Signature - Full Name

2-09-22
Date

1800 MacArthur Park
Home Address

Jonesboro AR 72401
City State Zip

1800 MacArthur Park
Mailing Address

Jonesboro AR 72401
City State Zip

870-919-4191 870-972-5270
Contact Phone Business Phone

Stacey@hijinx4fun.com
Email Address

Subscribed and sworn to before me this 9th day of February, 2022
Ashley Stevens
Notary Public

My Commission Expires: 8-16-22



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

21 GRILL OF JONESBORO

for

ZRW PROPERTIES

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: 54344562a3a93836b0e
To verify the Authorization Code, visit sos.arkansas.gov





App. for Fictitious Name for Domestic Nonprofit

Filing Information

Entity File Number: 811244921
Alt Entity Type: DomNonProfitNewCode
Entity Name: ZRW PROPERTIES
Fictitious Name: 21 GRILL OF JONESBORO
File Date: 2022-06-09 11:37:15
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: 21 GRILL
Address 1: 2117 PARKER ROAD
City: JONESBORO
State: AR
Zip: 72404
Country: USA

	Last Name	First Name	Address	City	Zip
1	Alexander	Cheryl	2700 Washington Dr Apt. C	Jonesboro	72401
2	Anderson	Tracy	3508 CR 780	Jonesboro	72401
3	Armstrong	Chris	1833 Hal St. Apt. 78	Jonesboro	72401
4	Baker	Brad	1120 Medallion Cove	Jonesboro	72404
5	Baker	Lonna	1811 Alonzo St	Jonesboro	72404
6	Bandy	Cameron	1771 CR 3331 Hasbrook Road	Jonesboro	72403
7	Barrett	Chad	2302 Jaybeen Dr	Jonesboro	72404
8	Barnes	Kristie	2003 Greene Rd 514	Paragould	72450
9	Bauschlicher	Ryan	2417 Forest Home Road	Jonesboro	72401
10	Bell	Elizabeth	P.O BOX 16432	Jonesboro	72403
11	Bern	Jacob	1607 Latourette Dr	Jonesboro	72404
12	Blaxton	Stacey	1800 MacArthur Park	Jonesboro	72401
13	Boone	Cassie	283 Hwy 158	Lake City	72437
14	Bowers	Shane	805 Amberwood Cove	Jonesboro	72401
15	Bruce	Dennis	526 W. Huntington	Jonesboro	72401
16	Caldwell	Bryan	1009 Cypress Springs	Jonesboro	72405
17	Caldwell	Travis	3802 Stevens St. Apt. 8	Jonesboro	72401
18	Chestister	Alan	2905 Woodsprings	Jonesboro	72404
19	Cliff Sr	James	2001 Prescott Lane	Jonesboro	72405
20	Coots	Warren	2300 Keller Chapel	Jonesboro	72404
21	Copeland	Brandon	P.O BOX 16504	Jonesboro	72403
22	Cox	Heather	202 N. Hunter Lane	Jonesboro	72405
23	Daffron	Brian	111 Terra Dr	Bay	72411
24	Dodd	Derek	3201 Bowden Dr	Jonesboro	72404
25	Dorsey	Daniel	3271 S 743 Road	Sedgwick	72401
26	Emerson	David	313 CR 344	Jonesboro	72401
27	Everett	George	204 Broadway	Bay	72411
28	Farraro	Joe	P.O BOX 103	Brookland	72417
29	Flynn	Larye	105 S. Hunter Lane	Jonesboro	72405
30	Foster	James	6033 Dawson Lane	Harrisburg	72432
31	Foster	Ryan	712 W. Nettleton	Jonesboro	72401
32	Frasher	Henry	3207 Carriage Hill DR	Paragould	72450
33	Frezor	Austin	2004 Munos Lane	Jonesboro	72401
34	Gasaway	Jace	1926 Edgewood Str	Jonesboro	72401
35	Gibbard	Suzanne	1405 Elmwood Place	Jonesboro	72401
35	Gifford	Daniel	3813 Glitterman Dr	Jonesboro	72404
36	Gill	Kelly	P.O BOX 295	Bay	72411
37	Glasgow	Hunter	849 CR 339	Jonesboro	72401
38	Gladish	Jennifer	1603 Linview Dr	Paragould	72450
39	Hall	Blake	209 Dogwood St	Lake City	72437
40	Hallett	Shea	P.O BOX 826	Jonesboro	72403
41	Hallmark	Eric	1002 Villa Dr	Jonesboro	72405
42	Harrison	Logan	501 Hummingbird Cove	Jonesboro	72404
43	Henderson	Christina	1504 David Dr	Harrisburg	72432
44	Hicks	Elizabeth	1806 Links Dr #1	Jonesboro	72404

45	Hicks	Madison	5506 Timbercreek Ln	Jonesboro	72404
46	Hobbs	Jeremy	301 Meadow Lane	Paragould	72450
47	Holcomb	Charles	2306 Clark St	Jonesboro	72401
48	Holland	Becca	119 B Hays St	Brookland	72417
49	Honeycutt	Ben	5457 Viney Creek	Jonesboro	72404
50	Hood	Harley	1612 Broadmoor Road	Jonesboro	72401
51	Hoots	Robin	343 CR 315	Jonesboro	72401
52	Hunter	Samantha	712 W. Nettleton	Jonesboro	72401
	Hunter	Scott	715 West Washington Ave,	Jonesboro	72401
53	Jackson	Steven	1920 N. Culberhouse St #1	Jonesboro	72401
54	Jones	Amber	4300 Savannah Hills Dr Apt. 260	Jonesboro	72401
55	Jones	Megan	1806 Deerwood	Jonesboro	72404
56	Kain	Andrea Dionne	800 South Bay Dr	Bay	72411
57	Key	David	287 Greene 324 Road	Jonesboro	72401
59	Kersey	Tony	64 CR 966	Brookland	72417
60	Koons	Hanna	1200 Rainwood DR	Jonesboro	72401
	LaRue	Amber	4300 Savannah Hills Dr Apt. 260	Jonesboro	72401
61	Mansfield	Ryan	1509 David Dr	Harrisburg	72432
62	Massey	Michael	306 Pinecrest Dr	Paragould	72450
63	McDaniel	Chris	2505 Whitecliff Lane	Jonesboro	72405
64	McDaniel	Tim	2304 Hazeltine Dr	Jonesboro	72404
65	McLemore	Don	1702 Bermuda St	Jonesboro	72401
66	Mink	Christie	2132 CR 903	Jonesboro	72401
67	Neff	Eugene	2351 CR 762	Brookland	72416
68	Nicholas	Kerry	2816 Sunnybrook Dr	Jonesboro	72404
69	Owens	Samantha	705 Valley Dr	Jonesboro	72401
70	Pagen	Daniel	1434 Greene 632 Road	Paragould	72450
71	Pannell	Jason	9656 Hwy 49 B North	Brookland	72417
72	Peck	Summer	4809 Lochmoor Cir	Jonesboro	72405
73	Pemberton	Skyler	405 Floyd St	Jonesboro	72401
74	Pickett	Lauren	913 Locust Dr	Jonesboro	72401
75	Poole	Ryan C	2711 S. Caraway	Jonesboro	72401
76	Robbins	Cheryl	928 CR 620	Jonesboro	72404
77	Rosten	Craig	302 N. 12th	Paragould	72450
78	Seal	Tanner	3905 Hill Dr Apt. A	Jonesboro	72401
79	Sipa	Steve	104 Grayson	Jonesboro	72404
80	Smith	Lonnie	621 S. Ozark Ave	Trumann	72472
81	Snow	Tony	1700 Rich Road	Jonesboro	72401
82	Stevens	Kelly	3301 Timms St	Jonesboro	72401
83	Story	Tony	3316 Caraway Commons Dr F7	Jonesboro	72401
84	Thompson	Matt	46015 Bedrock Dr	Jonesboro	72404
85	Troutman	Joey	1993 Mallard Dr	Lake City	72437
86	Troutt	Robert	2917 Patrica Dr	Jonesboro	72404
87	Utley	Lindsey	3212 Medallion Cir	Jonesboro	72404
88	Vandehey	Eve	6037 Beaver Creek Lane	Jonesboro	72404
89	Vandehey II	Michael	217 W. Speedway St	Trumann	72472
90	Walker	James	139 Huber Dr	Weiner	72479

91	Weathers	Bo	341 Willow Pointe Dr	Jonesboro	72405
	Willett	Jason	1804 Starling	Jonesboro	72401
92	Wilson	James	101 Greene 729	Paragould	72450
93	Wilson Jr	James	2508 East Johnson	Jonesboro	72401
94	Winter	Len	2210 Hurst Lane #B	Jonesboro	72404
95	Wood	Seth	1210 Kimberly	Jonesboro	72405

LEASE AGREEMENT

STATE OF ARKANSAS – COUNTY OF CRAIGHEAD

THIS AGREEMENT made in multiple copies and entered between **JP&S Trust, P.O. Box 1697, Jonesboro, Arkansas, 72403** herein designated as Landlord, and **ZRW Properties dba 21 Grill of Jonesboro, 2117 Parker Road, Jonesboro, Arkansas, 72404** 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 6,005 square feet referred to as ZRW Properties, INC. dba 21 Grill of Jonesboro, 2117 Parker Road, Jonesboro, AR., 72404 (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 July 1, 2022 and ending on July 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: \$6,005.00 monthly, \$72,060.00 per year.

Years two through five: \$72,060.00 per year.

One such monthly installment together with a security deposit equal to \$6,005.00 shall be payable by Tenant to Landlord in advance, without demand, upon Tenant's Execution of his lease, and a like monthly installment shall be due and payable on or before the first day of each succeeding calendar month during the term hereof. Rent for any fractional month at the beginning or end of the lease term shall be prorated daily. All rent is due in the office of Property Owner on or before the first day of each month. If any installment of rent is not received by Property Owner by the fifth (5th) day of the month. Tenant agrees to pay Property Owner in additional rent, a late charge of \$15.00 per day retroactive to the first day of the month. If rent remains unpaid for thirty (30) days, Tenant agrees to pay interest at the rate of 1-1/2% per month on the unpaid balance, including late charges. The security deposit shall be held by Property Owner as security for the performance by Tenant of Tenant's covenant, and obligations under this lease, it being expressly understood that such deposit shall not be considered an advance payment of rental or a measure of Landlord's damages in case of default by Tenant. Upon the occurrence of any event of default by Tenant, Landlord may at Landlord's sole option, from time to time, without prejudice to any other remedy, apply such deposit to the extent necessary to any arrearages of rent and any other damage, injury expense, or liability caused to Property Owner by such event of default. Following any such application of the security deposit, Tenant shall pay to Property Owner

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

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

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

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

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

6. MAINTENANCE. Tenant will maintain the demised premises in a clean and healthful condition,

and comply with all laws, ordinances, orders, rules, and regulations (state, federal, municipal, and other agencies or bodies having any jurisdiction thereof) with reference to use, condition, or occupancy of the demised premises.

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

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

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

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

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

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

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

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

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

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

- (a) Tenant shall fail to pay any installment of the rent hereby reserved on or before the 5th 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, inure 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.

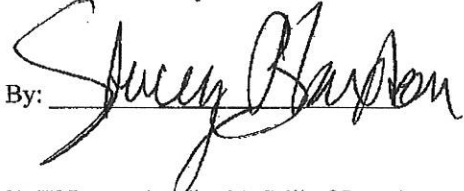
32. **WAIVER OF SUBROGATION.** Landlord and Tenant mutually agree to waive any right of subrogation which they may have against one another for any losses paid to them on any insurance policy or policies continued or in Connection with the demised premises or the building to the extent permitted by the 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 July, AD 2022.

TENANT: **Stacey Ann Blaxton**

By: 

ZRW Properties dba 21 Grill of Jonesboro

LANDLORD: **Stacey Ann Blaxton**

By: 

JP&S Trust

21 GRILL

ON DECK STARTERS

TRIPLE PLAY

Perfect portions of Salsa, Humus and Guacamole served w/ our house wonton chips

12

RBI ONION RINGS

Hand dipped onion rings dressed up w/ fresh cut parsley & a drizzle of our made mango habanero bourbon sauce.

10

FLAPPIN WINGS

8 delicious oven roasted wings, served w/ one of our 21 sauces.

10

TATER SKEWERS

Jumbo tater tots filled with cheddar cheese & bacon drizzled w/ our house Habanero sauce and our IPA queso garnished with bacon and chives.

10

FRIED PICKLES

You know what they are, Enjoy!!!

TOUCH DOWN SHAREABLE'S

14

HOWLIN' NACHOS

We start with our home-made wonton chips, then layer in philly steak meat, roasted chicken, onions, black beans, Jalapenos, pico de gallo, and house made IPA queso. Served @ your table w/ plenty to share.

12

MEMPHIS PLATTER

Perfect for the table. A nice variety of smoked sausage, cheese, pepperocini's, fried pickles & onion rings w/ one of our 21 sauces

12

IPA QUESO

Slow cooked house made queso with a hoppin' IPA added in to take it up a level, then we had our diced tomatoes, roasted poblano peppers, & finely chopped beef, topped with a blend of cheese to stir in for extra goodness

12

SANDWICHES

KENTUCKY HOT BROWN

16

Sliced Turkey and Ham piled high on thick toasted bread, topped with melted parmesan cheese, bacon and sliced tomatoes

FRENCH DIP

16

Oven-roasted roast beef piled high with caramlized onions served with homemade au jus

SPICY MEATBALL SANDWICH

14

Meatballs served with spicy marinara topped with melted provolone cheese served on a crusty baguette.

CALIFORNIA CLUB

12

A club sandwich cali style served with turkey, fresh avocado, tomatoes, baby argula and house made lemon-basil mayo

MUSHROOM SWISS BURGER

12

8

Sauteed mushrooms, swiss cheese with a house made garlic aioli.

GRILLED CHICKEN

12

Grilled chicken breast, tomato, romaine lettuce and served with a creamy dill sauce

BALLIN' BURGERS

option of one side, premium side + \$2. Choice of Brioche Bun or Lettuce

TEXAS BURGER

14

Fresh angus beef patty, bbq sauce, cheddar cheese, poblano peppers topped with housemade onion rings

ARKANSAS BURGER

14

2 Fresh angus beef patties, lettuce, tomato, onion, ketchup, mustard and mayo. Served with housemade fries

OZARK BURGER

12

Fresh angus beef piled high lots o' bacon, lettuce, tomato, onion, Ketchup, Mustard, and Mayo on the side. Served with housemade fries

21 GRILL

ON THE GREENS:

COBB SALAD 14
Spring Mix, tomatoes, cucumber, red onion, bell peppers, avocado, boiled egg, bacon, bleu cheese crumbles, shredded cheese & Croutons

GREEK SALAD 12
Romaine lettuce, cherry tomatoes, cucumber, kalamata olives, red onion, green peppers, avocado, marinated artichoke heart, topped with feta cheese. Served with mediterranean vinaigrette. Add salmon +4 grilled chicken +3

CEASER SALAD 12
Romaine Lettuce, house made croutons, sprinkled with parmesan cheese and topped with caesar dressing. Add grilled chicken +\$3

HOUSE SALAD
Spring Mix, cucumber, tomato, onion, croutons and shredded cheese.

DRESSINGS
Ranch, Golden Italian, French, Raspberry vinaigrette, Mediterranean vinaigrette, and Honey Mustard

SIDES

HOUSE CUT FRIES 4

HOT FRIES

ONION RINGS

SIDE SALAD

PREMIUM SIDES 6

BAKED POTATO

ROASTED VEGATABLES

SAUTEED GREEN BEANS

5 CHEESE MAC N CHEESE

DRINKS

SOFT DRINKS & TEA 3

COKE

DR.PEPPER

MELLOW YELLOW

COKE ZERO

SPRITE

ROOT BEER

SWEET TEA

UNSWEET TEA

SOCIAL MEDIA INFO WEBSITE PHONE NUMBER

CONTACT INFO

MONDAY	CLOSED
TUESDAY	4PM-11PM
WEDNESDAY	4PM-11PM
THURSDAY	4PM-11PM
FRIDAY	4PM-1AM
SATURDAY	11AM -1AM
SUNDAY	11AM-11PM



ADULT LIBATIONS

JINX 9

Whiskey, Amaretto, and Cranberry Juice

SUMMER DELIGHT

Woodford Reserve Bourbon Whiskey, peach tea, lemon juice and honey syrup

OLE RITA' 9

Blanco Tequila, orange liqueur, lime juice, and agave syrup. Served on rocks with garnish.

ARKANSAN' SUNRISE 9

Blanco Tequila, orange juice, and grenadine.

SANGRIA MULE 9

Fresh blueberries, lime juice, ginger beer, red wine and tequila.

LEMONADE WITH A TWIST

9

KENTUCKY LEMONADE

Made fresh lemonade, bourbon, triple sec and a splash of Sprite.

IRISH LEMONADE 9

Made fresh lemonade, Jameson and ginger beer.

PINK LADY LEMONADE 9

Made fresh lemonade, moscato, citron vodka and sprite.

BEER WALL

12 Beers on tap 6 days a week!

Bud Light

Miller Light

Michelob Ultra

Yuengling Original

Angry Orchard

Blue Moon

Sam Adams Seasonal

Plus two more that will rotate!

See our wall for this week's special











OFFICIAL RECEIPT

Receipt Date 08/10/2022 09:07 AM
Receipt Print Date 08/10/2022

Receipt # 00222144
Batch # 00010.08.2022

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- 21 G

rill 250.00

Total 250.00

Payment Information:

Check 2149 250.00

Change 0.00

Jason Willett
Customer #: 000000
21 Grill

Cashier: ALCooksey
Station: ALCOOKSEY