



September 3, 2002

Mayor Wesely and City Council  
City of Lincoln  
City County Building  
Lincoln, NE

Mayor Wesely and Members of the City Council:

An investigation has been made regarding the application of Robert & Susan Ihrig, d.b.a. Bob's Gridiron Grille & Pigskin Pub, 4200 South 27<sup>th</sup> Street requesting a class I liquor license. This location was previously known as Jax Shack which held a class I liquor license.

Robert Ihrig, owner has requested that he be approved as the manager of the liquor license.

Background information on the application is as follows:

Robert Ihrig served in the United States Armed Forces 1970 – 1971 receiving an honorable discharge. He attended Andrews University, Michigan graduating in 1981.

Robert Ihrig employment history is as follows:

1999 - 2000	Manager, Lone Star Steakhouse	Lincoln, NE.
1998 - 1999	Manager, Applebee's	Omaha, NE.
1982 - 1997	Owner, R.C. Burgess	Lincoln, NE

If this application is approved, it should be with the understanding that it conforms to all the rules and regulations of Lincoln, Lancaster County and the State of Nebraska.

A handwritten signature in black ink, appearing to read "Thomas K. Casady".

THOMAS K. CASADY, Chief of Police



Police Department  
575 South 10th Street / Lincoln, Nebraska 68508 / Phone: 402-441-7204 / Fax: 402-441-8492 / Website: [www.ci.lincoln.ne.us](http://www.ci.lincoln.ne.us)

A nationally accredited law enforcement agency



Liquor License Business Report / Completed by Inv Fosler Date: \_\_\_\_\_

DBA: Bob's Gridiron

ADDRESS 4200 So 27th PHONE \_\_\_\_\_

TYPE OF INVESTIGATION:

PURCHASE  UPGRADE  EXPANSION  NEW  
 OWNER  MANAGER  OTHER \_\_\_\_\_

TYPE OF BUSINESS Rest

CLASS: A B C D  J K CATERING OTHER \_\_\_\_\_

OWNERSHIP CORPORATION  PARTNERSHIP INDIVIDUAL

PURCHASE PRICE 150,000 PROPERTY EQUIPMENT VALUE \_\_\_\_\_

AMOUNT FINANCED 300,000 SOURCE Wells Fargo SBA

COLLATERAL Home/collection/ COSIGNER(S) NO  
Equipment

LEASE AGREEMENT 10yr with options 6000<sup>00</sup> mo

EST INCOME %FOOD 80 %LIQUOR 20

COMMERCIAL  INDUSTRIAL  RESIDENTIAL

TRAFFIC moderate PARKING off-street

READY FOR OPERATION: YES  NO EST DATE Feb 1

FOOD SERVICE Full service # OF EMPLOYEES FT 20 PT 80

DOES LICENSE COMPLY WITH LEGAL DISTANCES:  YES  
NO \_\_\_\_\_

EST SEATING 294 EST # DAILY CUSTOMERS 600

HOURS OF OPERATION 11am - 1am 7 days

HUMAN RIGHTS COMMISSION CHECKED- YES NO  N/A

Liquor License Investigation

Business (DBA) Bob's GRIDIRON

Manager       Owner      Other \_\_\_\_\_

Name: ROBERT IHRIG

US Citizen?       Yes      No

Has applicant ever been cited for liquor law violations?  No      Yes  
Explain \_\_\_\_\_

Does applicant have an interest in another liquor license?  No      Yes  
Explain \_\_\_\_\_

Is spouse qualified to hold a license?  Yes      No      N/A

How is applicant if not an owner to be paid?      Salary      Hourly N/A

How many hours will applicant be at the establishment? 60

Any other employment?  No      Yes, explain \_\_\_\_\_

Any previous experience with a liquor license?  Yes      No

Any criminal convictions? No       Yes  
Comments 69 MIP, Dist The Peace

Is applicant a property owner in Lincoln?  Yes      No

Is applicant involved in any civil litigation?  No      Yes  
Comments \_\_\_\_\_

Photo       Records Check       References

Comments \_\_\_\_\_

Interview Date 9 / 3 / 02

Net Date 4-4-02  
PH: 9-23-02

# STATE OF NEBRASKA



CERTIFIED

August 23, 2002

NEBRASKA LIQUOR CONTROL COMMISSION

Forrest D. Chapman

Executive Director

Joan Ross, City Clerk  
County/City Bldg  
555 S 10th St., Ste 103  
Lincoln, NE 68508

A2-098800  
509

301 Centennial Mall South, 5th Floor  
P.O. Box 95046  
Lincoln, Nebraska 68509-5046  
Phone (402) 471-2571  
Fax (402) 471-2314  
TRS USER 800 833-7352 (TTY)

Mike Johanns  
Governor

RE: Class I Application (Robert & Susan Ihrig)

dba Bob's Gridiron  
Grille & Pigskin Pub  
4200 South 27th St.

Dear Local Governing Body:

Attached is the form to be used on all retail liquor license applications. Local clerks must collect proper license fees and occupation tax per ordinance, if any, before delivering the license at time of issuance.

TWO KEY TIME FRAMES TO KEEP IN MIND ARE:

- 1) You have 45 days to conduct a hearing after the date of receipt of the notice from this Commission (§53-134). You may choose NOT to make a recommendation of approval or denial to our Commission.

PER §53-133, THE LIQUOR CONTROL COMMISSION SHALL SET FOR HEARING ANY APPLICATION WHEREIN:

- 1) There is a recommendation of denial from the local governing body.
- 2) A citizens protest; or
- 3) Statutory problems that the Commission discovers.

PLEASE NOTE...A LICENSEE MUST BE "PROPERLY" LICENSED IN ORDER TO PURCHASE FROM WHOLESALERS; AND, A LICENSE IS EFFECTIVE:

- 1) Upon payment of the license fees;
- 2) Physical possession of the license;
- 3) Effective date on the license.

FILED  
CITY OF LINCOLN  
NEBRASKA  
AUG 27 AM 9 13  
CITY OF LINCOLN OFFICE

Sincerely,

NEBRASKA LIQUOR CONTROL COMMISSION

*Lucy Hoffman*  
Licensing Division

Enclosures  
Rhonda R. Flower  
Commissioner

Bob Logsdon  
Chairman

R.L. (Dick) Coyne  
Commissioner

An Equal Opportunity/Affirmative Action Employer

**APPLICATION FOR LICENSE**

Nebraska Liquor Control Commission  
 PO Box 95046, 301 Centennial Mall South  
 Lincoln, NE 68509-5046

*(Handwritten: 4/28)*  
<http://www.nol.org/home/NLCC/>  
 Phone: (402) 471-2571  
 Fax: (402) 471-2814

*57142*

**RECEIVED**  
 AUG 21 2002  
 NEBRASKA LIQUOR  
 CONTROL COMMISSION

**INSTRUCTIONS:** Include: 1. Applicable fees payable to Liquor Control Commission  
 2. Copy of birth certificate or naturalization papers proving U.S. citizenship for each individual and spouse named on application (not required of corporations or spouse(s) who file an affidavit of no interest with application, Commission form 4178 3. Corporations must include copy of articles of incorporation as filed with the Secretary of States office in the state of Nebraska 4. Commission checklist, form 4251 5. Fingerprint cards and processing fees (are required of individuals, all partners and spouses. Corporate applicants must file for CEO/Manager & stockholders/member holding over 25% stock/interest. 6. All applications must be typewritten or printed clearly. 7. Submit in Triplicate

*(Handwritten: New)*  
**CLASS OF LICENSE FOR WHICH APPLICATION IS MADE AND LIST OF FEES FOR EACH**

Class of License (Check applicable class)	Registration Fee	License Fees	Corporate Surety Bond
<input type="checkbox"/> A Beer, On Sale Only – Inside Corporate Limits	\$45.00	Collected at Local Level	exempt
<input type="checkbox"/> F Beer, On Sale Only – Outside Corporate Limits	\$45.00	Collected at Local Level	exempt
<input type="checkbox"/> B Beer, Off Sale Only – Indicate Inside or Outside Corporate Limits	\$45.00	Collected at Local Level	exempt
<input type="checkbox"/> J Wine, Beer, On Sale Only – Inside Corporate Limits	\$45.00	Collected at Local Level	exempt
<input checked="" type="checkbox"/> I Spirits, Wine, Beer, On Sale Only – Inside Corporate Limits	\$45.00	Collected at Local Level	exempt
<input type="checkbox"/> D Spirits, Wine, Beer, Off Sale Only – Inside Corporate Limits	\$45.00	\$150.00	exempt
<input type="checkbox"/> DI Spirits, Wine, Beer, Off Sale only – within extraterritorial zoning jurisdiction	\$45.00	\$150.00	exempt
<input type="checkbox"/> C Spirits, Wine, Beer On & Off Sale – Inside Corporate Limits	\$45.00	Collected at Local Level	exempt
<input type="checkbox"/> M Bottle Club (Spirits, Wine, Beer, on Sale)	\$45.00	Collected at Local Level	exempt
<input type="checkbox"/> H Nonprofit Corporation	\$45.00	Collected at Local Level	exempt
<input type="checkbox"/> K Wine Only, Off Sale	\$45.00	Collected at Local Level	exempt
<input type="checkbox"/> O Boat	\$45.00	\$ 50.00	exempt
<input type="checkbox"/> V Manufacturer of Beer, Wine & Distilled Spirits	\$45.00	Varies \$100 to \$1,000	\$10,000 min.
<input type="checkbox"/> X Wholesale Liquor	\$45.00	\$500.00	\$ 5,000 min.
<input type="checkbox"/> W Wholesale Beer	\$45.00	\$250.00	\$ 5,000 min.
<input type="checkbox"/> Y Farm Winery	\$45.00	\$250.00	\$ 1,000 min.
<input type="checkbox"/> L Craft Brewery (Brew Pub)	\$45.00	\$250.00	\$ 1,000 min.

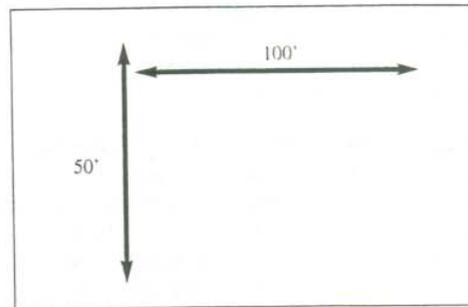
TYPE OF APPLICATION	CORPORATE SURETY BOND INFORMATION
Type of application being applied for (place appropriate number in box) <div style="border: 1px solid black; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 5px;">2</div> 1= Individual License requires Form 1 to be attached. 2= Partnership License requires Form 2 to be attached. 3= Corporate License requires Form 3 and 4 and Manager Application be attached.	Bond Company – for Classes L V W X Y only <div style="border: 1px solid black; width: 100%; height: 30px; margin: 5px;"></div> Start Date Month/Day/Year      Bond Number <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; width: 150px; height: 25px;"></div> <div style="border: 1px solid black; width: 150px; height: 25px;"></div> </div>

**SECTION A – LOCATION INFORMATION – Must be completed by all applicants**

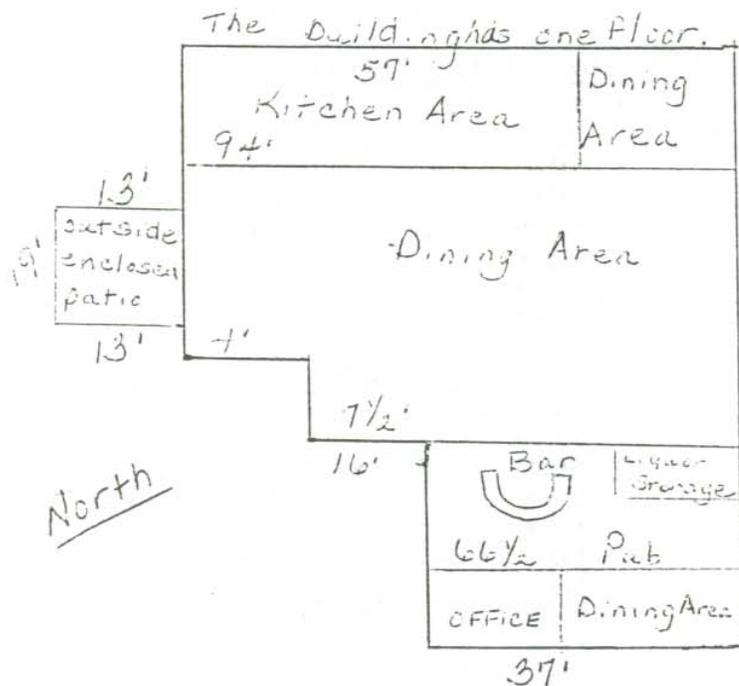
Trade Name (name of business)			Telephone Number at premise to be licensed		
<i>Bob's Gridiron Grille &amp; Pigskin Pub</i>					
1) Street Address of Proposed licensed premise			2) Mailing Address for receipt of Liquor Control Commission mailings		
<i>4200 South 27th Street Bishop Heights Shopping Center</i>			<i>Robert M. and Susan J. Ihrig 6724 Crooked Creek Drive</i>		
City	County	Zip Code	City	County	Zip Code
<i>Lincoln</i>	<i>Lancaster</i>	<i>68506</i>	<i>Lincoln</i>	<i>Lancaster</i>	<i>68516-2964</i>

**DESCRIPTION AND DIAGRAM OF THE STRUCTURE TO BE LICENSED**

In the space provided draw the area to be licensed. This should include storage areas, basement, sales areas and areas where consumption or sales of alcohol will take place. If only a portion of the building is to be covered by the license, you must still include dimensions (length x width) of the licensed area as well as the dimensions of the entire building in situations where only a portion of the entire bldg. is to be covered by the license. No blue prints will be accepted. Be sure to indicate the direction North and number of floors of the building.



Example: East portion approximately 50' x 100' of main floor of 3 story building plus basement approximately 30' x 50' at the East end.



The building is one level. There is an outside patio area, which is enclosed that will be used for seating during mild weather and we will serve beer/wine/spirits in the patio area. Beer/wine/spirits will be served in the bar and pub area and in the dining area.

SECTION B		OTHER INFORMATION REQUIRED		
		Yes	No	Explanation/Comments
<p>1. <b>READ CAREFULLY.</b> Answer completely and accurately.</p> <p>Has anyone who is a party to this application, or their spouse, <u>ever</u> been convicted of or plead guilty to any criminal charge. Criminal charge means any charge alleging a felony or misdemeanor or violation of a federal or state law; or a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name.</p>		Yes		<p>Robert Ihrig in 1969 in Red Willow County in McCook, Nebraska. Robert and a group of friends were found with a couple cans of beer. Plead guilty.</p> <p>Robert Ihrig in 1969 in Red Willow County in McCook, Nebraska. Robert was charged with disturbing the peace. He was playing his stereo. He pleaded guilty.</p>

	Yes	No	Explanation/Comments
2. Are you buying the business and/or assets of a licensee? If yes, submit a copy of the sales agreement with a listing of assets being acquired including liquor inventory (name brand and container size required).		No	We are buying a business, but no current licensee and no alcohol will be transferred.
3. Are you filing a temporary agency agreement, Commission form 4231, whereby current licensee allows you to operate on their license? If yes, attach copy.		No	
4. Are you borrowing any money from any source to establish and/or operate the business? If yes, list the lender.	Yes		Wells Fargo Bank and SBA (Small Business Administration)
5. Will any person or entity other than licensee be entitled to a share of the profits of the establishment? If yes, explain.		No	As a bonus for our managers, we will base bonus on profitability. (Explanation enclosed)
6. Will any of the furniture, fixtures and equipment to be used in this business be owned by others? If yes, list such items and the owner.		No	
7. Will any person(s) other than named in this application have any direct or indirect ownership or control of the business? If yes, explain?		No	
8. Are the premises to be licensed within 150 ft. of a church, school, hospital, home for the aged or indigent persons or for veterans, their wives, children, or within 300 ft. of a college or university campus? If yes, list the name of such institution and where it is located in relation to the premises. Per Sec. §53-177.		No	
9. Is anyone listed on this application a law enforcement officer? If yes, list the person, the law enforcement agency involved and the persons exact duties.		No	
10. List the primary bank and/or financial institution (branch if applicable) to be utilized by the business and the person(s) who will be authorized to write checks and/or make withdrawals on accounts at such institutions.			Wells Fargo Bank 4200 S. 27th St. 40th and Old Cheney Robert & Susan Ihrig will write check
11. List all past and present liquor licenses held by any person named in this application. Include license holder name, location of license and license number. Also list reasons for termination of any licenses previously held.			Robert Ihrig - while managing the Valentino's Restaurant at 13th and "P" St. had manager's license. Do not have the number.
12. List the person who will be the on site supervisor of the business and the estimated number of hours per week such person or manager will be on the premises supervising operations.			Robert Ihrig - on site supervisor 50-60 hours Susan Ihrig - on site 20 hours
13. List the training and experience of the person listed in #12 above in connection with selling and/or serving alcohol products.			Robert Ihrig has 15 years of restaurant management experience and has worked with food and alcohol for 15 years (see enclosed resume)
14. If the property for which this license is sought is owned, submit a copy of the deed, or proof of ownership, if leased submit a copy of the lease covering the entire license year. (Documents must show title or lease held interest in name of applicant as owner or lessee in the individual(s) or corporate name for which the application is being filed).			This property is leased. Copy of initial lease agreement enclosed.
14. When do you intend to open for business?			February 1, 2003

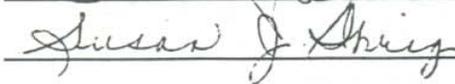
16. List the principal residence for the past 10 years for all persons required to sign application. If necessary attach a separate sheet.

NAME	FROM (YEAR)	TO (YEAR)	RESIDENCE (CITY, STATE)
Robert Mark Ihrig -6724 Crooked Creek Drive	1991	2002	Lincoln, NE.
Susan Jean Butherus Ihrig -6724 Crooked Creek Drive	1991	2002	Lincoln, NE.

The undersigned applicant(s) hereby consent(s) to a background investigation and release of present & future records of every kind and description including police records, tax records (State and Federal), bank or lending institution records, and said applicant(s) and spouse(s) waive(s) any right or causes of action that said applicant(s) or spouse(s) may have against the Nebraska Liquor Control Commission, the Nebraska State Patrol, and any other individual disclosing or releasing said information. Any documents or records for the proposed business or for any partner or stockholder that are needed in furtherance of the application investigation or any other investigation shall be supplied immediately upon demand to the Nebraska Liquor Control Commission or the Nebraska State Patrol. The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete and/or inaccurate.

Individual applicants agree to supervise in person the management and operation of the business and that they will operate the business authorized by the license for themselves and not as an agent for any other person or entity. Corporate applicants agree the approved manager will superintend in person the management and operation of the business. Partnership applicants agree one partner shall superintend the management and operation of the business. All applicants agree to operate the licensed business within all applicable laws, rules, regulations, and ordinances and to cooperate fully with any authorized agent of the Nebraska Liquor Control Commission.

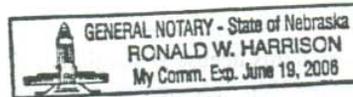
Must be signed in the presence of a notary public. Must be signed by applicant and spouse: if a partnership, all partners and spouses must sign and corporation, all stockholders/members (holding more than 25% of the stock or interest), officers, directors and spouses must sign. Full names only, initials not acceptable.

sign here \_\_\_\_\_  \_\_\_\_\_ sign here \_\_\_\_\_  
 sign here \_\_\_\_\_  \_\_\_\_\_ sign here \_\_\_\_\_  
 sign here \_\_\_\_\_ sign here \_\_\_\_\_  
 sign here \_\_\_\_\_ sign here \_\_\_\_\_

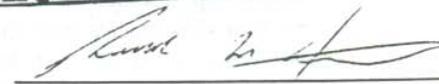
Subscribed in my presence and sworn to before me this 21st day of Aug, 08 2008.

In compliance with ADA, this application for license form is available in other formats for persons with disabilities. A ten day advance period is requested in writing to produce the alternate format.

(SEAL)



sign here



Notary Public Signature

RECEIVED

AUG 21 2002

NEBRASKA LIQUOR CONTROL COMMISSION

Partnership Application for License FORM 2

INSTRUCTIONS:

- 1) The Person listed as the primary partner will be the person with whom the Nebraska Liquor Control Commission will correspond
2) At least one partner must meet residency requirements with the State of Nebraska
3) Each Applicant and Spouse must attach fingerprint cards (2 cards per person) and proper fees
4) All applications must be typewritten or printed clearly and submitted in triplicate
5) All partners must be citizens of the United States

PRIMARY PARTNER

Partner Name (Last, First, Middle, Maiden). List any Previous Names or Aliases Used.

Ihrig, Robert Mark

Social Security Number

Date of Birth

Applicant's Home Address (1)

6724 Crooked Creek Dr.

Applicant's Home Address (2)

Percentage of Ownership

100%

City

Lincoln

County

Lancaster

Zip Code

68516

Driver's License Number

2964

State

NE.

Home Telephone Number

402 421 3104

Business Telephone Number

402 421 3104

Check Type of Partnership

X Joint Venture General Partnership Limited Partnership

ARE YOU MARRIED? IF YES, PLEASE COMPLETE.

Spouse's Name (Last, First, Middle, Maiden). List Any Previous Names or Aliases Used

Ihrig, Susan Jean Butcherus

Spouse's Social Security Number

Spouse's Date of Birth

Spouses's Driver's License Number

State

NE.

Continue on Reverse and List Remaining Partners

**OTHER PARTNERS AND SPOUSES**

Name (last, first, middle, maiden) and any previous aliases or Names, Home Address and Telephone	Social Security Number	Date of Birth			Percentage of Ownership
		Month	Day	Year	
Partner Name Spouse Name Home Address City, State, Zip Code Telephone Number					
Ihrig, Susan Jean Butcherus Ihrig, Robert Mark 6124 Crooked Creek Dr. Lincoln, NE. 68516-2884 402-421-3104		NE.			100%
Partner Name Spouse Name Home Address City, State, Zip Code Telephone Number					
Partner Name Spouse Name Home Address City, State, Zip Code Telephone Number					

Does Your Partnership consist of 1 or More Corporations? Yes  No   
 If yes, complete form 3, corporate information.

**PAPERWORK & DOCUMENTS FOR LIQUOR LICENSE**

**BOB'S GRIDIRON GRILLE & PIGSKIN PUB  
4200 SOUTH 27<sup>TH</sup> STREET  
BISHOPS HEIGHTS SHOPPING CENTER  
LINCOLN, NEBRASKA 68506**

**APPLICANTS  
ROBERT M. IHRIG & SUSAN J. IHRIG  
6724 CROOKED CREEK DRIVE  
LINCOLN, NEBRASKA 68516  
(402) 421-3104  
EMAIL - [RMIHHRIG@AOL.COM](mailto:RMIHHRIG@AOL.COM)**

**RECEIVED**  
AUG 21 2002  
NEBRASKA LIQUOR  
CONTROL COMMISSION

**BUSINESS SUMMARY**

Robert & Susan Ihrig have made an offer to buy the former Jax Shack's Restaurant and Lounge that was located at 4200 S. 27<sup>th</sup> Street in the Bishops Heights Shopping Center in Lincoln, Nebraska - which is in Lancaster Country.

The former Jax's Shack Restaurant has been closed down for a year, as it was closed in August of 2001. There is no current liquor license for this establishment and no liquor inventory will be purchased - nor is any inventory part of the sales agreement. The sales agreement is for the equipment and leasehold improvements and consideration for the favorable lease terms. A copy of the sales agreement is enclosed for your review. Also, a list of equipment is enclosed for your review. Also, a copy of the initial offering of the business is enclosed for your review.

Although no current liquor license is in force for this location, this location has had a previous liquor license for many years.

We plan to open a restaurant and pub. The restaurant will be decorated in an extensive Nebraska Cornhusker collection and 80% of the space will be devoted to the restaurant operation and 20% of the space will be a pub and lounge area inside of the restaurant. We are applying for a Class "I" license - in order to offer Spirits, Wine and Beer in the dining area and in the pub area. There is a small enclosed patio area - and we would like to offer spirits, wine and beer in this area when it is opened for business. We will use the patio area for seating and a wait area. Again, the patio area is enclosed with a fence. No off sale will be offered.

We are applying for as a Partnership, so that the Liquor License will be in the names of both Robert M. Ihrig and Susan J. Ihrig

RECEIVED

AUG 21 2002

NEBRASKA LIQUOR CONTROL COMMISSION

### Jax Shack Lease/Sale Synopsis

Jax Shack is being offered by Jensen, Inc. for \$200,000.00 for all the furniture and fixtures and the building over Areas B & C. Plus the buyer must assume the base lease of \$5,938.00 per month, CAM, taxes and insurance.

Price for Furniture & Fixtures \$ 97,000.00  
Appraisal by Hockenbergs Food Service, Equipment & Supplies

Price for Building, Area B & C \$103,000.00  
County Tax Statement Value \$291,303.00

<u>Area</u>	<u>Square Footage</u>	<u>Monthly Base Rent</u>	<u>Termination Date</u>
A	3,500	\$3,802.00	January 31, 2007
B	2740	\$1,363.00	January 31, 2007
C	1485	\$ 773.00	January 31, 2007
Totals	<u>7,725</u>	<u>\$5,938.00</u>	

Annual Base Rent is \$71,256.00, or \$9.23 per square feet. Base rent is fixed through January 31, 2007.

The Landlord owns the building and land on Area A and the land on Areas B & C. The Tenant owns the building located on Areas B & C, and has a ground lease from the Landlord for the land.

Monthly base rent does not include CAM charges, utilities, real estate taxes or insurance on the premises.

Maximum CAM charge is \$160.94 per month for Area A, B & C. Monthly water bill for the space is \$303.75.

Real Estate Taxes on Area A are based upon increases over and above base tax year of 1996.

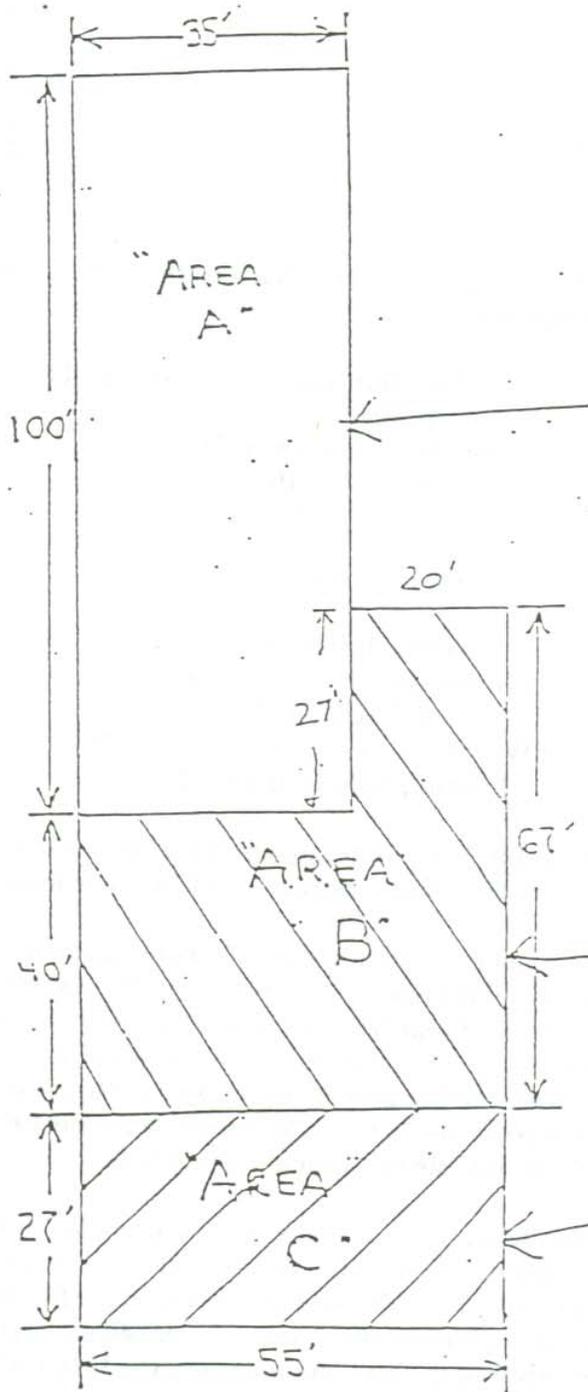
Real Estate taxes for Areas B and C are paid by tenant. 2001 taxes for Areas B and C \$5,848.86, or \$487.41 per month.

The Landlord is Mid-America Realty Investments, Inc.

**BUYER IS VERY MOTIVATED TO SELL AND WILL LOOK AT ALL OFFERS!!**

Contact: John L. Hoppe, Jr., PrimeSites, P.O. Box 6074, Lincoln, NE 68506 -  
Office 402-441-4080 or Cellular 402-432-6074





RECEIVED  
AUG 21 2002  
NEBRASKA LIQUOR  
CONTROL COMMISSION

August 6, 2002

John L. Hoppe, Jr.  
PrimeSites  
P.O. Box 6074  
Lincoln, Nebraska 68506

RECEIVED  
AUG 21 2002  
NEBRASKA LIQUOR  
CONTROL COMMISSION

Good Morning John,

We have decided to make an offer on the Jax Shack Restaurant, based on the following conditions and contingencies.

Robert M. & Susan J. Ihrig d/b/a Bob's Gridiron Grille & The Pigskin Pub  
6724 Crooked Creek Drive  
Lincoln, Nebraska 68516  
(402) 421-3104  
[rmihrig@aol.com](mailto:rmihrig@aol.com)

Offer to purchase

Jax Shack Restaurant  
In the Bishop Heights Shopping Center  
27<sup>th</sup> & Hwy 2  
2700 Woods Blvd or 4200 South 27<sup>th</sup> St.  
Lincoln, Nebraska 68502

For a sum of One hundred and Fifty Thousands Dollars and no cents (\$150,000.00)  
Based on the following conditions and contingencies:

1. That a new lease on the entire space may be written and agreed upon by Robert M. & Susan J. Ihrig and Mid-America Realty Investments, Inc. That the lease will be a 10 year lease with three five year options. The entire length of lease would then have the potential to span a period of 25 years. The current lease between the present owner of Jax Restaurant and Mid-America Realty Investments, Inc. would thus become null and void upon the sale of the restaurant and the execution of a new lease.
2. That a 90 day remodeling period will be given - after the formal closing of the sale of the restaurant, and upon execution of a new lease. During this 90 day remodeling period, in which work will be conducted to prepare to re-open the restaurant, no rents, cam charges or real estate taxes will be due or payable. During this 90 day remodeling period, the Ihrigs will not be responsible for any lease payments, cam charges or taxes. After the 90 day remodeling period, the Ihrigs will start assuming the lease payments, cam charges and taxes of the restaurant.

RECEIVED

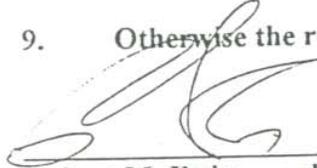
AUG 21 2002

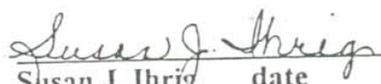
3. That the sale and closing of the restaurant is contingent upon the Ihrigs being approved for a \$300,000 SBA Loan. SBA will only consider a loan if a new lease is written between Robert M. & Susan J. Ihrig and Mid-America Realty Investments, Inc.
4. That the sale and closing of the restaurant and a new lease is contingent upon the Ihrigs being able to obtain a liquor license.
5. That the sale and closing of the restaurant is contingent upon the water pipe damage being repaired and the kitchen ceiling repaired and put back together.
6. That the sale and closing of the restaurant is contingent upon a person coming into the restaurant and showing the Ihrigs how to turn on all the equipment, lights, computer system, security system, sound equipment and Squirrel computer system and to show us how to operate the Squirrel system.
7. That the sale and closing of the restaurant is contingent upon our attorney reviewing all legal documents to be signed.
8. That the sale and closing of the restaurant and the signing of a new lease is contingent upon receiving a full and detailed list of equipment and supplies that is to be included in the sale of the restaurant. We will be happy to assist in the compilation of this list of equipment and supplies that are to be part of the restaurant sale.
9. Otherwise the restaurant will be accepted "as is".

RECEIVED

AUG 21 2002

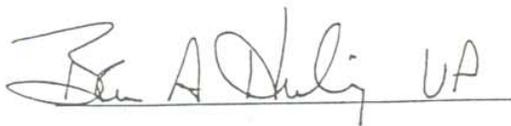
NEBRASKA LIQUOR CONTROL COMMISSION

  
 Robert M. Ihrig      date      8-6-2002

  
 Susan J. Ihrig      date      8-6-02

The terms of the aforementioned are accepted subject to receipt of buyers' current financial statement, business plan and negotiation of acceptable terms, relative to buyer and seller, of a ten-year lease with Mid-America Realty Investments, Inc. or its successor.

Jensen, Inc. d/b/a Jax Restaurant

 UP

August 9, 2002 -