



No.: 2492299-JF

PROMISSORY NOTE

\$245,217.59

Carson City, Nevada, November 30, 2021

FOR VALUE RECEIVED, the undersigned promises to pay to the order of the NEVADA COMMISSION FOR THE RECONSTRUCTION OF THE V&T RAILWAY, or order, the sum of TWO HUNDRED FORTY-FIVE THOUSAND TWO HUNDRED AND SEVENTEEN AND 59/100 DOLLARS (\$245,217.59), together with interest and a 3.5% convenience fee for all credit card payments upon declining balances thereof at the rate of Five Percent (5.00%) per annum, commencing on January 1, 2022, and it is hereby agreed that the said \$245,217.59, plus 5.00% interest, plus a 3.5% convenience fee for all credit card payments, shall be paid as follows:

Principal, interest and convenience fees for all credit card payments payable in twenty-four (24) monthly installments of \$245,217.59, amortized over two (2) years. The first monthly installment shall be due on January 1, 2021 and continue thereafter on the same day of each succeeding month until December 1, 2023.

If all or any portion of the property which secures this note is conveyed by maker by deed, contract, execution, instrument, or any other mode or means, voluntarily or involuntarily, not caused by the demise of the maker, which will affect, in law or equity, a divestiture of maker's interest or title in said property, then and in that event, this note shall accelerate, and the entire balance of principal and interest shall forthwith become due and payable without notice or demand.

Maker reserves the right to prepay all, or any portion of the indebtedness evidenced by this note at any time, without penalty. Any sums prepaid shall first be applied to accrued interest on principal balance then unpaid.

If default be made in the provisions hereof, or be made in any of the covenants contained in the Deed of Trust securing this note or be made in the payment of any installment as provided in any other note secured by said Deed of Trust; or in the event any maker executes a general assignment for the benefit of creditors, or a bankruptcy proceeding is commenced by or against any maker; or in the event a receiver is appointed for any maker or the property of any maker; or if the maker secures a construction

Balance Due as of January 1, 2021	
Principal	429,699.30
Interest	1,790.41
Total Due	<u>431,489.71</u>

Interest for Calendar Year 2021*	
January	1,790.41
February	1,790.41
March	1,790.41
April	957.08
May	957.08
June	957.08
July	957.08
August	957.08
September	957.08
October	957.08
November	957.08
	<u>13,027.88</u>

*Interest after April 1 reflects the \$200,000 placed in escrow on March 23, 2021.

Total Due with Interest	444,517.59
Charge from BCM	700.00
Less: Payment made	(200,000.00)

Total Amount Due as of Dec 1, 2021	<u>245,217.59</u>
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Note Receivable - Drako Building

Amount of Loan 245,217.59
 Interest Rate 5.00% Compound Monthly
 Loan Period in Years 2 24 # of Months
 Base Year of Loan 2022
 Base Month of Loan 1 10,758.04 Payment

Cash Flow Data:

Event	Date	Amount	Number	Period	End Date
1 Loan	12/1/21	246,174.68	1		
2 Payment	1/1/22	10,758.04	23	Monthly	11/1/23
3 Payment	12/1/23	10,757.94	1		
Payment	10,758.04				
Credit Card Fee	376.68				
Total Payment	<u>11,134.72</u>				

Payment Number	Date	Balance	Payment	Principal	Interest	Cumulative Principal	Cumulative Interest	Ending Balance
1	Jan-22	245,217.59	10,758.04	9,736.30	1,021.74	9,736.30	1,021.74	235,481.29
2	Feb-22	235,481.29	10,758.04	9,776.87	981.17	19,513.17	2,002.91	225,704.42
3	Mar-22	225,704.42	10,758.04	9,817.60	940.44	29,330.77	2,943.35	215,886.82
4	Apr-22	215,886.82	10,758.04	9,858.51	899.53	39,189.28	3,842.88	206,028.31
5	May-22	206,028.31	10,758.04	9,899.59	858.45	49,088.87	4,701.33	196,128.72
6	Jun-22	196,128.72	10,758.04	9,940.84	817.20	59,029.71	5,518.53	186,187.88
7	Jul-22	186,187.88	10,758.04	9,982.26	775.78	69,011.97	6,294.31	176,205.62
8	Aug-22	176,205.62	10,758.04	10,023.85	734.19	79,035.82	7,028.50	166,181.77
9	Sep-22	166,181.77	10,758.04	10,065.62	692.42	89,101.44	7,720.92	156,116.15
10	Oct-22	156,116.15	10,758.04	10,107.56	650.48	99,209.00	8,371.40	146,008.59
11	Nov-22	146,008.59	10,758.04	10,149.67	608.37	109,358.67	8,979.77	135,858.92
12	Dec-22	135,858.92	10,758.04	10,191.96	566.08	119,550.63	9,545.85	125,666.96
13	Jan-23	125,666.96	10,758.04	10,234.43	523.61	129,785.06	10,069.46	115,432.53
14	Feb-23	115,432.53	10,758.04	10,277.07	480.97	140,062.13	10,550.43	105,155.46
15	Mar-23	105,155.46	10,758.04	10,319.89	438.15	150,382.02	10,988.58	94,835.57
16	Apr-23	94,835.57	10,758.04	10,362.89	395.15	160,744.91	11,383.73	84,472.68
17	May-23	84,472.68	10,758.04	10,406.07	351.97	171,150.98	11,735.70	74,066.61
18	Jun-23	74,066.61	10,758.04	10,449.43	308.61	181,600.41	12,044.31	63,617.18
19	Jul-23	63,617.18	10,758.04	10,492.97	265.07	192,093.38	12,309.38	53,124.21
20	Aug-23	53,124.21	10,758.04	10,536.69	221.35	202,630.07	12,530.73	42,587.52
21	Sep-23	42,587.52	10,758.04	10,580.59	177.45	213,210.66	12,708.18	32,006.93
22	Oct-23	32,006.93	10,758.04	10,624.68	133.36	223,835.34	12,841.54	21,382.25
23	Nov-23	21,382.25	10,758.04	10,668.95	89.09	234,504.29	12,930.63	10,713.30
24	Dec-23	10,713.30	10,757.94	10,713.30	44.64	245,217.59	12,975.27	0.00