

PROMISSORY NOTE

Date: November 6, 2025

Principal Amount: \$64,715.00

Total Repayment Amount: \$80,893.75

Maturity Date: No later than May 30, 2026

1. PARTIES

Lender: James L. Jellis

17 High Saddle Rd

Sheridan, Wyoming 82801

Borrower: J Lane Holdings LLC, a
Wyoming Limited Liability
Company,

1712 Pioneer Ave Ste 115,
Cheyenne, Wyoming 82001

Personal Guarantor: Jessica L. Harrison
102 Cayuse Ct
Sheridan, Wyoming 82801

2. LOAN SUMMARY

The Borrower acknowledges receipt of the following loan amounts from the Lender:

- **First Loan:** \$14,715.00 advanced on May 30, 2025, subject to a 2.5-point fee of \$3,678.75, resulting in a repayment obligation of \$18,393.75.
- **Second Loan:** \$50,000 advanced on November 6, 2025, subject to a 2.5-point fee of \$12,500.00, resulting in a repayment obligation of \$62,500.00.

Total combined repayment obligation: **\$80,893.75**, due and payable in full no later than six (6) months from the date of this Note (by May 30, 2026).

3. INTEREST & FEES

The amounts above include all agreed loan fees.

4. REPAYMENT TERMS

Borrower agrees to repay the total sum of \$80,893.75 to Lender no later than May 30, 2026, through refinance or sale of the property located at 102 Cayuse Ct, Sheridan, WY 82801, or by other means acceptable to the Lender. Borrower may prepay this Note in whole or in part at any time without penalty.

5. COLLATERAL

This Note shall be secured by a second lien against the real property located at:



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FEES: \$18.00 RS MORTGAGE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

102 Cayuse Ct, Sheridan, WY 82801

Legal Description: Lot 2 of the Corrected Plat of Powder Horn Cottages at the Hub, a subdivision in Sheridan County, Wyoming, filed in Drawer P, Plat Number 77, in the Office of the Sheridan County Clerk.

Lender shall record said second lien with the Sheridan County Clerk's Office to perfect security interest.

6. PERSONAL GUARANTEE

The undersigned Jessica L. Harrison, as Personal Guarantor, hereby unconditionally guarantees full and prompt payment of all sums due under this Note, including any collection costs, attorney's fees, and expenses incurred in enforcing payment.

7. DEFAULT

If Borrower fails to make payment in full by the Maturity Date, or upon sale/refinance of the property, whichever occurs first, the entire balance shall become immediately due and payable. The Lender may exercise all rights available under law or equity, including foreclosure on the collateral.

8. GOVERNING LAW

This Note shall be governed by and construed in accordance with the laws of the State of Wyoming.

9. MISCELLANEOUS

Any modification of this Note must be in writing and signed by both parties. Borrower waives presentment, demand, protest, and notice of dishonor. In the event of litigation, venue shall be in Sheridan County, Wyoming.

10. SIGNATURES

LENDER:


James L. Jellis III

Date: Nov 6 - 2025

BORROWER:


Date: 11/06/2025
J Lane Holdings LLC, a Wyoming Limited Liability Company,
Jessica L. Harrison, Sole Member



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FEES: \$18.00 RS MORTGAGE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

PERSONAL GUARANTOR:

Jessica L. Harrison
Jessica L. Harrison

Date: 11/06/2025

Jessica L. Harrison

State of Wyoming)
County of Sheridan)
ss.

On Nov. 6th, 2025, before me, , Notary Public, personally appeared
JESSICA L. HARRISON,

personally known to me - **OR** -

☒ proved to me on the basis of satisfactory evidence

to be the person(s) who executed the within instrument as **Sole Member** on behalf of **J LANE HOLDINGS LLC**, a **Wyoming limited liability company**, the limited liability company therein named, and acknowledged to me that the limited liability company executed the same for the purposes therein stated.

WITNESS my hand and official seal.

Signature of Notary Public

Secretary Sherrie Kunsman
Title and Other Required Information (Printed
Name of Notary, Residence, etc.)

[My commission expires: 11-08-2027.]

Place Notary Seal and/or Any Stamp Above

NO. 2025-803231 MORTGAGE

NO. 2025-88251 MORTGAGE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
HARRISON, JESSICA

