

**OPINION SUMMARY
MISSOURI COURT OF APPEALS EASTERN DISTRICT**

DIVISION ONE

CAR WASH SPECIALTIES, LLC,)	No. ED102075
)	
Plaintiff/Appellant,)	Appeal from the Circuit Court of
)	Lincoln County
vs.)	
)	Honorable Chris K. Mennemeyer
HAROLD L. TURNBULL AND)	
ELSIE W. TURNBULL,)	
)	Filed: June 2, 2015
Defendants/Respondents.)	

Car Wash Specialties, LLC (“CWS”) appeals the judgment of the trial court granting summary judgment in favor of Harold and Elsie Turnbull (“Landlords”) on CWS’s petition for declaratory judgment regarding the extension of a lease agreement. CWS contends the trial court erred in interpreting the terms of the lease agreement, because it: (1) determined as a matter of law that the lease required CWS to notify Landlords that it intended to extend the lease term another five years; (2) failed to consider parol evidence and construe allegedly ambiguous language in the lease against Landlords; and (3) interpreted the lease to require CWS to forfeit a \$200,000 payment owed to it by Landlords.

AFFIRMED.

DIVISION ONE HOLDS: The trial court did not err in interpreting the lease agreement according to its plain language or in granting summary judgment in favor of Landlords.

Opinion by: Lisa S. Van Amburg,
Lawrence E. Mooney, P.J. and
Clifford H. Ahrens, J. concur.

Attorney for Appellant: Lee Reneau Elliott
Attorney for Respondents: Joel David Brett

<p>THIS SUMMARY IS NOT PART OF THE OPINION OF THE COURT. IT HAS BEEN PREPARED FOR THE CONVENIENCE OF THE READER AND SHOULD NOT BE QUOTED OR CITED.</p>
