Electronically Filed - CITY OF ST. LOUIS - January 02, 2024 - 11:01 AM

MECHANIC'S LIEN

Now at this day comes Flooring Systems, Inc. (hereinafter "FSI"), pursuant to Chapter 429 RSMo., and with a view to avail itself of the benefit of the statute relating to mechanic's liens, files the account below set forth for work and labor done, and goods, supplies and materials furnished by FSI, under contract with and at the instance and request of Armory Rec Hall LLC, contractor for and/or agent of Green Street Armory Investors LLC, ("Armory Investors") the owner of the property upon, to and for the buildings, appurtenances and improvements known as and numbered and described as follows, to-wit:

The Armory
3676 Market Street
St. Louis, MO 63110

Parcel ID No: 2197-9-050.000

Legal Description:

See attached Exhibit "1", which is incorporated by reference.

Said real estate, premises, appurtenances, buildings and improvements, being owned by Armory Investors, now and at the time of the rendering of the services and materials and equipment described herein. Said account is constituted by the work, labor, materials, and equipment described herein. Said account is constituted by the work, labor, materials, and equipment furnished by the undersigned under contract with and/or at the special instance and request of Armory Rec Hall LLC, contractor for and/or agent of Armory Investors, the current owner of the above-described real estate located in City of St. Louis, Missouri. The account of FSI is herewith filed in order that it may constitute a lien upon the buildings, appurtenances, improvements, premises and real estate above-described. Said account is more fully set forth below and in the exhibits attached hereto and incorporated herein by reference, to-wit:

Exhibit "2" Contract between FSI and Armory Rec Hall LLC

Exhibit "3" Applications for Payment from FSI to Armory Rec Hall LLC

Exhibit "4" Time / Labor Detail

Exhibit "5" Material Supplier Invoices

Exhibit "6" Notice of Mechanic's Lien

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The account of FSI, as set forth in Exhibits "1" through "6" herein in order that it may constitute a lien upon the buildings, appurtenances, improvements, premises and real estate above-described, is a follows:

(1) Original Contract Amount:	$70,970.00
(2) Amount Paid to Date:	$ 0.00
TOTAL AMOUNT DUE:	$70,970.00

All of the items in this account were furnished under a continuous and running account from July 25, 2023 through September 19, 2023. Each of the aforesaid items was furnished for and actually entered into said building, appurtenances and improvements. After all offsets and credits due, there remains an outstanding balance due and owing to FSI in the principal sum of Seventy Thousand Nine Hundred Seventy Dollars and 00/100 ($70,970.00) plus interest. This amount is both reasonable and proper. All of the items of said account were furnished under one arrangement and constituted one continuous running account.

Not an Official Court Document

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STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

Ron Komlos, being duly sworn upon his oath, states that he is a duly authorized agent for Flooring Systems, Inc. ("FSI") and is duly authorized to make this oath, and that the aforedescribed and attached Exhibits constitute a just and true account of the demand due FSI for work, labor and materials furnished by it upon, to and for the buildings, appurtenances and improvements, hereinbefore described, after all just credits have been given; that said work, labor and materials were furnished by FSI, under contract with and/or at the request of Armory Rec Hall LLC, contractor and/or agent of Green Street Armory Investors LLC, the owner of the property for said buildings, appurtenances and improvements, that the foregoing description is a true description of the property upon, to and for which said materials were furnished and said work and labor done and to which this lien is intended to apply, or so near as to identify the same; that said demand accrued within six months prior to the filing of this lien; and Green Street Armory Investors LLC, was the owner of said aforedescribed real estate as of the time the aforesaid contract was made and work performed, and that Green Street Armory Investors LLC is the current owner of the property, and at least 10 days prior to the filing of this lien, FSI gave notice to said Green Street Armory Investors LLC, as the current owner of the property, of its lien claim and the amount thereof, from whom due, of its intention to file a lien therefor; and that affiant is informed and believes that Green Street Armory Investors LLC was, at the time of furnishing said work, labor and materials the owner of the above-described buildings, real estate, appurtenances and improvements thereon, which said buildings, real estate, appurtenances and improvements are intended to be charged with this lien and that Green Street Armory Investors LLC is at the present time the owners of the above-described buildings, real estate, appurtenances and improvements thereon, which said buildings, real estate, appurtenances and improvements are intended to be charged with this lien.

FLOORING SYSTEMS, INC.

By: Ron Komlos
Ron Komlos, President

On this 29th day of December, 2023, before me personally appeared Ron Komlos, known to be me to be the person, who after being first duly sworn upon his oath, did state that the above document is true and correct to the best of his knowledge and belief.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Patricia Click
NOTARY PUBLIC

My Commission Expires: Sept 6 2024

PATRICIA CLICK
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for FRANKLIN COUNTY
My Commission Expires: September 06, 2024
ID. #16398441