

When Recorded Return to:

KeyBank National Association
Attn: Craig R. Hackett
Key Bank Tower, Suite 1909
50 South Main Street
Salt Lake City, Utah 84144

FD-16392

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ASSIGNMENT OF LEASES, RENTS AND CONTRACTS

FOR VALUE RECEIVED, BOYER-OGDEN MEDICAL ASSOCIATES, LTD., a Utah limited partnership (the "Assignor") whose address is 127 South 500 East, Suite 310, Salt Lake City, Utah 84102, hereby grants, transfers and assigns to KEYBANK NATIONAL ASSOCIATION, a national banking association (the "Assignee"), the entire lessor's interest in and to all leases (the "Leases") now existing or hereafter entered into for all or any part of the premises (the "Premises") more particularly described on Exhibit "A" attached hereto, which exhibit is incorporated herein by this reference, together with all rents, income, deposits, issues and profits arising from the Leases, and any renewals and modifications thereof, and together with all rents, income, issues and profits for the use and occupation of the Premises and from any property covered by the Leases, whether real, personal, mixed or intangible. Assignor also hereby grants, transfers and assigns to Assignee all of its right, title and interest in and to all existing and future contracts (the "Contracts") relating to the Premises, including, but not limited to, contracts for management, maintenance, laundry, cleaning and janitorial services, vending machines, landscaping and/or plant care.

This Assignment is intended to be, and shall be construed as creating, an absolute assignment unto Assignee, and not as an assignment as security, and to such extent shall be unconditional and irrevocable except as hereinafter provided to the contrary. In connection with and as a part of this Assignment, Assignor hereby warrants, represents and agrees, to and with Assignee, as follows:

1. Assignor warrants that there has been no prior assignment of the Leases or the Contracts which are now in effect.
2. Assignor agrees:
 - a. To observe and perform all obligations imposed upon the lessor under the Leases or upon the Assignor under the Contracts;
 - b. Without the prior written consent of Assignee, not to collect any rent, income or profits accruing under the Leases or from the Premises more than two months in advance of the time when they shall become due;

E# 1507287 BK 1894 PG 1396
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01-DEC-97 1:39 PM FEE \$24.00 DEP NB
REC FOR: FOUNDERS.TITLE

c. Not to execute any other assignment of lessor's interest in the Leases or assignment of rents, accruing under the Leases or from the Premises or any other assignment of Assignor's interest under the Contracts;

d. Not to do any act which constitutes a breach under any of the Leases or the Contracts or do any other act which would result in the termination of any of the Leases or the Contracts;

e. To execute and deliver to Assignee such further assurances and assignments of Leases on the Premises or the Contracts as Assignee shall from time to time reasonably require; and

f. Without prior written consent of Assignee, not to enter into any amendments or modifications of Leases or new leases or the Contracts.

3. Assignee agrees and Assignor further agrees as follows:

a. Assignor has contemporaneously herewith executed and delivered to Assignee a certain Promissory Note (the "Note") in the principal amount of TWO MILLION EIGHT HUNDRED THIRTY-SIX THOUSAND THREE HUNDRED ONE AND NO/100 DOLLARS (\$2,836,301.00) or so much as may be advanced thereunder. In order to secure payment of the Note, Assignor, as trustor, has contemporaneously executed a certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing ("*Deed of Trust*") naming Assignee as trustee and beneficiary. Unless and until there shall have occurred a default in the performance by Assignor of any of its duties or obligations, including but without limitation the payment of money, arising under the Note or Deed of Trust, Assignor may collect, not more than two (2) months in advance of the date provided for payment, all rents, income and profits arising under the Leases and retain the use of and enjoy the same. Upon or at any time after any such default, Assignee may, at its option, without notice and without regard to the adequacy of any security for the payment or performance of any duties and obligations arising under the Note and Deed of Trust, either in person or by agent, with or without bringing any action or proceeding, or by receiver appointed by a court, take possession of the Premises and hold, manage, let, and operate the same on such terms and for such period of time as Assignee may deem proper and, with or without taking possession of the Premises, demand, sue for, or otherwise collect all rents, income and profits of the Leases and the Premises, including those past due and unpaid, with full power to make from time to time all such alterations, renovations, repairs and replacement as may seem proper to Assignee, and apply such rents, income and profits to the payment of all expenses of managing, operating and maintaining the Leases and the Premises, all expenses incident to taking and retaining possession of the Premises, and the principal, interest and other indebtedness evidenced and/or secured by the Note and Deed of Trust, together with all costs and attorneys' fees, in such order of priority as to any of the items mentioned in this paragraph as Assignee in its sole discretion may determine, any statute, law, custom or use to the contrary notwithstanding. Exercise or nonexercise by Assignee of the options granted in this paragraph, or

collection and application of rents, income and profits by Assignee or its agent shall not be considered a waiver of any default by Assignor under this Assignment, the Note or the Deed of Trust.

b. Assignee shall not be liable for any loss sustained by Assignor resulting from Assignee's failure to let the Premises or any part thereof or from any other act or omission of Assignee in managing the Premises, unless such loss is caused by the willful misconduct and bad faith of Assignee. Assignee shall not be obligated to perform or discharge nor does Assignee undertake to perform or discharge any obligation, duty or liability under the Leases or under the Contracts or under or by reason of this Assignment and Assignor agrees to indemnify Assignee for, and to hold Assignee harmless from, any liability, loss or damage which may be incurred under the Leases or under the Contracts or under or by reason of this Assignment and from any claims and demands which may be asserted against Assignee by reason of any alleged obligations or undertakings to perform or discharge any of the terms, covenants or agreements contained in the Leases or the Contracts. Should Assignee incur any such liability under the Leases or the Contracts or under or by reason of this Assignment or in defense of any such claims or demands, the amount thereof, including costs, expenses and reasonable attorneys' fees shall be reimbursed by Assignor to Assignee immediately upon demand, and upon failure of Assignor to make such reimbursement within fifteen (15) days of the date of such demand, the unpaid portion thereof, while still immediately due and payable, shall bear interest at the rate provided in the Note until paid. This Agreement shall not operate to place responsibility for the control, care, maintenance or repair of the Premises upon Assignee, nor shall it operate to make Assignee responsible or liable for any waste committed on the Premises by any tenants or any other parties, or for any dangerous or defective condition of the Premises, or for any negligence in the management, upkeep, repair or control of the Premises.

c. Upon payment in full of the principal, interest and all other indebtedness evidenced by the Note and Deed of Trust, this Assignment shall cease, terminate and be of no further effect; *provided, however*, that the affidavit, certificate, letter or statement of Assignee or any officer, agent or attorney of Assignee showing any part of the principal, interest or other indebtedness being unpaid shall constitute conclusive evidence of the validity, effectiveness, and continuing force of this Assignment and any person may, and is hereby authorized to, rely thereon. Assignor hereby authorizes and directs each and every lessee named in a Lease or any other or future lessee or occupant of the Premises or any part thereof, upon receipt of written notice from Assignee, to pay to Assignee all rents, income, issues and profits accruing under the Leases or from the Premises, and to continue to do so until otherwise notified in writing by Assignee.

d. Subject only to the provisions of part (c) of this Paragraph 3, no action undertaken by Assignee with respect to any of the obligations of Assignor evidenced by the Note and Deed of Trust, to any security or guarantee given for the payment or performance thereof, or to any other document or instrument evidencing or relating to said obligations shall in any manner affect, impair or prejudice any of Assignee's rights and privileges under this Assignment or discharge, release or modify any of Assignor's duties or obligations hereunder. This Assignment is intended by Assignor and Assignee to create, and shall be construed as creating, an absolute assignment unto Assignee, subject only to the terms and provisions hereof, and not as an assignment as security for

the performance of the obligations evidenced by the Note and Deed of Trust, or any other indebtedness of Assignor.

4. Except for any notice required under applicable law to be given in another manner, any notice or other communication required or permitted to be given hereunder and any approval by any party shall be in writing and shall be personally delivered or delivered by overnight courier in each case with receipt acknowledged, or deposited in an official depository of the United States Postal Service, postage prepaid, by registered or certified mail, return receipt requested, to the other party or parties at the addresses listed below. All notices and other communications shall be deemed to have been duly given on (a) the date of receipt thereof (including all required copies thereof as set forth below) if delivered personally or by overnight courier or (b) five (5) business days after the date of mailing thereof (including all required copies thereof as set forth below) if transmitted by mail. Each party may change its address for receipt of notices by a notice given to the other parties in accordance with this provision. Notices shall be addressed as follows:

To the Assignor:

Boyer-Ogden Medical Associates, Ltd.
127 South 500 East, Suite 310
Salt Lake City, Utah 84102
Attention: Kem C. Gardner

To the Assignee:

KeyBank National Association
Commercial Real Estate Department
Key Bank Tower, Suite 1909
50 South Main Street
Salt Lake City, Utah 84144

5. Whenever possible, each provision of this Assignment shall be interpreted in such manner as to be effective and valid under applicable law but, if any provision of this Assignment shall be prohibited or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity without invalidating the remainder of such provision or the remaining provisions of this Agreement.

6. This Assignment, together with the agreements and warranties herein contained, shall inure to the benefit of Assignee and its successors and assigns and shall be binding upon Assignor and its respective heirs, successors and assigns as to all or any part of the Premises.

IN WITNESS WHEREOF, this Assignment has been executed as of the 25th day of November, 1997.

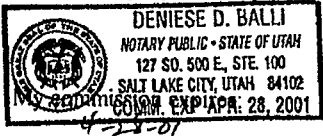
BOYER-OGDEN MEDICAL ASSOCIATES, LTD., a Utah limited partnership
By: **THE BOYER COMPANY, L.C.**, a Utah limited liability company and its General Partner

By: *Kem C. Gardner*
Kem C. Gardner
Its Manager and President

ACKNOWLEDGMENT

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 25 day of November, 1997, personally appeared before me Kem C. Gardner, the Manager and President of The Boyer Company, L.C., a Utah limited liability company and the General Partner of Boyer-Ogden Medical Associates, Ltd., a Utah limited partnership, who duly acknowledged before me that he executed the foregoing instrument for and on behalf of said limited liability company in its capacity as General Partner of said limited partnership.



Deniese D. Balli
Notary Public
Residing at: *Salt Lake County*

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EXHIBIT "A"

07-053-0028
05-9-2028

PARCEL 1 ("PHASE 1");

ERROR IN DESC

07-053-0054

A part of the Southeast Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

BEGINNING at a point 1265.67 feet North 0°26'00" East along the East line of said Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 72°24'35" West 5.00 feet; thence South 17°35'25" East 23.39 feet; thence North 72°24'35" East 15.00 feet; thence North 17°35'25" West 25.00 feet; thence North 72°24'35" East 150.63 feet; thence North 0°26'00" East 77.52 feet; thence South 72°24'35" West 23.32 feet; thence North 17°35'25" West 28.68 feet; thence North 89°34'00" West 67.63 feet; thence South 0°26'00" West 21.37 feet; thence South 72°24'35" West 59.28 feet; thence South 17°34'00" East 3.87 feet; thence South 72°24'35" West 51.08 feet to a point North 17°35'25" West from the Northeast corner of the existing MRI Building; thence South 17°35'25" East 100.75 feet, more or less, along the Easterly wall of said MRI Building to the point of BEGINNING.

PARCEL 2 ("PHASE 2");

A part of the Southeast Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

PT 07-053-0028

BEGINNING at a point 1569.33 feet North 0°26'00" East along the East line of said Section 17 and 183.35 feet North 89°34'00" West from the Southeast corner of said Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 0°26'00" West 168.72 feet; thence South 72°24'35" West 23.32 feet; thence North 17°35'25" West 28.68 feet; thence North 89°34'00" West 67.63 feet; thence North 0°26'00" East 148.66 feet to a point 15.0 feet South 0°26'00" West from the South line of 5350 South Street; thence South 89°34'00" East 98.68 feet parallel to said 5350 South Street to the point of BEGINNING.

(Continued)

PARCEL 3 ("EXPANSION PARCEL"):

PT 07-053-0028

A parcel of land located in Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

BEGINNING at a point 1420.67 feet North 0°26'00" East along the East Section line and North 89°34'00" West 282.02 feet from the Southeast corner of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°26'00" West 21.37 feet; thence South 72°24'35" West 59.28 feet; thence South 17°34'00" East 3.87 feet; thence South 72°24'35" West 26.35 feet; thence North 17°50'10" West 39.76 feet; thence North 72°08'25" East 97.63 feet to the West line of "Phase 2" described in that certain Memorandum Of Ground Lease recorded September 11, 1989 as Entry No. 1088540 in Book 1567 at Page 1416 of the Official Records of the Weber County Recorder; thence South 00°26'00" West 16.85 feet to the point of BEGINNING.

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