

When recorded return to:
Utah Certified Development Company
5333 South Adams Ave., Suite B
Ogden, Utah 84405

File Name: Rock Run Physical Therapy and
Rehab Specialists, LLC
Loan #: 65062150-00

NCS-041875
Property Tax ID: 12-790-0002

MEMORANDUM OF LEASE

This Memorandum of Lease dated this **25th day of August, 2014**, is between **PT Real Estate Holdings, LLC** (herein called "Lessor") and **Rock Run Physical Therapy and Rehab Specialists, LLC** (herein called "Lessee").

1. Premises. Lessor hereby leases to Lessee upon the terms and conditions of that certain lease dated **August 25, 2014** between the parties (herein called the "Lease") the terms and conditions of which Lease are incorporated by this reference. The premises consist of the land described on Exhibit "A" attached hereto and by reference is included herein.
2. Term. The term of the Lease shall be **21 years** commencing on **August 1, 2014** and ending on **August 1, 2035**, subject to renewal or extension periods as follows: **NONE**
3. Purpose of Memorandum of Lease. This Memorandum of Lease is prepared for the purpose of recordation and it in no way modifies the Lease.

Lessor: PT Real Estate Holdings, LLC

By: 
Brandon M. Hepner, Member

Lessee: Rock Run Physical Therapy and Rehab Specialists, LLC

By: 
Brandon M. Hepner, Member

By: 
Tina K. Hepner, Member

ACKNOWLEDGEMENT

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this 25th day of August, 2014, personally appeared before me Brandon M. Hepner, who being by me duly sworn, did say that he is the Member of **PT Real Estate Holdings, LLC**, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company with full authority.



Rachel Snow

NOTARY PUBLIC
Residing at: Ogden, Utah

ACKNOWLEDGEMENT

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this 25th day of August, 2014, personally appeared before me Brandon M. Hepner and Tina K. Hepner, who being by me duly sworn, did say that they are Members of **Rock Run Physical Therapy and Rehab Specialists, LLC**, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company with full authority.



Rachel Snow

NOTARY PUBLIC
Residing at: Ogden, Utah

EXHIBIT "A"

Debtor and Trustor: PT Real Estate Holdings, LLC
to assist, Rock Run Physical Therapy and Rehab Specialists,
LLC

**Secured Party and
Beneficiary:** Utah Certified Development Company and
The U. S. Small Business Administration

Real Property Description

All of Lot 2, Pheasant Crossing Business Park Condominium, as the same is identified in the record of survey map recorded in Davis County, Utah as Entry No. 2765056, in Book 5848, Page 214 and in the Declaration of Covenants, Conditions and Restrictions of the Pheasant Crossing Business Park Condominium, recorded in Davis County, on September 9, 2013, as Entry No. 2765057, in Book 5848, Page 215, and any and all amendments thereto, of the official records.

Together with: the undivided ownership interest in said condominium project's common areas and facilities which is appurtenant to said unit, the non-exclusive right to use and enjoy the common areas and facilities included in said condominium project in accordance with the aforesaid declaration and survey map (as said declaration and map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act, Syracuse City, Davis County, Utah, according to the official plat thereof.

12-790-0002

**The address of such property is:
736 South 2000 West, Suite 1, Syracuse, UT 84075**

**The owner of such real property is:
PT Real Estate Holdings, LLC**