

WHEN RECORDED RETURN TO:

Ann Smith Carr
The May Department Stores Company
611 Olive Street
St. Louis, MO 63101

ENT 3877:2000 PG 1 of 19
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2000 Jan 14 11:57 am FEE 50.00 BY HL
RECORDED FOR FIRST AMERICAN TITLE CO

NOTICE OF LEASE

Notice is hereby given that Zions Cooperative Mercantile Institution, a Utah corporation ("Tenant"), claims and holds a leasehold interest and certain rights of ingress, egress and parking, in that certain real property located in Utah County, State of Utah which real property is outlined on the Site Plan attached hereto as Exhibit "A" and incorporated herein, and which real property constitutes a portion of the real property legally described on Exhibit "B" attached hereto and incorporated herein (the "Shopping Center Site").

Tenant claims and holds such leasehold interest pursuant to that certain "Shopping Center Lease Agreement" dated as of June 30, 1999, between Tenant and University Mall Shopping Center ("Landlord"), (the "Lease"). Tenant hereby provides the following information regarding the Lease:


1. The current term of the Lease expires: June 30, 2019;

2. The Tenant has and claims rights of access, parking, and other rights on the Shopping Center Site pursuant to the Lease and a certain Construction, Operation and Reciprocal Easement Agreement dated October 2, 1971, originally by and among Tenant, University Mall Shopping Center, and J.C. Penney Properties, Inc. recorded on November 3, 1971 as Entry No. 14867, as amended by a First Amendment to Construction, Operation and Reciprocal Easement Agreement dated January 31, 1973, and recorded April 10, 1973, as Entry No. 5962 and further amended by a Second Amendment to Construction, Operation and Reciprocal Easement Agreement dated January 31, 1981, and recorded January 29, 1992 as Entry No. 3710, all recordings made in the Official Records of the Utah County Recorder, State of Utah.

Reference is hereby made to the Lease for all other terms and conditions of the Lease.

DATED this 12th day of JANUARY, 2000.

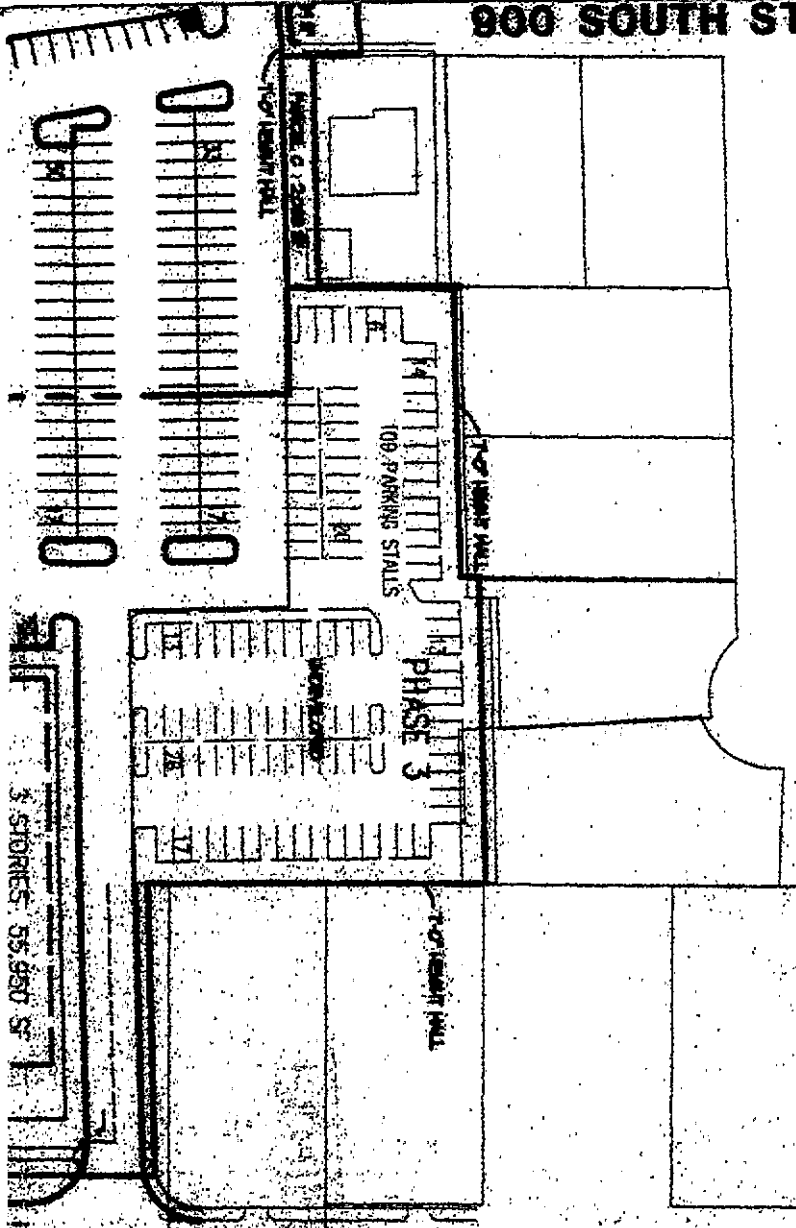
Zions Cooperative Mercantile Institution,
a Utah corporation

By 
Its Vice President

32866

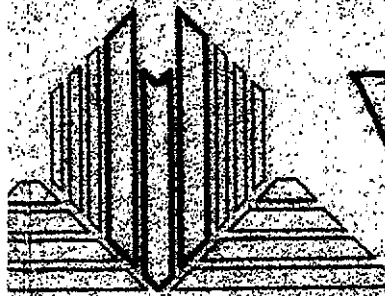
WINN & WOODBURY AND ASSOCIATES, ARCHITECTS
33 EAST PARLEYS WAY, SUITE 300
LT LAKE CITY, UTAH 84109
PH) 485-7770

900 SOUTH STREET



3 STORES: 55,950 SF

800 SOUTH STREET



WOODBURY CORPORATION

3877:2000 W 3 0 19

105 PARKING

105 L1 L2 L3 L4 L5 L6 L7 L8 L9

P PYLON
M MONUMENT

800 SOUTH STREET



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EXHIBIT A

UNI
PROPOSED

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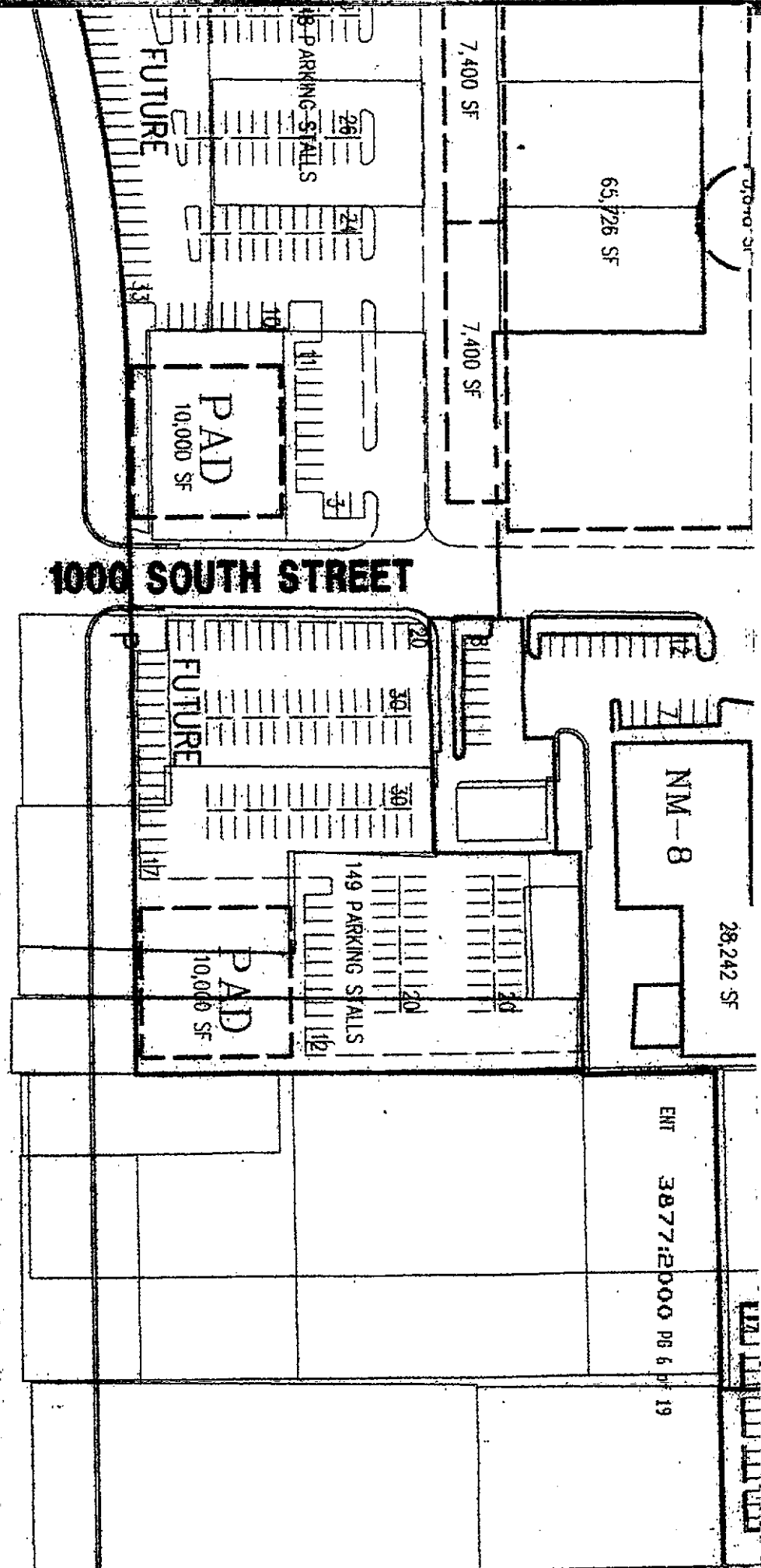
DRAWING DATE:
JUNE 28, 1999
REVISION DATE:

OVERALL SITES

SD-1

22

SITE DEVELOPMENT PLAN



8 11 6 15



RECEIVING

BUILDING AREA : 149,582 SF
 TIRE CENTER : 5,280 SF
 TOTAL BUILDING : 154,762 SF

PARKING RATIO : 5.12 CARS PER 1000 SF OF BLDG.
 STORE & GAS PARCEL : 13.17 ACRES

TIRE
 INSTALLATION
 2,600 SF.

TIRE SALES
 2,600 SF.

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ENTRANCE

33,529 SF

38,118 SF

794 PARKING STALLS

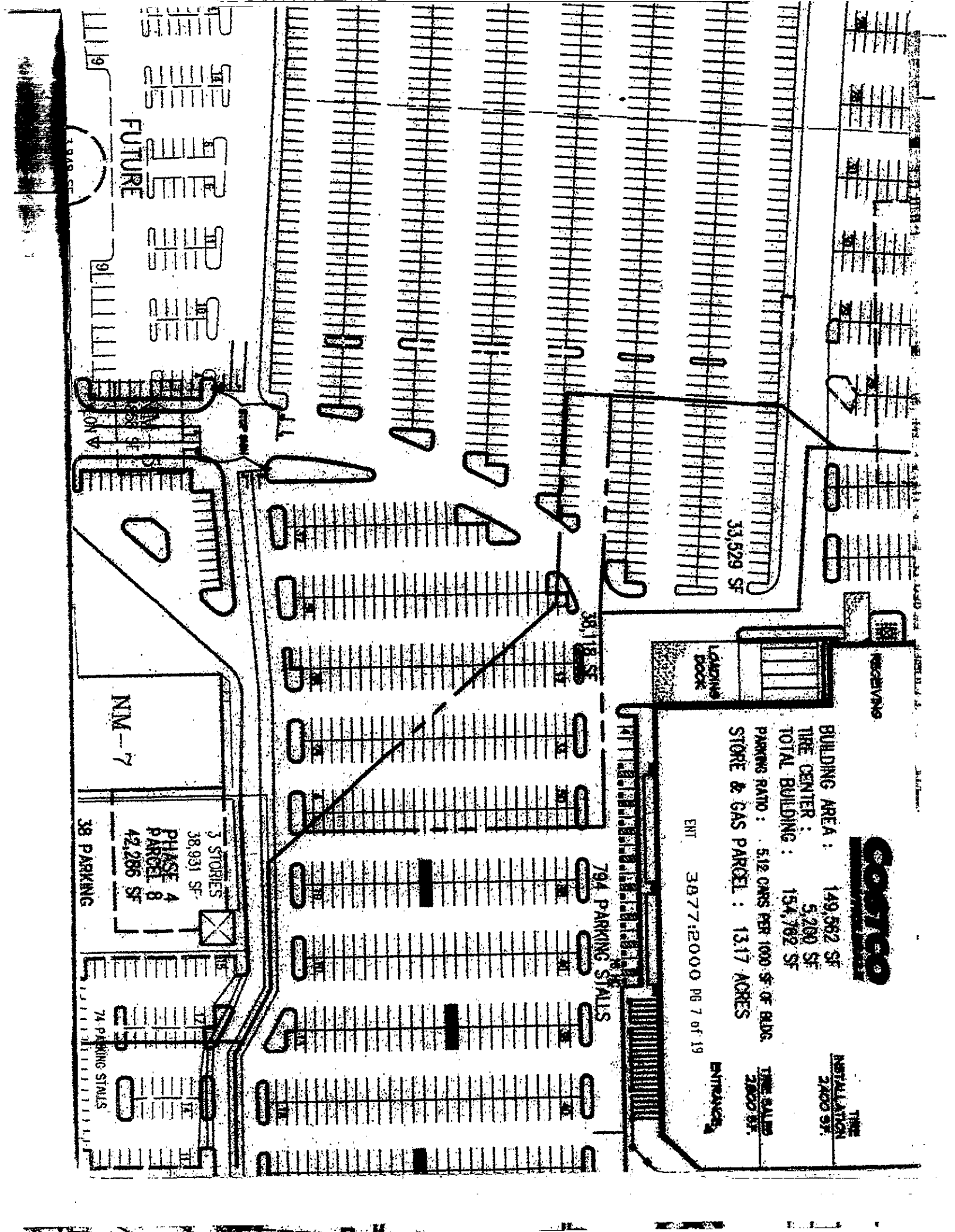
FUTURE

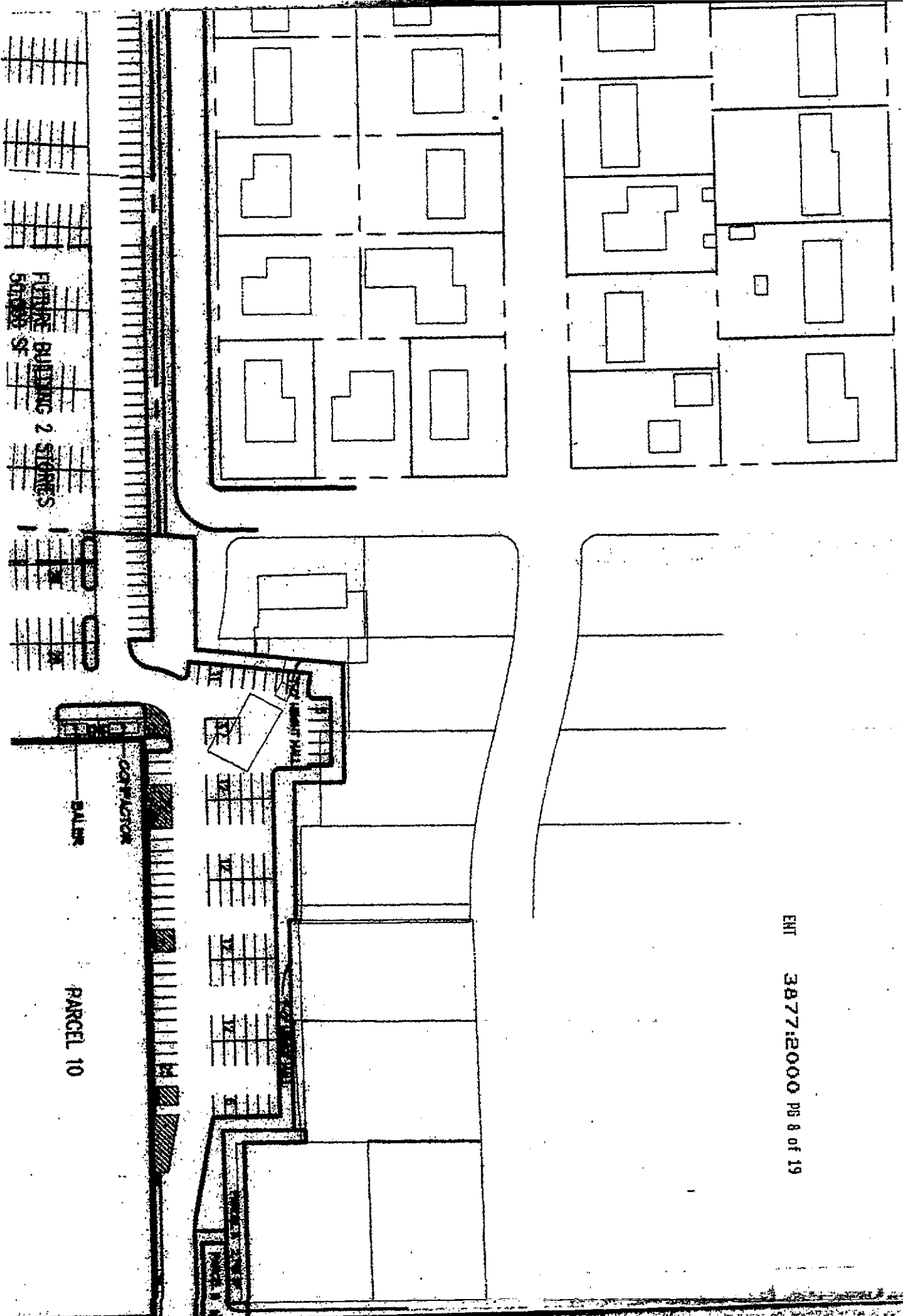
NM-7

3 STORES
 38,931 SF
 PHASE 4
 PARCEL 8
 42,286 SF

38 PARKING

74 PARKING STALLS



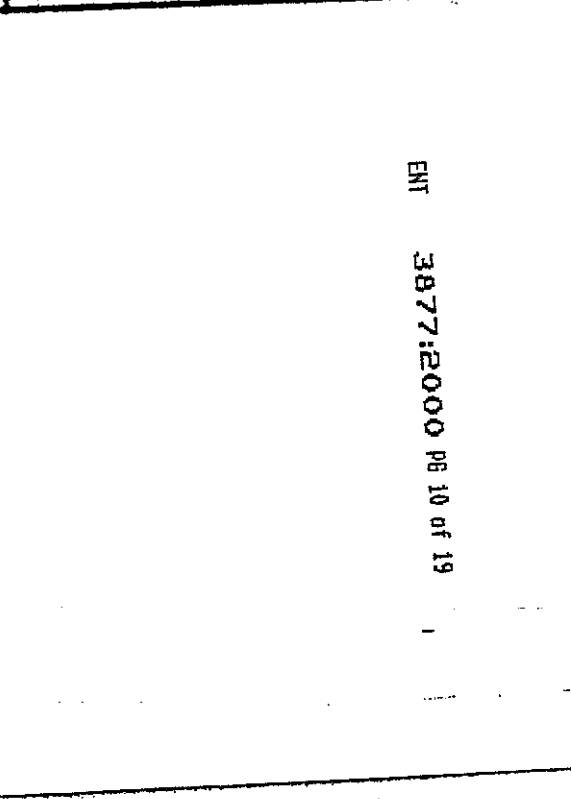
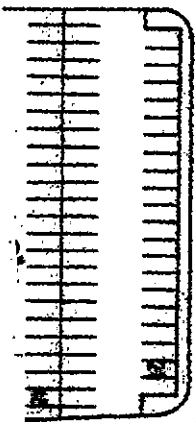
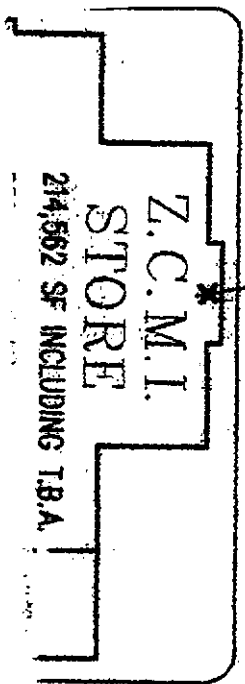
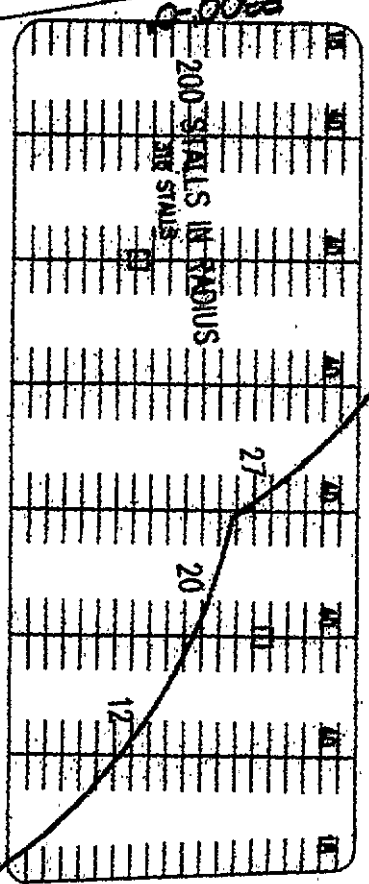
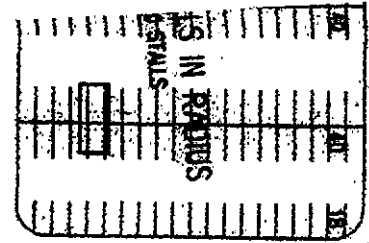
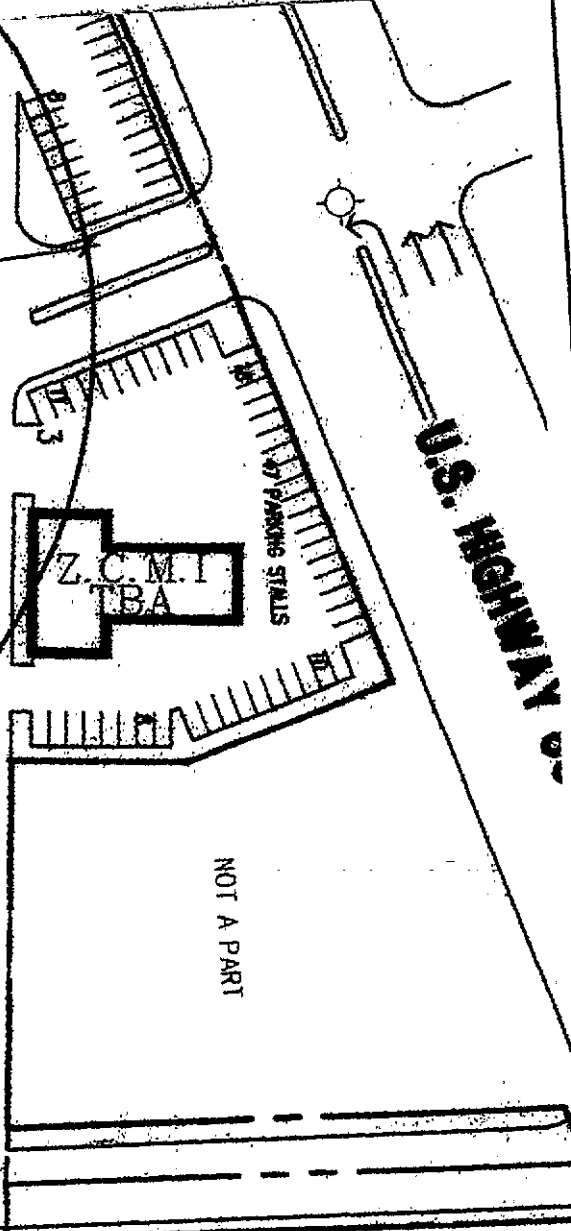


FUTURE BUILDING 2 STORES
5000 ST

PARCEL 10

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U.S. HIGHWAY 101



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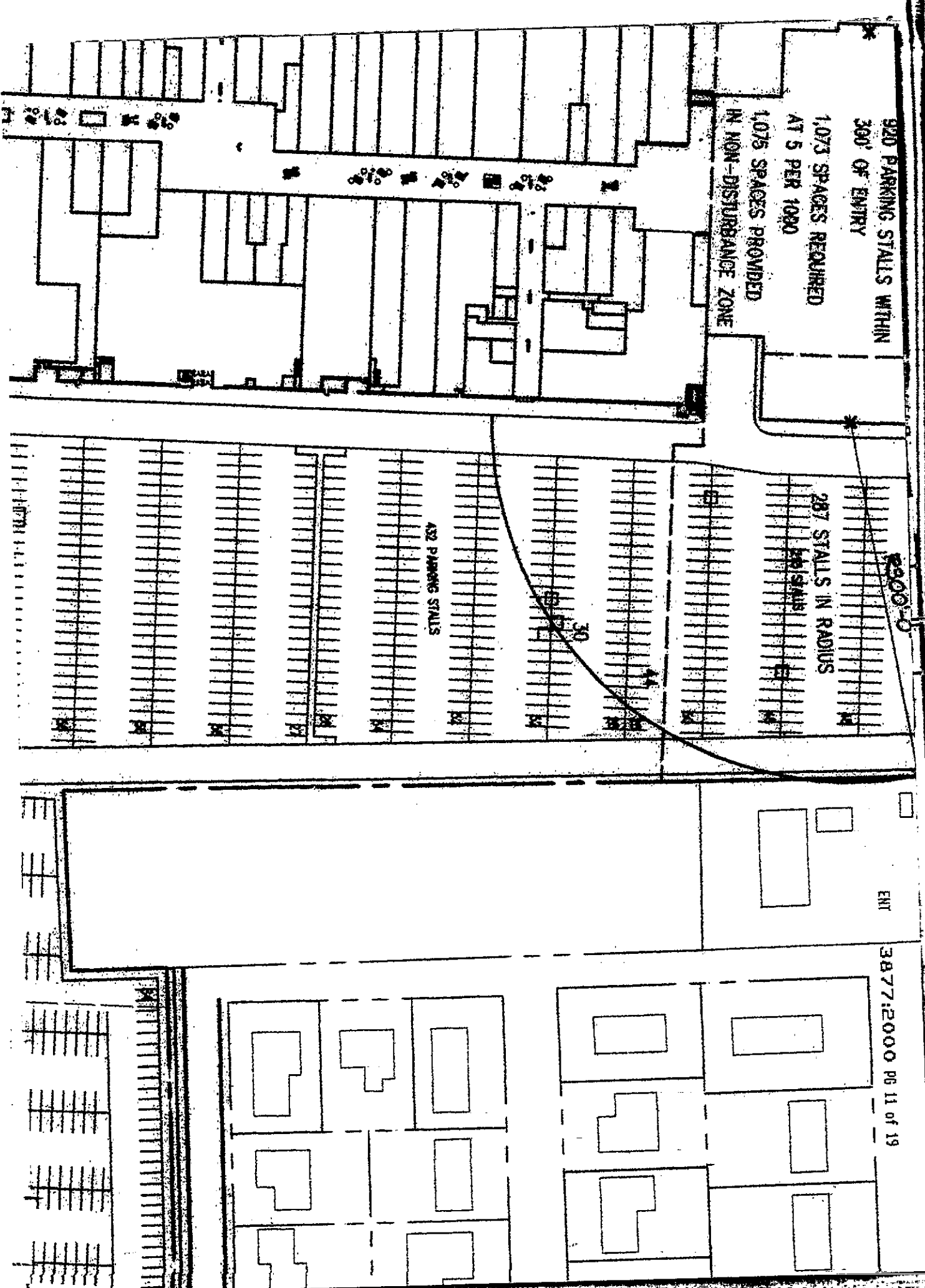
920 PARKING STALLS WITHIN
300' OF ENTRY
1,073 SPACES REQUIRED
AT 5 PER 1000
1,075 SPACES PROVIDED
IN NON-DISTURBANCE ZONE

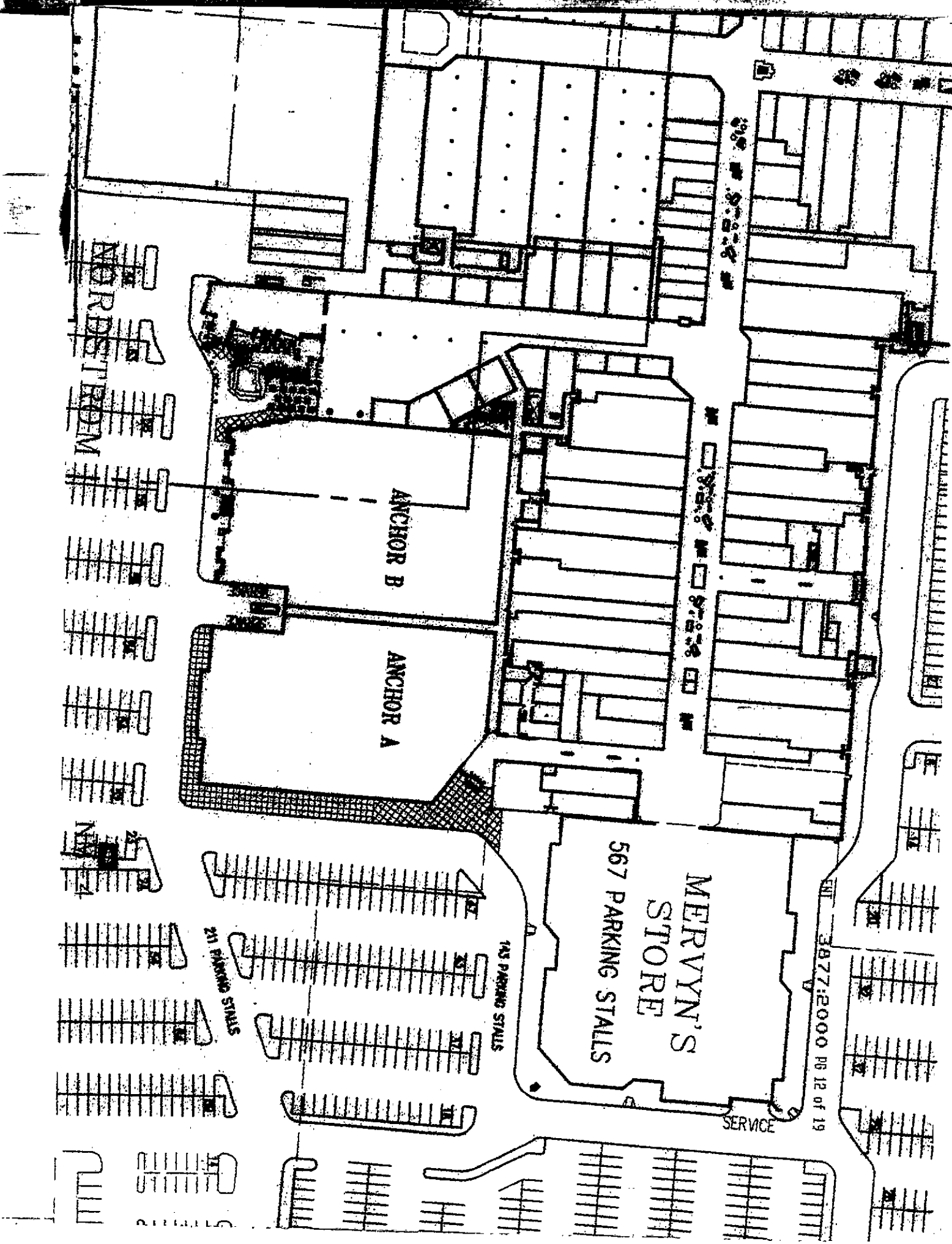
287 STALLS IN RADIUS

432 PARKING STALLS

ENT

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ANCHOR B

ANCHOR A

MERVYN'S
STORE
567 PARKING STALLS

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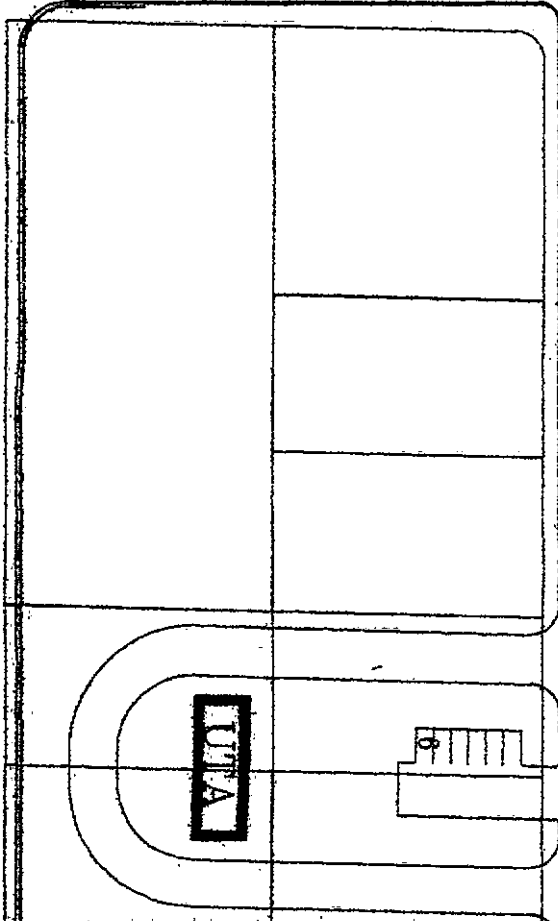
SERVICE

211 PARKING STALLS

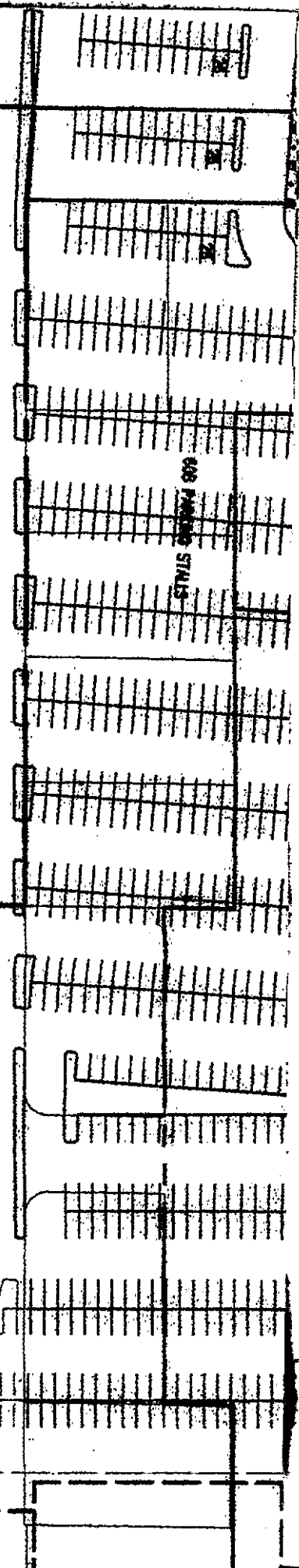
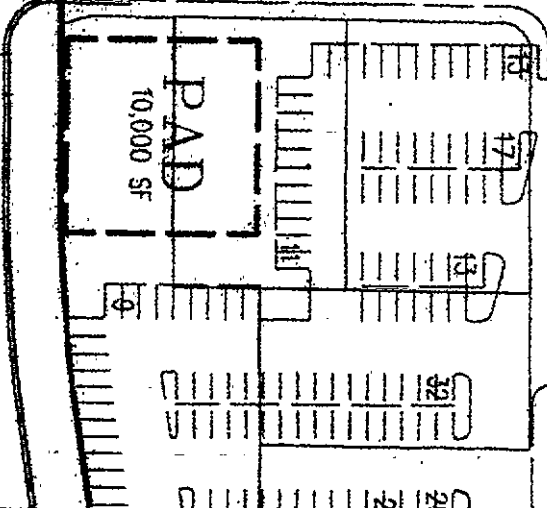
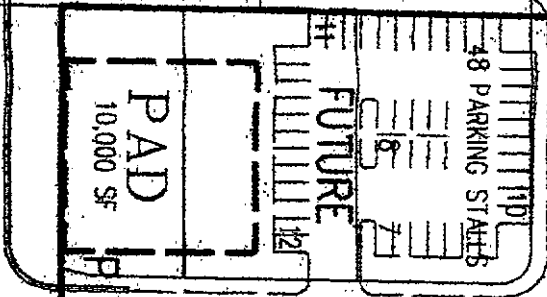
143 PARKING STALLS

WARDS
PDM

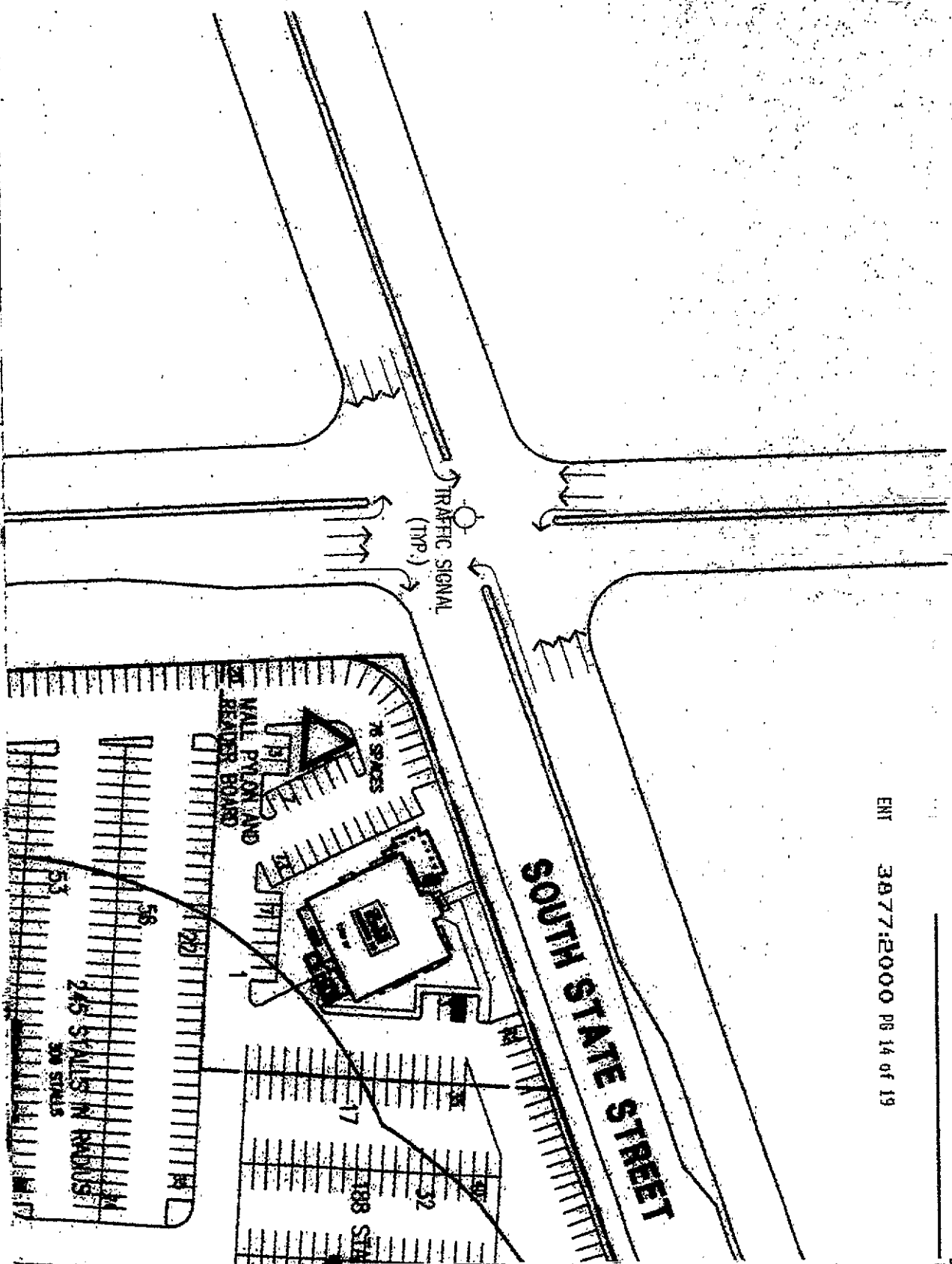
1200 SOUTH STREET



1100 SOUTH STREET

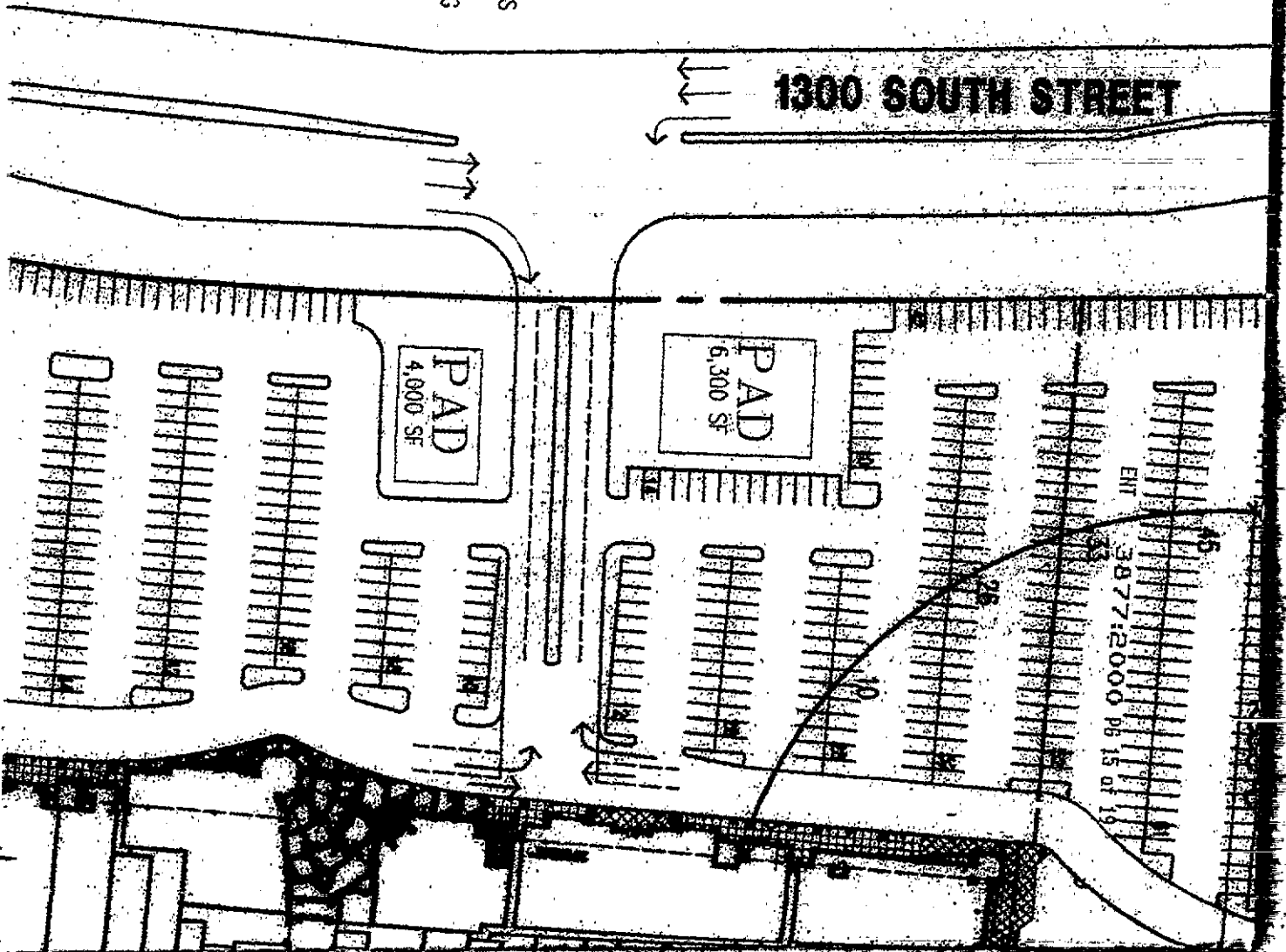


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1300 SOUTH STREET



NOTE:

ALL PARKING IS STANDARD 90° LAYOUT.
PARKING WIDTHS ARE 9'-0" ON THE DEVELOPERS
AND MERVYNS PARCELS. WIDTHS ARE 9'-8" ON
J.C. PENNEY AND Z.C.M.J. PARCELS. ALL PARKING
BAY WIDTHS ARE A MIN. OF 65'-0".

PARKING STALLS PROVIDED: 5541

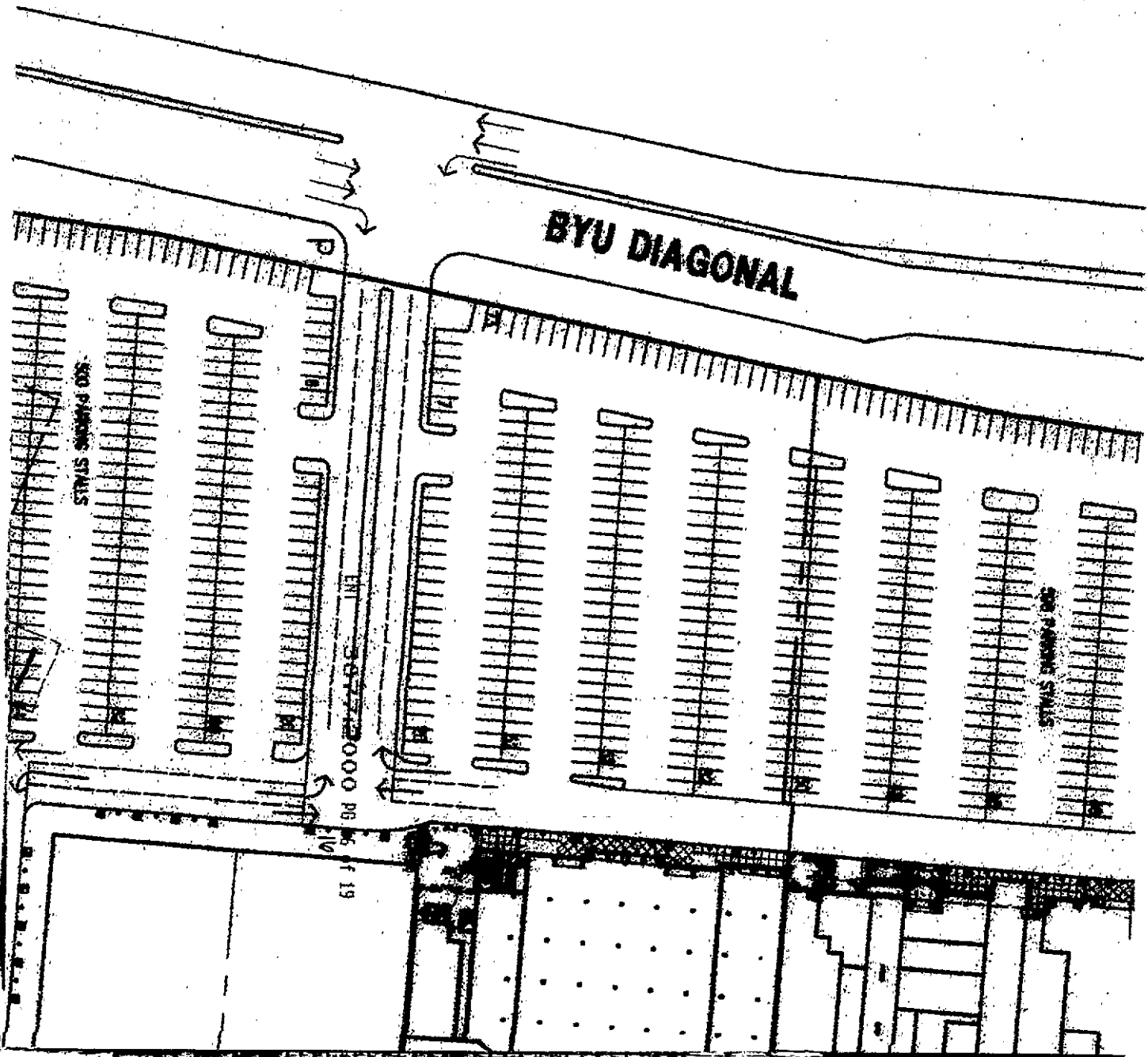
BYU DIAGONAL

STATUS STALLS 025

STATUS STALLS

ENT 3000000 PG 5

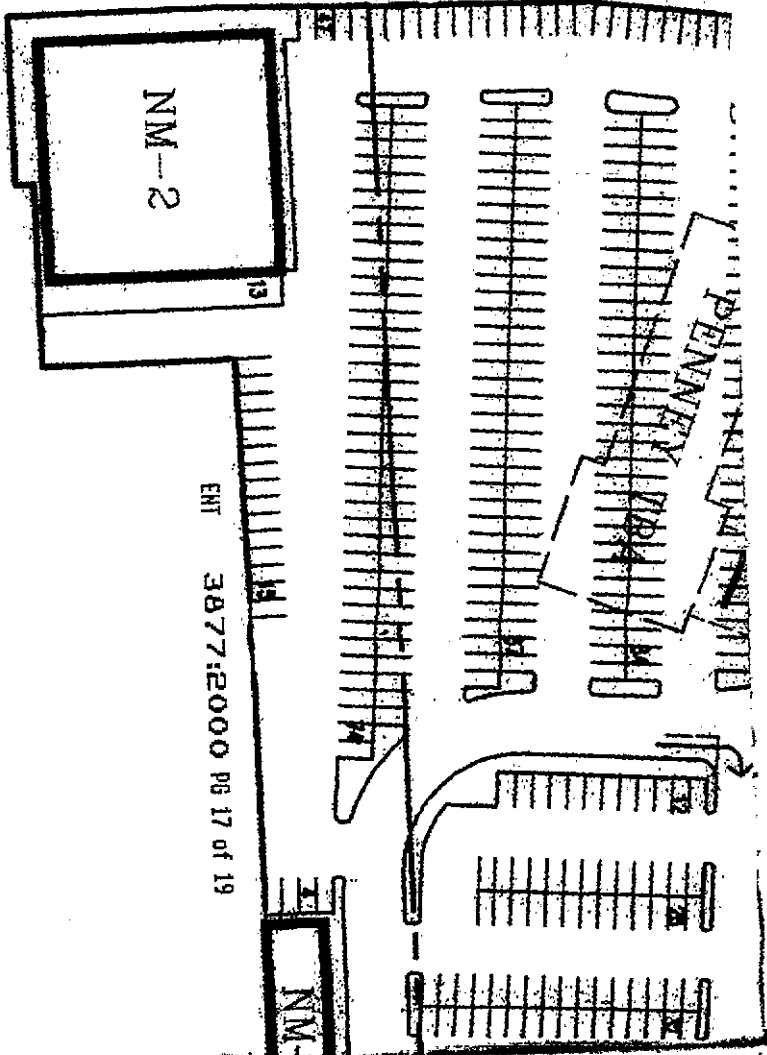
19



EXHIBIT

B.W.

800 EAST STREET



NM-2

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NM-1

NM-3

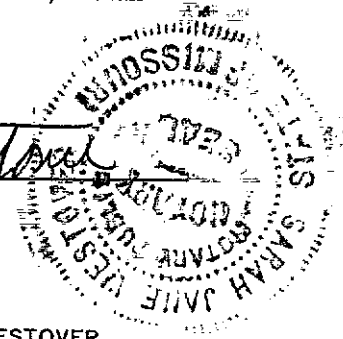
PENNEY PARKING

STATE OF MISSOURI)
) ss.
CITY OF ST. LOUIS)

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On the 12th day of JANUARY, ^{2000,} ~~1999,~~ personally appeared before me Richard A. Brickson, who acknowledged to me that ~~he~~ executed the foregoing instrument as the duly authorized Vice President of Zions Cooperative Mercantile Institution, a Utah corporation.

Sarah Jane Westover
Notary Public



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SARAH JANE WESTOVER
Notary Public — Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: August 10, 2003

EXHIBIT "B" ENT 3877:2000 PG 19 of 19
TOTAL "SHOPPING CENTER" DESCRIPTION

BEGINNING AT A POINT WHICH IS 540.00 FEET ALONG THE SECTION LINE BEARING NORTH 89°18' WEST AND 25.00 FEET NORTH FROM THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 6 SOUTH, SALT LAKE BASE & MERIDIAN;

THENCE NORTH 00°13' WEST 140.00 FEET; THENCE SOUTH 89°18' EAST 45.00 FEET; THENCE NORTH 00°13' EAST 330.00 FEET; THENCE SOUTH 89°18' EAST 46.70 FEET; THENCE NORTH 00°13' WEST 330.00 FEET; THENCE NORTH 89°18' WEST 46.20 FEET; THENCE NORTH 00°13' WEST 331.86 FEET; THENCE SOUTH 89°18' EAST 141.68 FEET; THENCE NORTH 00°30' WEST 189.88 FEET; THENCE NORTH 89°11' WEST 15.00 FEET; THENCE NORTH 00°30' WEST 80.09 FEET; THENCE NORTH 89°16' WEST 20.00 FEET; THENCE NORTH 00°30' WEST 78.00 FEET; THENCE SOUTH 86°09'05" WEST 15.49 FEET; THENCE NORTH 0°25'56" WEST 148.93 FEET; THENCE NORTH 89°43'11" WEST 88.72 FEET; THENCE NORTH 213.12 FEET; THENCE NORTH 89°41' WEST 197.60 FEET; THENCE SOUTH 157.14 FEET; THENCE SOUTH 49°02' WEST 344.33 FEET; THENCE SOUTH 04°02' WEST 189.50 FEET; THENCE NORTH 85°58' WEST 193.00 FEET; THENCE NORTH 50°00' WEST 61.00 FEET; THENCE NORTH 85°58' WEST 187.65 FEET; THENCE SOUTH 00°32' WEST 687.85 FEET; THENCE SOUTH 89°25' EAST 79.84 FEET; THENCE SOUTH 00°33' EAST 149.49 FEET; THENCE NORTH 88°55' WEST 857.27 FEET; THENCE NORTH 00°29' WEST 150.94 FEET; THENCE NORTH 89°35' WEST 29.18 FEET; THENCE NORTH 00°32' EAST 56.15 FEET; THENCE SOUTH 89°27' WEST 117.55 FEET; THENCE SOUTH 00°42' WEST 202.79 FEET; THENCE NORTH 88°43' WEST 147.45 FEET; THENCE NORTH 88°44' WEST 197.90 FEET; THENCE SOUTH 18°31' EAST 63.28 FEET; THENCE SOUTH 88°44' EAST 289.09 FEET; THENCE SOUTH 04°02' WEST 190.68 FEET; THENCE NORTH 85°58' WEST 90.83 FEET; THENCE SOUTH 71°29' WEST 115.00 FEET; THENCE SOUTH 18°31' EAST 828.02 FEET; THENCE NORTH 88°35' EAST 524.31 FEET; THENCE NORTH 89°03' EAST 191.51 FEET; THENCE SOUTH 88°46' EAST 136.38 FEET; THENCE SOUTH 86°42' EAST 80.06 FEET; THENCE SOUTH 84°43' EAST 50.43 FEET; THENCE SOUTH 82°08' EAST 133.89 FEET; THENCE SOUTH 79°32' EAST 158.71 FEET; THENCE SOUTH 78°11' EAST 115.50 FEET; THENCE SOUTH 78°00' EAST 79.29 FEET; THENCE SOUTH 78°32' EAST 224.66 FEET; THENCE SOUTH 81°56' EAST 166.63 FEET; THENCE SOUTH 88°52' EAST 194.89 FEET; THENCE NORTH 89°14' EAST 109.00 FEET; THENCE NORTH 00°46' WEST 90.00 FEET; THENCE SOUTH 89°14' WEST 9.00 FEET; THENCE NORTH 00°46' WEST 95.00 FEET; THENCE SOUTH 89°14' WEST 100.00 FEET; THENCE NORTH 00°46' WEST 454.15 FEET; THENCE NORTH 89°18' WEST 256.64 FEET; THENCE NORTH 62.00 FEET to point of beginning. Area 74.530 acres.

DEVELOPER TRACTS DESCRIPTION

(PART 1)

BEGINNING AT A POINT WHICH IS NORTH 89°18' WEST ALONG THE SECTION LINE 496.02 FEET AND NORTH 295.67 FEET FROM THE SOUTHEAST CORNER OF SECTION 23, T6S, R2E, SLB & M; THENCE NORTH 00°18' WEST 199.32 FEET; THENCE SOUTH 89°18' EAST 46.70 FEET; THENCE NORTH 00°13' WEST 330.00 FEET; THENCE NORTH 89°18' WEST 46.20 FEET; THENCE NORTH 00°13' WEST 331.86 FEET; THENCE SOUTH 89°18' EAST 141.68 FEET; THENCE NORTH 00°30' WEST 189.88 FEET; THENCE NORTH 89°11' WEST 15.00 FEET; THENCE NORTH 00°30' WEST 80.09 FEET; THENCE NORTH 89°16' WEST 20.00 FEET; THENCE NORTH 00°30' WEST 78.00 FEET; THENCE SOUTH 86°09'05" WEST 15.49 FEET; THENCE NORTH 0°25'56" WEST 148.93 FEET; THENCE NORTH 89°43'11" WEST 88.72 FEET; THENCE NORTH 213.12 FEET; THENCE NORTH 89°41' WEST 197.60 FEET; THENCE SOUTH 157.14 FEET; THENCE SOUTH 49°02' WEST 344.33 FEET; THENCE SOUTH 04°02' WEST 189.50 FEET; THENCE NORTH 85°58' WEST 193.00 FEET; THENCE NORTH 50°00' WEST 61.00 FEET; THENCE NORTH 85°58' WEST 187.65 FEET; THENCE SOUTH 00°32' WEST 284.36 FEET; THENCE SOUTH 85°58' EAST 674.75 FEET; THENCE SOUTH 04°02' WEST 389.00 FEET; THENCE NORTH 85°58' WEST 138.00 FEET; THENCE SOUTH 04°02' WEST 72.00 FEET; THENCE NORTH 85°58' WEST 302.00 FEET; THENCE NORTH 04°02' WEST 72.00 FEET; THENCE NORTH 85°58' WEST 212.05 FEET; THENCE SOUTH 00°32' WEST 31.81 FEET; THENCE SOUTH 89°25' EAST 79.84 FEET; THENCE SOUTH 00°33' EAST 149.49 FEET; THENCE NORTH 88°55' WEST 467.95 FEET; THENCE SOUTH 04°02' WEST 283.22 FEET; THENCE NORTH 85°58' WEST 56.57 FEET; THENCE SOUTH 04°02' WEST 460.00 FEET; THENCE SOUTH 85°58' EAST 284.07 FEET; THENCE SOUTH 04°02' WEST 116.43 FEET; THENCE SOUTH 00°59' WEST 164.29 FEET; THENCE NORTH 89°03' EAST 26.51 FEET; THENCE SOUTH 88°46' EAST 136.38 FEET; THENCE SOUTH 86°42' EAST 80.06 FEET; THENCE SOUTH 84°43' EAST 50.43 FEET; THENCE SOUTH 82°08' EAST 133.89 FEET; THENCE SOUTH 79°32' EAST 130.04 FEET; THENCE NORTH 04°02' EAST 284.12 FEET; THENCE NORTH 85°58' WEST 7.39 FEET; THENCE NORTH 04°02' EAST 460.00 FEET; THENCE SOUTH 85°58' EAST 142.17 FEET; THENCE NORTH 04°02' EAST 151.52 FEET; THENCE SOUTH 85°58' EAST 381.12 FEET to point of beginning. Area = 36.751 ACRES.

(PART 2)

AND BEGINNING AT A POINT WHICH IS 554.48 FEET NORTH AND 2675.24 FEET WEST FROM THE SOUTHEAST CORNER OF SECTION 23, T6S, R2E, SLB & M;

THENCE SOUTH 18°31' EAST 31.64 FEET; THENCE SOUTH 88°44' EAST 301.25 FEET; THENCE NORTH 04°02' EAST 29.77 FEET; THENCE NORTH 88°43' WEST 115.49 FEET; THENCE NORTH 88°44' WEST 197.90 FEET to point of beginning. Area = 0.210 ACRES.

(PART 3 - SC-1 ANNEX)

AND BEGINNING AT A POINT WHICH IS 32.62 FEET SOUTH AND 359.98 FEET WEST FROM THE SOUTHEAST CORNER OF SECTION 23, T6S, R2E, SLB & M;

THENCE SOUTH 00°39' EAST 638.53 FEET; THENCE SOUTH 88°52' EAST 77.96 FEET; THENCE NORTH 89°14' EAST 109.00 FEET; THENCE NORTH 00°46' WEST 90.00 FEET; THENCE SOUTH 89°14' WEST 9.00 FEET; THENCE NORTH 00°46' WEST 95.00 FEET; THENCE SOUTH 89°14' WEST 100.00 FEET; THENCE NORTH 00°46' WEST 454.15 FEET; THENCE NORTH 89°18' WEST 76.64 FEET; TO POINT OF BEGINNING. AREA = 1.576 ACRES.

(PART 4 - PARCEL "D")

BEGINNING AT A POINT 510.98 FEET SOUTH AND 463.34 FEET WEST FROM THE NORTH 1/4 CORNER OF SECTION 23, T6S, R2E, SLB & M;

THENCE NORTH 00°29' WEST 150.94 FEET; THENCE NORTH 89°35' WEST 29.18 FEET; THENCE NORTH 00°32' EAST 56.15 FEET; THENCE SOUTH 89°27' WEST 117.55 FEET; THENCE SOUTH 00°42' WEST 202.79 FEET; THENCE SOUTH 88°43' EAST 150.00 FEET TO POINT OF BEGINNING. (STATE COORDINATE BASIS OF BEARING). AREA = 0.659 ACRES.

