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RASHELLE HOBBS
Recorder, Salt Lake County, UT
SUTHERLAND TITLE
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, RETURN TO:

Draper Square, LC
920 E. Woodoak Lane, Suite 200
Salt Lake City, UT 84117

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("**Memorandum**") is entered into as of the 8 day of February, 2019, by and between PACIFICORP, an Oregon corporation ("**Lessor**") and DRAPER SQUARE, LC, a Utah limited liability company ("**Lessee**").

WHEREAS Lessor and Lessee have entered into that certain Lease Agreement executed as of September 13, 2018 (the "**Lease**") relating to certain real property located in Salt Lake County, Utah and more particularly described on attached Exhibit "A"; and

WHEREAS Lessor and Lessee wish to memorialize the existence of the Lease and certain specific terms contained therein,

NOW, THEREFORE, in consideration of the Lease and other good and valuable consideration, Lessor and Lessee agree as follows:

1. Capitalized Terms. Except as otherwise indicated herein, capitalized terms used in this Memorandum are defined as set forth in the Lease.
2. Term. The term of the Lease is for a period of forty (40) years commencing on the Commencement Date, as such term is defined in the Lease.
3. Purpose. This Memorandum is prepared for the purpose of recordation only, and it in no way modifies the provisions of the Lease. In the event of any inconsistency between the provisions of this Memorandum and the Lease, the provisions of the Lease shall prevail.
4. Selected Provisions. This Memorandum constitutes only a few selected provisions of the Lease, and interested parties should obtain a complete copy of the Lease from Lessor and Lessee and carefully review all provisions thereof.

IN WITNESS WHEREOF the parties have executed this Memorandum as of the date set forth above.

[Signature Page Follows]

Sub 38248

LESSOR:

PACIFICORP, an Oregon corporation

By: Curt Mansfield
Name: Curt Mansfield
Title: V.P. Operations

LESSEE:

DRAPER SQUARE, LC, a Utah limited liability company

By: R. Scott Irvine
Name: R. Scott Irvine
Title: Manager

STATE OF UTAH
COUNTY OF Salt Lake

The foregoing Memorandum was acknowledged before me this 8th day of February 2019, by Curtis Mansfield, as Vice President of Pacificorp.

Sheri Earl
Notary Public



STATE OF UTAH
COUNTY OF SALT LAKE

The foregoing Memorandum was acknowledged before me this 11th day of February 2019, by R. Scott Irvine, as Manager of Draper Square, LC.

Julianne Bennett
Notary Public

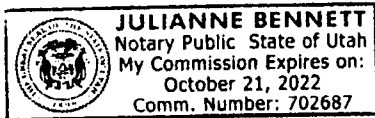


EXHIBIT A
Legal Description of Premises

That certain real property located in Salt Lake County, Utah more particularly described as follows:

A parcel of land situate in the Northwest Quarter of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows: Commencing South 89°37'14" West 93.78 feet along the North Section line and South 00°21'51" East 1,654.14 feet from the North Quarter Corner of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running; thence South 00°21'51" East 313.48 feet; thence South 35°34'39" West 767.12 feet to a point on the Northerly Right-of-Way of 13800 South Street; thence North 89°52'06" West 225.86 feet along said Northerly Right-of-Way; thence North 35°34'39" East 1,151.91 feet to the point of beginning.

Tax Parcel No. 33-01-100-003

A parcel of land situate in the North Half of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows: Commencing South 89°37'14" West 93.78 feet along the North Section line and South 00°21'51" East 1,654.14 feet from the North Quarter Corner of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running; thence North 35°34'39" East 266.59 feet to a point on the Southerly UDOT Right-of-Way of Bangarter Highway; thence Easterly 241.69 feet along the arc of a 2,166.59 feet radius curve to the right (center bears South 08°00'07" East and the chord bears North 85°11'37" East 241.56 feet with a central angle of 06°23'29") along said Southerly UDOT Right-of-Way; thence South 35°34'39" West 676.89 feet; thence North 00°21'51" West 313.48 feet to the point of beginning.

Tax Parcel No. 33-01-200-045