

13210702
3/5/2020 3:54:00 PM \$40.00
Book - 10906 Pg - 2206-2210
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

AFTER RECORDING RETURN TO:
Ria S. vanDright
Chicago Title Insurance Company-Commercial
609 Main Street, Suite 2350
Houston, Texas 77002

For reference only:
Tax Parcel No. 15-01-479-022

114272-DTF

MEMORANDUM OF PURCHASE AND SALE AGREEMENT

by

SINCLAIR REAL ESTATE COMPANY, a Wyoming corporation
(Seller)

and

CRIMSON 645 WEST TEMPLE, LLC, a Texas limited liability company
(Purchaser)

Dated as of March 5, 2020

MEMORANDUM OF PURCHASE AND SALE AGREEMENT

STATE OF UTAH §
 §
COUNTY OF SALT LAKE §

THAT SINCLAIR REAL ESTATE COMPANY, a Wyoming corporation (“**Seller**”), whose address is 555 South Main Street, Salt Lake City, Utah 84111, and CRIMSON 645 WEST TEMPLE, LLC, a Texas limited liability company (“**Purchaser**”), whose address is 1980 Post Oak Boulevard, Suite 1600, Houston, Texas 77056, hereby execute this Memorandum of Purchase and Sale Agreement in order to acknowledge that they have entered into a Purchase and Sale Agreement dated of even date herewith, by and between Seller and Purchaser (the “**Agreement**”), whereby Seller agreed to sell to Purchaser, and Purchaser agreed to purchase from Seller, that certain tract of real property more particularly described on Exhibit “A” attached hereto (the “**Property**”), together with all improvements thereon and all rights and appurtenances pertaining thereto. The closing of the transaction contemplated under the Agreement shall close on or before forty-two (42) months from the Effective Date (the “**Closing Date**”); provided, however, that unless terminated sooner, Purchaser may elect to extend the Closing Date by two additional periods of twelve (12) months each by delivering written notice of the applicable extension to Seller in accordance with the terms of the Agreement.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the parties have executed this Memorandum of Purchase and Sale Agreement as of the date of the acknowledgments hereinbelow, to be effective, however, as of the 5th day of March, 2020 (the "Effective Date").

"Seller"

SINCLAIR REAL ESTATE COMPANY,
a Wyoming corporation

By: [Signature]
Name: DAVID P. HIRASAWA
Title: VICE PRESIDENT

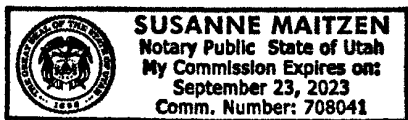
STATE OF UTAH §

COUNTY OF SALT LAKE §

This instrument was acknowledged before me on March 5, 2020, by David Hirasawa, VP of Sinclair Real Estate Company, a Wyoming corporation, on behalf of said corporation.

[SEAL]

[Signature]
Notary Public, State of Utah



My commission expires: 9-23-2023

“Purchaser”

CRIMSON 645 WEST TEMPLE, LLC,
a Texas limited liability company

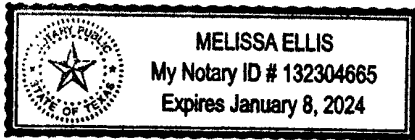
By: 
C. Dean Patrinely, President

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on March 2nd, 2020, by C. Dean Patrinely, President of Crimson 645 West Temple, LLC, a Texas limited liability company, on behalf of said limited liability company.

[SEAL]



Melissa Ellis
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Hunton Andrews Kurth LLP
600 Travis Street, Suite 4200
Houston, Texas 77002
Attn: Michael A. Boyd

EXHIBIT "A"

Legal Description

The North 82.5 feet of Lots 3 and 4, and All of Lots 5 and 6, Block 22, Plat A, Salt Lake City Survey.

Also known as:

A parcel of land located in Block 22, Plat A, Salt Lake City Survey, more particularly described as follows;

The North 82.5 feet of Lots 3 and 4, and All of Lots 5 and 6, Block 22, Plat A, Salt Lake City Survey more particularly described as follows:

Beginning at a point on the south right-of-way line of 600 South Street, said point being South 00°03'32" East 65.58 feet and South 89°56'28" West 30.22 feet and South 89°56'45" West 330.11 feet from the monument located at the intersection of Main Street and 600 South Street, said point also being the Northeast corner of Lot 6, Block 22, Plat A, Salt Lake City Survey and running;

Thence South 0°01'50" East 412.61 feet along the east line of said Lot 6 and east line of Lot 3, Block 22, Plat A, Salt Lake City Survey;

Thence South 89°56'54" West 330.19 feet to the East right-of-way line of West Temple Street;

Thence North 0°01'10" West 412.59 feet along said east right-of-way to the South right-of-way line of 600 South Street;

Thence North 89°56'45" East 330.11 feet along said south right-of-way line to the point of beginning.

Parcel contains 136,218 Sq. Ft. 3.127 Acres.