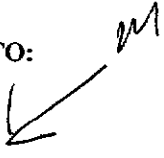


12/13

AFTER RECORDING RETURN TO:

Wm. Shane Topham
JARDINE LINEBAUGH & Dunn
A Professional Corporation
370 East South Temple, 4th Floor
Salt Lake City, Utah 84111



ENT 124540 BK 4881 PG 738
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1998 Dec 02 12:06 pm FEE 14.00 BY SS
RECORDED FOR JARDINE LINEBAUGH & DUNN

Notice of Lease

THE UNDERSIGNED hereby gives notice that **PARKWAY VENTURES, LTD.**, a Utah limited partnership whose address is c/o 2125 North University Parkway, Provo, Utah 84604 ("**Landlord**"), has leased to **BRANBURY PARK, INC.**, a Utah corporation whose address is 449 West 1720 North, Provo, Utah 84604 ("**Tenant**"), the real property (the "**Premises**") that is located at 1825 North University Parkway in Provo, Utah County, Utah and that is particularly described on the attached exhibit, pursuant to a "Lease" (the "**Lease**") dated 10 September 1998 executed by Landlord and by Tenant. The original term of the Lease commenced on 10 September 1998 and continues in effect thereafter for successive, consecutive periods of five (5) years each (each of which is referred to herein as a "**Renewal Period**"), unless and until the Lease is terminated (a) by Tenant at any time upon at least thirty (30) days' prior written notice to Landlord, or (b) by Landlord upon at least one (1) year's written notice to Tenant prior to the fifth (5th) anniversary of the Lease or the end of a Renewal Period, as applicable, or (c) pursuant to the other terms of the Lease.

This Notice of Lease (this "**Notice**") is prepared and executed for the purposes of recordation, but it does not set forth all of the terms and provisions that are contained in the Lease nor does it in any way modify or amend the provisions of the Lease, the terms of which are incorporated in this Notice by reference. In the event of any conflict or inconsistency between this Notice and the terms and provisions of the Lease, the Lease shall control.

DATED effective 10 September 1998.

PARKWAY VENTURES, LTD.,
a Utah limited partnership

By: **COSTA INVESTMENT COMPANY,**
LTD., a Utah limited partnership

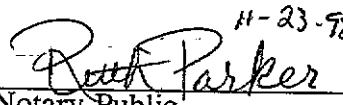
By: 
CRAIG C. CHRISTENSEN,
General Partner

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 23rd day of November 1998 by **CRAIG C. CHRISTENSEN**, as the general partner of **COSTA INVESTMENT COMPANY, LTD.**, a Utah limited partnership acting in its capacity as the general partner of **PARKWAY VENTURES, LTD.**, a Utah limited partnership.

My Commission Expires:

2-4-2001


Notary Public
Residing in: Provo, ut

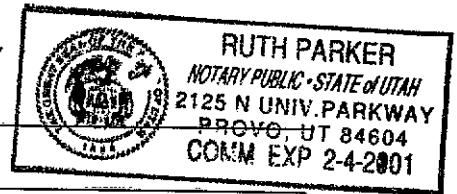


Exhibit to Notice of Lease

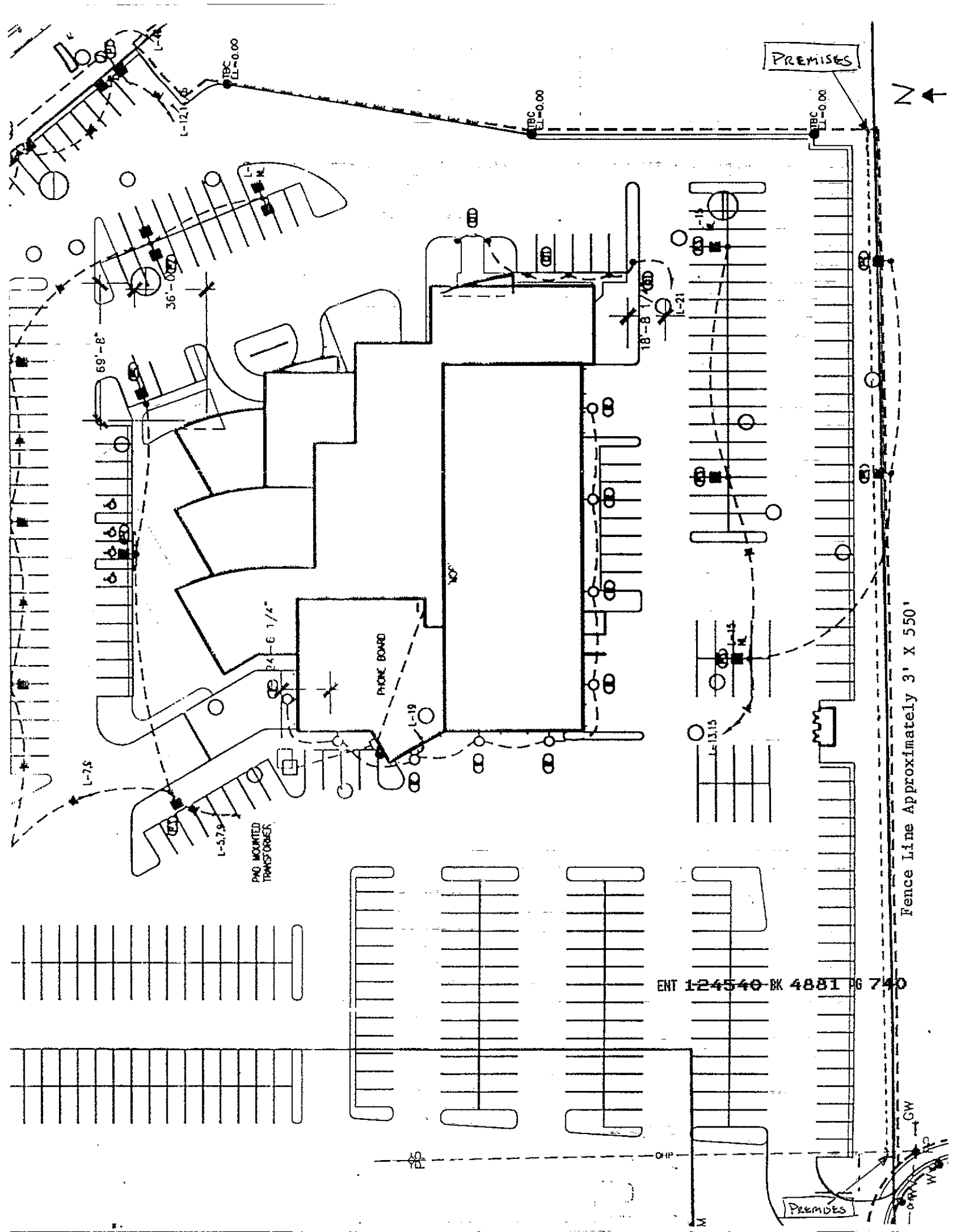
The fence (the "Fence") separating Landlord's realty particularly described below (the "Parkway Parcel") and contiguous realty owned by Tenant (the "Branbury Parcel") that is located adjacent to, and immediately to the Southwesterly of, the Parkway Parcel, has been intentionally located approximately three (3) feet on Landlord's side of the deeded boundary line (the "Deed Line") between the Parkway Parcel and the Branbury Parcel in order to safeguard the Fence from possible damage by persons on the Branbury Parcel.

The Premises covered by the Lease consist of a parcel of ground located in Utah County, Utah that measures approximately 3' x 550' and consists of all ground owned by Landlord that is located between the Fence and the Deed Line, as shown on the drawing that is attached hereto.

The Parkway Parcel is located in Utah County, Utah and is particularly described as follows:

Beginning on the South right-of-way line of proposed 1940 North Street which point is also South 57°58'18" East 218.38 feet from the North Quarter Corner of Section 36, Township 6 South, Range 2 East, Salt Lake Base and Meridian; and running thence along said South right-of-way due East 52.96 feet to the start of a 114.0 ~~{-}~~ foot radius curve to the left; thence along the arc of said curve 128.62 feet to the Southwesterly right-of-way of University Parkway and to a point approximately 1.0 foot Southwest of a fence line (central angle = 64°38'29" chord bears North 57°40'45" East 121.90 feet); thence along said right-of-way along the arc of a 17,108.73 foot radius curve to the right 392.87 feet (central angle = 01°18'57" chord bears South 39°43'35" East 392.86 feet [said line is also parallel to and approximately ~~{-}~~ [1.00] foot Southwest of said fence line]); thence South 49°57'40" West 34.12 feet to a point on a 2.50 foot radius curve to the left; thence along the arc of said curve 3.89 feet (central angle = 89°04'33" chord bears South 05°25'23" West 3.51 feet); thence South 39°05'52" East 10.13 feet to a 15.50 foot radius curve to the right; thence along the arc of said curve 13.17 feet (central angle = 48°40'36" chord bears South 14°44'33" East 12.78 feet); thence South 09°29'30" West 153.93 feet; thence due South 169.77 feet; thence South 88°59'08" West 565.90 feet; thence North 88°44'51" West along the Northerly right-of-way of 1800 North Street 13.61 feet to a point on an 18.00 foot radius curve to the left; thence along the arc of said curve 21.13 feet (central angle = 67°16'19" chord bears North 30°19'53" East 19.94 feet to a point on a reverse curve of a 45.00 foot radius curve to the right; thence along the arc of said curve 73.28 feet (central angle = 93°18'17" chord bears North 43°20'52" East 65.45 feet); thence due East 22.89 feet; thence due North 35.27 feet; thence North 88°59'09" East 41.58 feet; thence North 0°04'00" East 441.92 feet to a point on the South right-of-way of proposed 1940 North Street which point is also on a 67.00 foot radius curve to the left; thence along the arc of said [curve] South right-of-way 119.48 feet (central angle = 102°10'14" chord bears North 54°12'15" East 104.26 feet to a point of reverse curvature); thence along the arc of a 10.0 foot radius curve to the right 15.16 feet (central angle = 86°52'52" chord bears North 46°33'34" East 13.75 feet); to the point of beginning.

Note: Basis of bearing for description is North 06°57'02" East from the North Quarter Corner of said Section 36, to the triangulation cone on Mt. Timpanogos.



PREMISES



PHONE BOARD

PAG MOUNTED TRANSFORMER

Fence Line Approximately 3' X 550'

ENT 124540 BK 4881 PG 740

PREMISES