

RECORDING REQUESTED BY AND MAIL TO  
WEB SERVICE COMPANY, INC.  
2890 FREEMAN BLVD.  
REDONDO BEACH, CA. 90278

DOUG CRIST  
"FBER C"  
EFUT *Doug Crist*  
MAY 27 9 07 AM '86

PLATED  VERIFIED   
ENTERED  MICROFILMED

1047591

FILED AND RECORDED FOR  
*Web Service Co, Inc.*

MEMORANDUM OF LEASE OF REAL PROPERTY

THIS MEMORANDUM OF LEASE is entered into this 22<sup>nd</sup> day of March 1986

by and between Wallace Associates, Inc. / Villa South Apartments (hereinafter referred to as "Lessor"), and WEB SERVICE COMPANY, INC. (hereinafter referred to as "Lessee"). Lessor hereby does lease to Lessee, and Lessee does hereby accept the exclusive possession of all common laundry facility(ies) described below and located on the real property and improvements consisting of 20 units, located at \*\* by Reid T. Brinton, V.P., Wallace Assoc. Mgmt., Inc., Agent 3763 Grant Avenue - Ogden, Utah

which real property and improvements are herein referred to as the "property" and legally described in Exhibit "A" attached hereto, and by this reference incorporated herein as though fully set forth. Lessor warrants and represents that only 20 units are plumbed with their own washer or dryer connections.

1. **Exclusive use and possession of leased premises.** Lessor does hereby grant, convey and transfer to Lessee the exclusive use and possession of all common laundry facilities on the property, which facility(ies) is/are described as encompassing approximately 1000 square feet, for its use as a laundry facility(ies) [said facility(ies) is/are hereinafter referred to as the "leased premises"].

2. **Term.** The term of this Lease shall not exceed ten (10) years from the date of this Lease or the installation date of Lessee's equipment, whichever is later, plus any extension of said term. The Lessee is hereby given a right of first refusal to meet any competitive bid to continue providing laundry services if this Lease is not extended.

3. **Assignment or Transfer.** This Lease shall be binding upon the parties hereto, their respective heirs, personal representatives, successors, assigns or transferees.

4. **Non-Competition Clause.** This Lease contains a covenant by the Lessor not to compete, which is binding upon, and inures to the benefit of, the heirs, administrators, successors or assigns of Lessor.

5. Lessor and Lessee have entered into an unrecorded Lease containing the provision included herein and certain additional provisions. The provisions of the unrecorded Lease are incorporated herein by this reference. A copy of the unrecorded Lease is available for inspection, by persons having a legitimate interest in the property, at the home office of Lessee located at 3690 Freeman Boulevard, Redondo Beach, California 90278.

1540 REC-132

LESSEE  
WEB SERVICE COMPANY  
By *W.F. Bloomfield, Jr.*  
W.F. Bloomfield, Jr., President  
Title \_\_\_\_\_

*Clifford J. Niven*  
Witness Clifford J. Niven

LESSOR: Villa South Apartments  
*Villa South Apartments*  
Owner  
By *Reid T. Brinton*  
*Reid T. Brinton*  
Title of Authorized Agent V.P. Wallace Assoc. Mgmt., Inc., Agent

Date \_\_\_\_\_  
Witness \_\_\_\_\_

STATE OF UTAH

County of Salt Lake

On this 23rd day of March, in the year 1988  
 before me Sandra E. Weed, State of Utah, residing there in, duly  
 commissioned and sworn, personally appeared Clifford J. Nieves  
 personally known to me (or proved to me on the oath/affirmation of (leave blank)  
 a credible witness personally known to me) to be the person whose name is subscribed  
 to the within instrument as a witness thereof, who, being by me duly sworn, deposes  
 and says: That the Witness resides in Salt Lake County and that the  
 Witness was present and saw Reid T. Brinton, Vice Pres., Wallace Assoc. Management  
 Inc. the  
 person (or persons) whose name is or (names are) subscribed to the within instrument  
 as a party (or parties) thereto, is (are) the person (or persons) described therein;  
 that Reid T. Brinton, Vice Pres., Wallace Assoc. Management, Inc.  
 personally known to him to be the person (or persons) described therein; subscribed to  
 and who executed said instrument as Agent for the Villa South Apartments  
 (or parties) executed the same in his presence and sight on behalf of said party <sup>California</sup>  
 (or parties) and duly acknowledged in the presence and hearing of witness that he <sup>California</sup>  
 executed the same and the witness subscribed his own name as a witness there to.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal  
 above written.

Sandra E. Weed  
 Notary Public and for said State

My commission expires Feb. 1, 1992



STATE OF CALIFORNIA } ss.  
 COUNTY OF Los Angeles

On this 18th day of May in the year 1988  
 before me, the undersigned, a Notary Public in and for said State, personally appeared  
W.E. Bloomfield, Jr., President,  
WEB Service Company, Inc. personally known to me  
 (or proved to me on the basis of satisfactory evidence) to be the person who executed the  
 within instrument on behalf of the Corporation therein named, and acknowledged to me that  
 the Corporation executed it.

WITNESS my hand and official seal

Mary Lou Beard  
 Notary Public in and for said State

OFFICIAL SEAL  
 MARY LOU BEARD  
 Notary Public, California  
 LOS ANGELES COUNTY  
 My Comm. Exp. Mar 29 1991

NOTARY PUBLIC STATE OF CALIFORNIA - Notary Public - Commission Expires 03/29/91

1540 1303

Parcel 1: 05-136-0010, 0040

A part of the Southeast Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Meridian, U.S. Survey; Beginning at a point North 20.61 chains and West 18.62 chains from the Southeast corner of said Quarter section and running thence West 525.80 feet; thence South 165 feet; thence West 330.52 feet; thence North 13° East 470.58 feet; thence East 138.6 feet; thence North 51° East to the South line of Lot 17, Block 26, Lakeview Addition Subdivision; thence East to a point North of a point 1563.06 feet West of the Southeast corner of said Quarter section; thence South to a point 65 feet North and 332.61 feet, more or less, West from beginning; thence East 15 feet; thence South 15 feet; thence East 317.61 feet, more or less, to a point North of beginning; thence South 50 feet to the point of beginning. Excepting that portion thereof, if any, which lies South of a line which is 13 feet North of and parallel to the South line of 38th Street extended West from Washington Boulevard.

Parcel 2:

05-136-0027 ✓

A part of the Southeast quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Meridian, United States Survey; Beginning at a point 22 chains West and South 38° West 1708.8 feet and South 52° East 165 feet and South 12°15' West 388.57 feet from the Northeast corner of said Southeast Quarter, and running thence South 12°15' West 55.51 feet; thence North 52° West 179.08 feet; thence North 15°21' East 54.31 feet to a point North 52° West of point of beginning; thence South 52° East 175.86 feet to point of beginning.

Parcel 3:

05-136-00A1 ✓

A part of the Southeast Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point which is North 20.61 chains and West 1757.72 feet and South 165 feet and West 330.52 feet and North 13° East 28.47 feet from the Southeast corner of said quarter section; and running thence North 13° East 442.11 feet; thence North 52° West 38.46 feet, more or less, to boundary line fence as described in that certain Agreement recorded in the office of the Weber County Recorder on March 29, 1974, as Entry No. 612108; thence South 12°58'19" West 386.90 feet along said fence; thence North 52° West 4.8 feet to property of Frontiers West, Inc.; thence South 12°15' West 55.51 feet; thence South 52° East 42.23 feet, more or less, to the place of beginning.

Blk 1540 Pct 1304

Easement for installation and maintenance of a storm sewer pipe line and appurtenances along the following described centerline: A part of the Southeast Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Meridian; beginning at a point North 0°58' East 1349.79 feet, and North 89°02' West 1700.61 feet from the Southeast corner of said Quarter section and running thence North 89°04' West 373.44 feet, more or less, to the Westerly line of grantors property. Also a temporary construction easement 40 feet wide lying 10 feet South and 30 feet North along the above-described center line. Together with right of ingress and egress necessary for maintenance of said pipe line, as granted to South Ogden City by document recorded June 15, 1961, in Book 681, page 93 of records. (Affects Parcel 1.)

3. A right of way for Public Street upon and across said property as follows: Beginning at a point 20.61 chains North and 18.62 chains West from the Southeast corner of said Southeast Quarter of Section 5, and running thence West 6.80 chains; thence North 66 feet; thence East 50.19 feet; thence North 260.7 feet; thence East 66 feet; thence South 261.7 feet; thence East 15 feet; thence South 15 feet; thence East 317.61 feet; thence South 50 feet to the point of beginning; conveyed to CITY OF SOUTH OGDEN by deed recorded May 24, 1973, in Book 1025, page 549 of Records.

4. A right of way and easement 16 feet wide across Parcel 1 for gas transmission and distribution facilities, together with necessary rights of ingress and egress to and from said right of way; conveyed to MOUNTAIN FUEL SUPPLY COMPANY, a corporation, by instrument recorded August 16, 1973, in Book 1033, page 22 of Records, as shown on plat recorded in Book 1033, page 24.

5. A right of way easement 5 feet wide across Parcel 1 (exact location not disclosed) for a buried telephone cable and appurtenant structures, together with necessary rights of ingress and egress; conveyed to THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY by instrument recorded November 1, 1973, in Book 1038, page 771 of Records.

6. Assessments levied under South Ogden Curb, Gutter and Sidewalk District No. 18, after November 1, 1975.

BOOK 1540 PAGE 1365