

When Recorded, Return to:
 Young Electric Sign Company
 2401 Foothill Drive
 Salt Lake City, Utah 84109

10564909
 11/19/2008 4:59:00 PM \$48.00
 Book - 9659 Pg - 9648-9654
 Gary W. Ott
 Recorder, Salt Lake County, UT
 TITLE WEST
 BY: eCASH, DEPUTY - EF 7 P.

GRANT OF EASEMENT

WEINGARTEN MILLER EQUIWEST SALT LAKE LLC, a Utah corporation, Grantor, hereby CONVEYS and GRANTS to YOUNG ELECTRIC SIGN COMPANY, a Utah corporation, whose address is 2401 Foothill Drive, Salt Lake City, Utah 84109, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, affirmative, perpetual, and non-revocable easements over, above, upon, across, and under, as the case may be, the tract of land described herein as Exhibit "X" (the "Servient Estate"), which easements shall be for the benefit of and shall be appurtenant to the contiguous tract of land described herein as Exhibit "Y" (the "Dominant Estate") and also the outdoor advertising structure thereon (the "Structure"), as it exists presently, and as it may be modified in the future, as follows:

A line of sight easement from each of the Structure's two advertising faces (at their present height or as they may be raised at the Dominant Estate Owner's sole discretion), over the Servient Estate, to travelers on the Interstate Highway located to the west. This easement will ensure that both advertising faces on the Structure will be without visual obstruction from any object on the Servient Estate, as viewed from the Interstate Highway.

An easement for access (ingress and egress) over and across the Servient Estate from any public right-of-way adjacent to the Servient Estate to the Dominant Estate and the Structure thereon. The entire easement for Dominant Estate Owner's access to the Structure shall be large enough, level enough, and stable enough for typical service trucks of outdoor advertising structures to access the Structure with ease. The Servient Estate Owner shall maintain the paved portions, if any, of this easement and ensure that such paved portions are substantial enough to accommodate Dominant Estate Owner's service trucks without damage to the surface. Servient Estate Owner shall ensure adequate clearance for such service trucks from all obstacles on the Servient Estate, including, without limitation, buildings, trees, and the Structure itself. The Servient Estate Owner shall also be responsible for building and maintaining whatever retaining walls, water runoff channels, etc. may be required by law or practicality, pertinent to the development of the Servient Estate.

A utility easement for electrical power and telecommunication lines and any associated equipment necessary to control the display or light the Structure, above, across, or under the Servient Estate. This easement shall include the present location of such lines and equipment, and also the access required to install new lines and/or replace, repair, and service them as necessary. If Servient Estate Owner determines to relocate such lines on the Servient Estate, Servient Estate Owner may relocate those appurtenant to the Dominant Estate and the

Structure, but only if Servient Estate Owner provides appropriate electrical and telecommunications service at the Structure on the Dominant Estate, at no cost to Dominant Estate Owner for such relocation, without interruption of normal electrical use at the Structure, and with rights of access as may be required to replace, repair, and service such relocated lines.

An easement for encroachment over and into the Servient Estate to the extent that any portion of the Structure extends beyond the Dominant Estate and into the Servient Estate.

The Servient Estate Owner shall ensure that the requirements of the above-referenced easements are met. If the Servient Estate Owner does not do so after 30 days' written notice from the Dominant Estate Owner, the Dominant Estate Owner may unilaterally cure whatever discrepancies exist, and the Servient Estate Owner shall forthwith reimburse the Dominant Estate Owner for all costs of such cure.

Any notices required by this Grant of Easement shall be sent as appropriate to the following parties or their successors in writing. All parties to this Grant of Easement shall be notified of any change of address.

Grantor: Weingarten Miller Equiwest Salt Lake LLC
c/o Weingarten Realty Investors
2600 Citadel Plaza Drive
Houston, Texas 77008
Attn: President

With a copy to:
Weingarten Realty Investors
P. O. Box 924133
Houston, Texas 77292
Attn: General Counsel

With a copy to:
Miller Weingarten Realty, LLC
850 Englewood Parkway, Suite 200
Englewood, CO 80110
Attn: Steven A. Shoflick, President

With a copy to:
Isaacson Rosenbaum P.C.
633 17th Street, Suite 2200
Denver, CO 80202
Attn: William M. Silberstein, Esq.

Grantee: Young Electric Sign Company
2401 Foothill Drive
Salt Lake City, UT 84109

If notice is sent by a nationally recognized overnight courier, the notice shall be effective on the date set forth in the confirmed receipt from such courier. If notice is hand delivered, the notice shall be effective on the date so delivered. If the notice is sent by certified mail, return receipt requested, postage prepaid, the notice shall be effective on the date listed as received on the return receipt. Either party may change its notice address upon written notice to the other party.

The term "Dominant Estate Owner" includes the Grantee as identified herein, and all successors in interest to the Dominant Estate.

The term "Servient Estate Owner" includes the Grantor as identified herein, and all successors in interest to any part of the Servient Estate, jointly and severally. All obligations of the Servient Estate Owner shall run with the land.

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[SIGNATURE PAGE FOLLOWS]

WITNESS the hand of said Grantor this 19 day of November, 2008.

GRANTOR:

WEINGARTEN MILLER EQUIWEST SALT LAKE LLC,
a Colorado limited liability company

By: WEINGARTEN MILLER SALT LAKE LLC,
a Colorado limited liability company
Its Manager

By: MILLER SALT LAKE LLC,
a Colorado limited liability company,
Its Member

By: *Steven A. Shoflick*
Steven A. Shoflick,
Its Manager

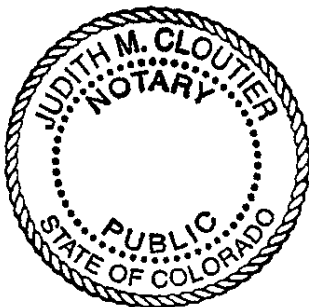
STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

On the 13th day of November, 2008, personally appeared before me Steven A. Shoflick, who being duly sworn, represented that he is the Manager of Miller Salt Lake LLC, a Colorado limited liability company, as Manager of Weingarten Miller Salt Lake LLC, a Colorado limited liability company, as Manager of Weingarten Miller Equiwest Salt Lake LLC, a Colorado limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of Weingarten Miller Equiwest Salt Lake LLC by authority of a resolution of its members, and said Steven A. Shoflick acknowledged to me that said limited liability company executed the same.

My Commission expires:

7-29-08

Judith M. Cloutier
Notary Public Residing at
9245 W. Clifton Ave.
Littleton CO 80128



My Commission Expires 07/29/2010

EXHIBIT X
Servient Estate

Parcel 1:

Beginning at the Southeast corner of Lot 1, Block 6, Davis Sharp & Stringers Subdivision, according to the official plat thereof, recorded January 30, 1980, as Entry No. 16162, in Book "B" of Plats, at Page 110, thence West 72.34 feet; thence Northwesterly 59 feet, more or less, to the North line of Lot 2, thence East 82.24 feet; thence South 59 feet to beginning.

(Tax ID No. 15-12-376-003)

Parcel 2:

Beginning at the Southeast corner of Lot 1, Block 6, Davis Sharp & Stringers Subdivision, according to the official plat thereof, recorded January 30, 1980, as Entry No. 16162, in Book "B" of Plats, at Page 110, thence West 72.34 feet; thence South 10°35'25" East 33.57 feet; thence East 66.17 feet; thence North 33.00 feet to the point of beginning.

(Tax ID No. 15-12-376-004)

Parcel 3:

Lots 10 and 11, Block 5, Davis Sharp & Stringers Subdivision, according to the official plat thereof, recorded January 30, 1980, as Entry No. 16162, in Book "B" of Plats, at Page 110, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

(Tax ID No. 15-12-451-001)

Parcel 4:

Commencing 50 feet South from the Northeast corner of Lot 18, Block 24, Five Acre Plat "A", Big Field Survey; thence South 252.06 feet; thence South 89°56'40" West 755.12 feet; thence North 0°00'59" West 252.06 feet; thence North 89°56'40" East 755.12 feet to the point of beginning.

Less and excepting therefrom any portion lying within the bounds of 300 West Street.

Also less and excepting therefrom that portion deed to Salt Lake City as Entry No. 2603038, in Book 3526, at Page 139 recorded February 28, 1974, described as follows: Beginning at the Southeast corner of Lot 18, Block 24, Five Acre Plat "A", Big Field Survey, and running thence South 14.96 feet; thence West 11.0 feet; thence North 252.06 feet; thence East 11.0 feet; thence South 237.1 feet to the point of beginning.

Also less and excepting therefrom the following: Commencing 14.96 feet South from Southeast corner Lot 5 Block 24, Five Acre plat "A", Big Field Survey, East 6.25 feet North 737.68 feet West 75 feet South 282.32 feet, more or less; thence North 89° 56' 40" East 15.88 feet; thence South 7° 36' 59" East 56.75 feet, Southeasterly along a curve to radius 187.21 feet; thence South 0° 00' 59" East 227.3 feet, East 32.96 feet to beginning.

(Tax ID No. 15-12-331-005)

Parcel 5:

Lots 12, 13 and the East 20 feet of Lot 14, Block 5, Davis Sharp & Stringers Subdivision, according to the official plat thereof, recorded January 30, 1980, as Entry No. 16162, in Book "B" of Plats, at Page 110, as recorded in the office of the Salt Lake County Recorder.

Also the Northerly 1 foot of the West 5 feet of Lot 14 and the Northerly 1 foot of Lots 15, 16, 17, and 18.
(Tax ID No. 15-12-380-007)

Parcel 6:

Commencing at the Northwest corner of Lot 28, Block 5, Davis Sharp & Stringers Subdivision, according to the official plat thereof, recorded January 30, 1980, as Entry No. 16162, in Book "B" of Plats, at Page 110, thence East 212 feet to the Northeast corner of Lot 21; thence North 14 feet to a point on the South boundary line of Lot 18, of the official Survey of Five Acre Plat "A", Big Field Survey; thence West 212 feet along said boundary; thence South 14 feet to the point of beginning.
(Tax ID No. 15-12-380-009)

Parcel 7:

Lots 21, 22 and 23, Block 5, Davis Sharp & Stringers Subdivision, according to the official plat thereof, recorded January 30, 1980, as Entry No. 16162, in Book "B" of Plats, at Page 110, as recorded in the office of the Salt Lake County Recorder.

Together with the half vacated alley abutting on the West.
(Tax ID No. 15-12-380-008)

Parcel 8:

Lots 24, 25, 26, 27 and 28, Block 5, Davis Sharp & Stringers Subdivision, according to the official plat thereof, recorded January 30, 1980, as Entry No. 16162, in Book "B" of Plats, at Page 110, as recorded in the office of the Salt Lake County Recorder.

Together with the half vacated alley abutting on the East.
(Tax ID No. 15-12-380-001)

Parcel 9:

Commencing 14.96 feet South from Southeast corner of Lot 5 Block 24, Five Acre Plat "A", Big Field Survey, East 6.25 feet North 737.68 feet West 75 feet South 282.32 feet, more or less; thence North 89° 56' 40" East 15.88 feet; thence South 7° 36' 59" East 56.75 feet, Southeasterly along a curve to radius 187.21 feet; thence South 0° 00' 59" East 227.3 feet, East 32.96 feet to beginning.
(Tax ID No. 15-12-330-006)

Parcel 10:

Beginning at a point that is the Southwest corner of Lot 24, Block 5, Davis, Sharp and Stringer's Subdivision, according to the official plat thereof, recorded January 30, 1980, as Entry No. 16162, in Book "B" of Plats, at Page 110, a Subdivision of Block 24, 5-Acre Plat "A", Big Field Survey, located in the Southwest quarter of Section 12, Township 1 South, Range 1 West, Salt Lake Boise and Meridian; thence South 89° 56' 40" West 66.00 feet to the Southeast corner of Lot 1, Block 6; thence North 00° 00' 59" West 148.00 feet along the East line of Block 6 to the North line of Davis, Sharp and Stringer's Subdivision; thence North 89° 56' 40" East 66.00 feet; thence South 00° 00' 59" East 148.00 feet along the West line of Block 5 to the point of beginning.
(Tax ID No. 15-12-380-010)

Parcel 11:

Commencing 50 feet South and 400 feet West from the Northeast corner of Lot 18, Block 24, Five Acre Plat "A", Big Field Survey, West 3.88 feet; thence North 166.69 feet, East 3.88 feet; thence South 166.69 feet to beginning.
(Tax ID No. 15-12-331-004)

EXHIBIT Y

Dominant Estate

Beginning at a point East 619.20 feet from the Southwest corner of Lot 5, Block 24, Five Acre Plat "A", Big Field Survey, and running thence East 68.85 feet; thence South 14.96 feet, more or less, to the North line of an alley and the North line of Davis, Sharp and Stringer's Subdivision; thence West along said North line 68.85 feet, more or less, to a point on the East highway boundary; thence Northerly 14.96 feet, more or less, to the place of Beginning

TOGETHER with one-half of the vacated alley abutting said property on the South

County of Salt Lake
State of Utah

Tax Parcel No. 15-12-330-007