

EXECUTION COPY

ENT 4942:2006 PG 1 of 17
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2006 Jan 13 2:27 pm FEE 54.00 BY CS
RECORDED FOR TALON GROUP
ELECTRONICALLY RECORDED

When recorded, return to:
Glen D. Watkins
Jones, Waldo, Holbrook & McDonough, P.C.
170 South Main Street, Suite 1500
Salt Lake City, Utah 84101

MEMORANDUM OF LEASE

This Memorandum of Lease is dated as of January 6, 2006, by and between IM Flash Technologies, LLC, a Delaware limited liability company with an address at 1550 East 3400 North, Lehi, Utah 84043 ("Tenant") and Micron Technology, Inc., a Delaware corporation with an address at 8000 S. Federal Way, Mail Stop 1-507, Boise, ID 83716 ("Landlord").

RECITALS

A. Landlord owns certain real property located in Utah County and Salt Lake County and more particularly described on Exhibit A attached hereto, together with all improvements located thereon (the "Property").

B. Landlord and Intel Corporation ("Intel") entered into that certain Limited Liability Company Operating Agreement dated as of the date hereof (the "Operating Agreement"), pursuant to which Landlord and Intel set forth their agreement regarding the operation and organization of Tenant.

C. Landlord and Tenant have entered into that certain Pre-Subdivision Lease with Agreement to Deed of even date herewith (the "Lease"), pursuant to which Landlord has leased to Tenant a portion of the Property depicted on Exhibit B attached hereto (the "Premises") and Landlord has agreed to convey fee title to the Premises to Tenant upon completion of a subdivision creating the Premises as a legal parcel or parcels, separate from the remainder of the Property.

NOW, THEREFORE, Landlord and Tenant hereby agree as follows:

1. For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid and exchanged between Landlord and Tenant, and subject to terms and conditions set forth in the Lease, Landlord has leased to Tenant and Tenant has leased from Landlord, the Premises.

2. The term of the Lease commenced on the date hereof and expires, unless sooner terminated as set forth in the Lease, on the tenth anniversary of the date hereof (the "Term"); provided, however, that the Term shall automatically extend for a period coterminous with any Renewal Term (as such term is defined in the Operating Agreement); and, provided, further, that the Term shall terminate on the earlier to occur of (i) the Transfer (as defined in the

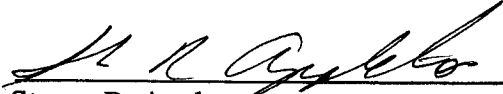
THE TALON GROUP
AW# 424725MS

Lease), (ii) the completion of the winding up and liquidation activities of the Tenant following the occurrence of a Liquidating Event (as defined in the Operating Agreement), or (iii) the exercise of the option referred to in Section 12.5 of the Operating Agreement.

3. Landlord and Tenant execute this Memorandum of Lease for purposes of recordation and notice of the Lease and do not intend to change any provision of the Lease.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease as of the date first above written.

Micron Technology, Inc.

By: 
Name: Steven R. Appleton
Title: Chief Executive Officer and President

IM Flash Technologies, LLC

By: _____
Name: David A. Baglee
Title: Authorized Officer

By: _____
Name: Rodney Morgan
Title: Authorized Officer

Lease), (ii) the completion of the winding up and liquidation activities of the Tenant following the occurrence of a Liquidating Event (as defined in the Operating Agreement), or (iii) the exercise of the option referred to in Section 12.5 of the Operating Agreement.

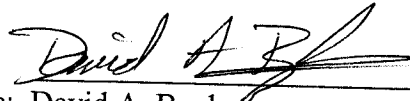
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Title: Chief Executive Officer and President

IM Flash Technologies, LLC

By: 
Name: David A. Baglee
Title: Authorized Officer

By: _____
Name: Rodney Morgan
Title: Authorized Officer

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Micron Technology, Inc.

By: _____
Name: Steven R. Appleton
Title: Chief Executive Officer and President

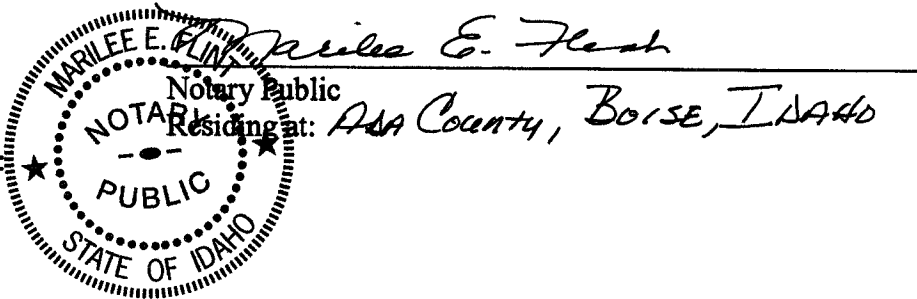
IM Flash Technologies, LLC

By: _____
Name: David A. Baglee
Title: Authorized Officer

By:  _____
Name: Rodney Morgan
Title: Authorized Officer

STATE OF IDAHO)
) SS.
COUNTY OF ASA)

The foregoing instrument was acknowledged before me this 6th day of January, 2006, by STEVEN R. APPLETON the CEO & PRESIDENT of Micron Technology, Inc., a Delaware corporation.



My commission expires: 5/6/2011

STATE OF)
) SS.
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of January, 2006, by _____ the _____ of IM Flash Technologies, LLC, a Delaware limited liability company.

Notary Public
Residing at:

My commission expires:

STATE OF)
) SS.
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of January, 2006, by _____ the _____ of IM Flash Technologies, LLC, a Delaware limited liability company.

Notary Public
Residing at:

My commission expires:

STATE OF)
) SS.
COUNTY OF)

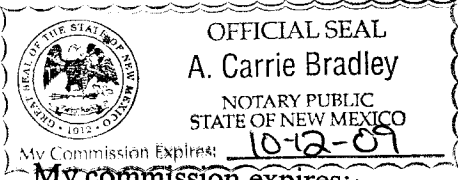
The foregoing instrument was acknowledged before me this ____ day of January, 2006, by _____ the _____ of Micron Technology, Inc., a Delaware corporation.

Notary Public
Residing at:

My commission expires:

STATE OF New Mexico)
) SS.
COUNTY OF Sandoval)

The foregoing instrument was acknowledged before me this 01 day of January, 2006, by David A Beake the PROXIMIZED OFFICER of IM Flash Technologies, LLC, a Delaware limited liability company.



[Signature]

Notary Public
Residing at:

My commission expires: 10-12-09

STATE OF)
) SS.
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of January, 2006, by _____ the _____ of IM Flash Technologies, LLC, a Delaware limited liability company.

Notary Public
Residing at:

My commission expires:

STATE OF)
) SS.
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of January, 2006, by _____ the _____ of Micron Technology, Inc., a Delaware corporation.

Notary Public
Residing at:

My commission expires:

STATE OF)
) SS.
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of January, 2006, by _____ the _____ of IM Flash Technologies, LLC, a Delaware limited liability company.

Notary Public
Residing at:

My commission expires:

STATE OF IDAHO)
) SS.
COUNTY OF ASA)

The foregoing instrument was acknowledged before me this 6th day of January, 2006, by RODNEY MORGAN the AUTHORIZED OFFICER of IM Flash Technologies, LLC, a Delaware limited liability company.

Marilee E. Flint

Notary Public
Residing at: ASA CTY, BOISE, IDAHO

My commission expires:
5/6/2011

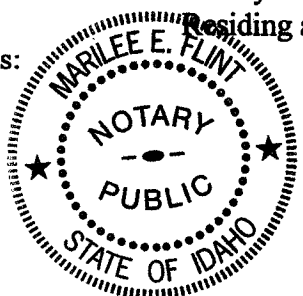


EXHIBIT A
to Memorandum of Lease

Legal Description of the Property

PARCEL 2 (Group 2):

A parcel of land located in Utah County, Utah, in the East half of Section 29, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and being more particularly described according to the following courses and distances, to wit:

Beginning at the East quarter corner of Section 29, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 00°04'20" East along the Section line 1330.46 feet to the Southeast corner of the Northeast quarter of the Southeast quarter of said Section 29; thence South 89°51'27" West along a 40-acre line 1327.56 feet to the Southwest corner of said Northeast quarter of the Southeast quarter of Section 29; thence North 00°03'14" West along a 40-acre line 1328.63 feet to the Northwest corner of said Northeast quarter of the Southeast quarter of Section 29; thence North 00°03'14" West along a 40-acre line 1332.44 feet to the Northwest corner of the Southeast quarter of the Northeast quarter of Section 29; thence North 89°50'51" East along a 40-acre line 1326.71 feet to the Northeast corner of said Southeast quarter of the Northeast quarter of Section 29; thence South 00°04'20" East along the Section line 229.29 feet; thence South 64°16'59" West 321.91 feet; thence South 42°13'51" West 671.19 feet; thence South 01°06'24" West 464.89 feet; thence South 89°59'40" East 751.51 feet to the point of beginning.

PARCEL 3 (Group 3):

A parcel of land located in Utah County, Utah in Sections 21, 22, 27 and 28, of Township 4 South, Range 1 East, of the Salt Lake Base and Meridian and being more particularly described according to the following courses and distances, to wit:

Beginning at the Section corner common to Sections 21, 22, 27 and 28, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 89°51'24" West 1462.02 feet along the South line of Section 21; thence South 00°01'55" East 1697.38 feet; thence South 76°05'04" West 1149.30 feet; thence North 07°25'48" West 648.21 feet; thence South 73°37'22" West 1501.45 feet; thence North 02°49'01" East 378.35 feet; thence North 38°55'22" West 622.92 feet; thence South 51°34'21" West 1034.94 feet; thence South 64°16'59" West 35.44 feet to the West line of Section 28; thence North 00°04'20" West 1560.11 feet along said West line of Section 28; thence North 01°19'21" West 3982.85 feet along the West line of Section 21; thence East 3540.31 feet; thence South 715.98 feet; thence East 2900.00 feet; thence North 73°57'00" East 899.58 feet; thence South 19°19'47" East 3046.64 feet; thence South 61°41'09" West 642.58 feet; thence South 52°59'59" West 571.97 feet to a point on the South line of Section 22; thence South 53°02'15" West 696.69 feet to a point on the East line of the Northwest quarter of the Northwest quarter of Section 27; thence South 38°15'13" West 646.00 feet; thence South 77°12'44" West 946.52 feet to a point on the West line of Section 27; thence North 00°02'16"

West 1131.78 feet along the Section line to the point of beginning.

Less and Excepting therefrom said Parcel 3 the following described two Parcels:

Beginning at a point located North 89°51'24" West 3765.00 feet along the South line of Section 21 from the Section corner common to Sections 21,22,27 and 28, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 00°08'36" East 1170.00 feet; thence South 89°51'24" East 375.00 feet; thence South 00°08'36" West 1170.00 feet to the South line of said Section 21; thence North 89°51'24" West 375.00 feet along said South line of Section 21 to the point of beginning.

Beginning at a point located North 89°51'24" West 3387.07 feet along the South line of Section 21 and North 1170.00 feet from the Section corner common to Sections 21, 22, 27 and 28, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 89°51'24" East 375.00 feet; thence North 00°08'36" East 585.00 feet; thence North 89°51'24" West 375.00 feet; thence South 00°08'36" West 585.00 feet to the point of beginning.

PARCEL 4 (Group 4):

A parcel of land located in Utah County, Utah, in the Northeast quarter of Section 28, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and being more particularly described according to the following courses and distances, to wit:

Beginning at the Northeast corner of Section 28, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being a found Utah County Monument; and running thence South 00°02'16" East along the Section line 1331.51 feet to the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 28; thence South 76°05'04" West 1506.15 feet; thence North 00°01'55" West 1697.38 feet to a point on the North Section line of said Section 28; thence South 89°51'24" East along said Section line 1462.02 feet to the point of beginning.

PARCEL 5 (Group 5):

A parcel of land located in Utah County, Utah, in the South half of Section 22 and the North half of Section 27 of Township 4 South, Range 1 East, Salt Lake Base and Meridian, and being more particularly described according to the following courses and distances, to wit:

Beginning at a point located South 89°52'49" West along the Section line 767.13 feet from the North quarter corner of Section 27, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 52°59'59" East 571.97 feet; thence North 61°41'09" East 1340.23 feet; thence North 65°47'28" East 501.93 feet to a point on a 40-acre line; thence South 00°10'12" West along a 40-acre line 1181.39 feet to the Southeast corner of the Southwest quarter of the Southeast quarter of Section 22; thence South 00°06'04" West along a 40-acre line 1328.22 feet to the Southeast corner of the Northwest quarter of the Northeast quarter of said Section 27; thence South 89°50'00" West along a 40-acre line 1322.54 feet to the Southwest corner of the Northwest quarter of the Northeast quarter of said Section 27; thence South 89°49'58" West along a 40-acre line 1322.83 feet to the Southwest corner of the Northeast

quarter of the Northwest quarter of said Section 27; thence North 00°00'13" East along a 40-acre line 912.67 feet; thence North 53°02'15" East 696.69 feet to the point of beginning.

PARCEL 6 (Group 6):

A parcel of land located in the East half of Section 28, and the Southwest quarter of Section 27, in Township 4 South, Range 1 East, Salt Lake Base and Meridian, Utah County, more particularly described as follows:

Beginning at a point that is North 49°33'54" East 689.864 feet from the South quarter corner of said section 28, a found brass cap monument set in concrete; thence North 7°36'13" West 561.630 feet; thence North 57°40'47" East 197.972 feet; thence North 32°19'13" West 130.000 feet; thence North 57°40'51" East 470.000 feet; thence North 32°19'13" West 292.138 feet; thence North 57°40'47" East 927.501 feet; thence North 14°38'07" West 470.873 feet; thence North 75°21'53" East 850.000 feet; thence South 14°38'07" East 393.198 feet; thence South 74°14'09" East 895.770 feet; thence South 15°45'51" West 356.197 feet; thence South 74°14'09" East 434.876 feet; thence South 15°45'51" West 1,123.803 feet; thence North 74°14'09" West 945.256 feet; thence South 81°45'51" West 494.185 feet; thence South 57°45'51" West 643.508 feet; thence South 81°48'12" West 794.602 feet to the point of beginning.

The basis of bearing is South 89°58'12" East between the Southwest corner of the South quarter corner of said Section 28.

Less and Excepting therefrom said Parcel 6 any portion conveyed to Lehi City.

PARCEL 8 (Group 8):

A parcel of land located in Utah County, Utah, in the West half of Section 27 and Section 28, and the North half of Section 33, and the Northwest quarter of Section 34, in Township 4 South, Range 1 East, Salt Lake Base and Meridian, and being more particularly described according to the following courses and distances, to wit:

Beginning at the Southwest corner of Section 28, Township 4 South, Range 1 East, Salt Lake Base and Meridian; said corner being a found Utah County Monument; and running thence North 00°04'20" West 2660.93 feet along the Section line to the West quarter corner of said Section 28; thence South 89°50'30" East 2658.13 feet along the quarter Section line to the center of Section 28; thence North 00°01'37" West 665.58 feet along the quarter Section line; thence North 76°05'04" East 2738.52 feet to the Northeast corner of the Southeast quarter of the Northeast quarter of said Section 28; thence North 00°02'16" West 199.73 feet along the East line of said Section 28; thence North 77°12'44" East 946.52 feet; thence North 38°15'13" East 646.00 feet to a point on a 40-acre line; thence South 00°00'13" West 912.67 feet along a 40-acre line to the Northeast corner of the Southwest quarter of the Northwest quarter of Section 27; thence North 89°49'58" East 1322.83 feet along 40-acre line to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 27; thence South 00°02'42" West 1329.32 feet along the quarter Section line to the center of said Section 27; thence South 00°02'42" West 1327.99 feet along the quarter Section line to the Southeast corner of the

Northeast quarter of the Southwest quarter of said Section 27; thence South 89°51'49" West 581.86 feet along a 40-acre line; thence South 3°50'00" West 760.59 feet; thence along the arc of a 398.77 foot radius curve to the left 195.96 feet (chord to said curve bears South 10°14'40" East, 194.00 feet); thence South 24°19'21" East 490.99 feet; thence South 09°40'00" East 1184.72 feet to the North right-of-way line of SR 92 (Alpine Highway); thence along the North right-of-way line of SR 92 (Alpine Highway) the following 18 courses and distances: (1) South 72°05'56" West, 48.52 feet; (2) South 88°00'20" West, 679.12 feet; (3) South 00°18'40" East, 7.00 feet; (4) South 89°41'34" West, 300.00 feet; (5) South 89°41'35" West, 400.00 feet; (6) South 89°43'46" West, 790.00 feet; (7) South 89°40'02" West, 1110.00 feet; (8) South 89°44'09" West 670.00 feet; (9) South 89°41'35" West 200.09 feet; (10) North 89°58'01" West, 575.41 feet; (11) South 89°13'00" West, 158.00 feet; (12) North 87°35'00" West, 155.50 feet; (13) along the arc of a 5679.70 foot radius curve to the right 851.68 feet (chord to said curve bears North 85°28'58" West, 850.88 feet); (14) South 00°03'24" East 11.72 feet; (15) along the arc of a 5679.70 foot radius curve to the right 78.18 feet (chord to said curve bears North 81°25'40" West, 78.18 feet); (16) North 81°02'00" West, 750.50 feet; (17) along the arc of a 5779.70 foot radius curve to the left 685.95 feet (chord to said curve bears North 84°26'00" West 685.55 feet); (18) North 87°50'00" West, 300.29 feet; thence North 00°04'52" West 1035.44 feet; thence North 89°58'12" West 24.75 feet to the point of beginning.

Less and Excepting therefrom said Parcel 8 that portion of property contained within the EDA Parcel described as follows:

Beginning at a point that is North 49°33'54" East 689.864 feet from the South quarter corner of said Section 28, a found brass cap monument set in concrete; thence North 07°36'13" West 561.630 feet; thence North 57°40'47" East 197.972 feet; thence North 32°19'13" West 130.00 feet; thence North 57°40'51" East 470.000 feet; thence North 32°19'13" West 292.138 feet; thence North 57°40'47" East 927.501 feet; thence North 14°38'07" West 470.873 feet; thence North 75°21'53" East 850.000 feet; thence South 14°38'07" East 393.198 feet; thence South 74°14'09" East 895.770 feet; thence South 15°45'51" West 356.197 feet; thence South 74°14'09" East 434.876 feet; thence South 15°45'51" West 1123.803 feet; thence North 74°14'09" West 945.256 feet; thence South 81°45'51" West 494.185 feet; thence South 57°45'51" West 643.508 feet; thence South 81°48'12" West 794.602 feet to the point of beginning.

Also Less and Excepting therefrom said Parcel 8 the following four Parcels belonging to Lehi City, being more particularly described as follows:

Beginning at a point located North 89°58'12" West along the Section line 828.79 feet and South 1229.25 feet from the North quarter corner of Section 33, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 00°03'24" West 1229.25 feet to a point on a 40-acre line; thence North 00°02'28" West 1340.42 feet; thence South 89°54'21" East 830.34 feet to a point on the quarter Section line of said Section 28; thence South 89°54'32" East 408.82 feet; thence South 00°00'44" East 12.00 feet to a 40-acre line; thence North 89°54'32" West along a 40-acre line 408.82 feet to the Northeast corner of the Southeast quarter of the Southwest quarter of said Section 28; thence North 89°54'21" West along a 40-acre line 788.26 feet; thence along the arc of a 30.00 foot radius curve to the left 47.20 feet (chord bears South 45°01'35" West, 42.48 feet); thence South 00°02'28" East 1298.33 feet to a point on a 40-acre line; thence South

00°03'24" East 1231.10 feet; thence along the arc of a 5679.70 foot radius curve to the right 12.14 feet (chord bears North 81°14'53" West, 12.14 feet) to the point of beginning.

Beginning at a point located North 00°01'56" East along the Section line 1324.38 feet and North 89°54'32" West 2248.53 feet along the 40-acre line and North 00°00'44" West 12.00 feet from the Southeast corner of Section 28, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 89°54'32" West 50.000 feet; thence North 00°00'44" West 540.79 feet; thence South 89°54'32" East 425.52 feet; thence South 00°00'44" East 262.79 feet; thence North 89°54'32" West 375.52 feet; thence South 00°00'44" East 278.00 feet to the point of beginning.

Beginning at a point located North 00°01'56" East along the Section line 1324.38 feet and North 89°54'32" West 1873.01 feet along the 40-acre line from the Southeast corner of Section 28, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 89°54'32" West along the 40-acre line 375.52 feet; thence North 00°00'44" West 290.00 feet; thence South 89°54'32" East 375.52 feet; thence South 00°00'44" East 290.000 feet to the point of beginning.

Beginning at a point on the Grantor's Easterly property line, said point lies 2257.32 feet North 00°02'42" East along the quarter section line from the South quarter corner of Section 27, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 90°00'00" West 460.84 feet; thence North 41°14'37" West 221.15 feet; thence North 09°32'45" West 475.44 feet; thence North 45°00'00" East 374.57 feet; thence North 90°00'00" East 421.33 feet to a point on said quarter section line, said point also being on the Grantor's Easterly property line; thence South 00°02'42" West 900.00 feet along said quarter section line and Easterly property line to the point of beginning.

PARCEL 9 (Group 9):

A parcel of land located in Utah County, Utah, in the Northeast quarter of Section 29 and the Northwest quarter of Section 28, in Township 4 South, Range 1 East, Salt Lake Base and Meridian, and being more particularly described according to the following courses and distances, to wit:

Beginning at the East quarter corner of Section 29, Township 4 South, Range 1 East, Salt Lake Base and Meridian, said corner being a found Utah County Monument; and running thence North 89°59'40" West 751.51 feet; thence North 01°06'24" East 464.89 feet; thence North 42°13'51" East 671.19 feet; thence North 64°16'59" East 357.35 feet; thence North 51°34'21" East 1034.94 feet; thence South 38°55'22" East 622.92 feet; thence South 02°49'01" West 378.35 feet; thence North 73°37'22" East 1501.45 feet; thence South 07°25'48" East 648.21 feet; thence South 76°05'04" West 83.07 feet; thence South 00°01'37" East 665.58 feet; thence North 89°50'30" West 2658.13 feet to the point of beginning.

PARCEL 10:

A 12' wide roadway as conveyed in Special Warranty Deed by Lehi City, a municipal

corporation, grantor, to Micron Technology, Inc., a Delaware corporation, grantee, recorded February 26, 2004 as Entry No. 21549:2004 of Official Records and described as follows:

Beginning at a point along the North line of a State Road which is 1383.21 feet North 3483.47 feet West of the East Quarter Corner of Section 33, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: N 00°01'41" E from said corner to the Northeast Corner of said section, being a State Plane Coordinate Bearing); thence as follows: North 00°03'10" West 1269.31 feet; North 00°01'55" West 1340.44 feet; South 89°53'47" East 830.33 feet; South 89°54'03" East 408.76 feet; South 00°00'12" East 12.00 feet; North 89°54'03" West 408.78 feet to the Southwest Corner of the Northwest Quarter of the Southeast Quarter of Section 28, Township 4 South, Range 1 East, Salt Lake Base and Meridian; North 89°53'47" West 788.23 feet to a 30.00 radius, tangent, curve to the left (CA = 90°08'08", T = 30.07', CH = 42.48', CHB = S 45°02'09" W) 47.19 feet along said curve; South 00°01'55" East 1298.34 feet; South 00°03'10" East 1271.63 feet to a 5679.7 foot, non-tangent, State Road curve to the right (CA = 00°07'24", T = 6.11', CH = 12.22', CHB = N 79°05'15" W) 12.22 feet along said curve to the point of beginning.

PARCEL 11:

A parcel of land conveyed by Fox Ridge Investments, LLC as grantor to Micron Technology, Inc. as grantee by Special Warranty Deed recorded November 21, 2003 as Entry No. 185504:2003 of Official Records and described as follows:

Beginning at the Southeast Corner of Section 29, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 0°05'59" West along the Section line 1330.470 feet; thence South 89°57'27" West 2071.188 feet; thence South 0°05'59" East 1332.814 feet; thence North 89°57'27" East along the Section line 743.393 feet; thence South 0°02'37" East 972.063 feet to the North line of 11000 North Utah County Road U80; thence South 87°47'39" East along said road 1329.427 feet to the East line of Section 32; thence North 0°04'39" West along said Section line 1026.561 feet to the point of beginning.

PARCEL 12:

A parcel of land conveyed by Lehi City, a municipal corporation as grantor to Micron Technology, Inc., a Delaware corporation as grantee by Special Warranty Deed recorded February 26, 2004 as Entry No. 21543:2004 of Official Records and described as follows:

Beginning at a point which is 3978.11 feet North and 1870.78 feet West of the East Quarter Corner of Section 33, Township 4 South, Range 1 East, Salt Lake Base & Meridian (Basis of Bearing: North 00°01'41" East from said corner to the Northeast Corner of said section, being a State Plane Coordinate Bearing); thence North 89°54'03" West along the South line of the Northwest Quarter of the Southeast Quarter of Section 28, Township 4 South, Range 1 East, Salt Lake Base & Meridian 375.52 feet; thence North 00°00'12" West 290.00 feet; thence South 89°54'03" East 375.52 feet; thence South 00°00'12" East 290.00 feet to the point of beginning.

PARCEL 13:

A parcel of land conveyed by Lehi City, a municipal corporation as grantor to Micron Technology, Inc., a Delaware corporation as grantee by Special Warranty Deed recorded February 26, 2004 as Entry No. 21544:2004 of Official Records and described as follows:

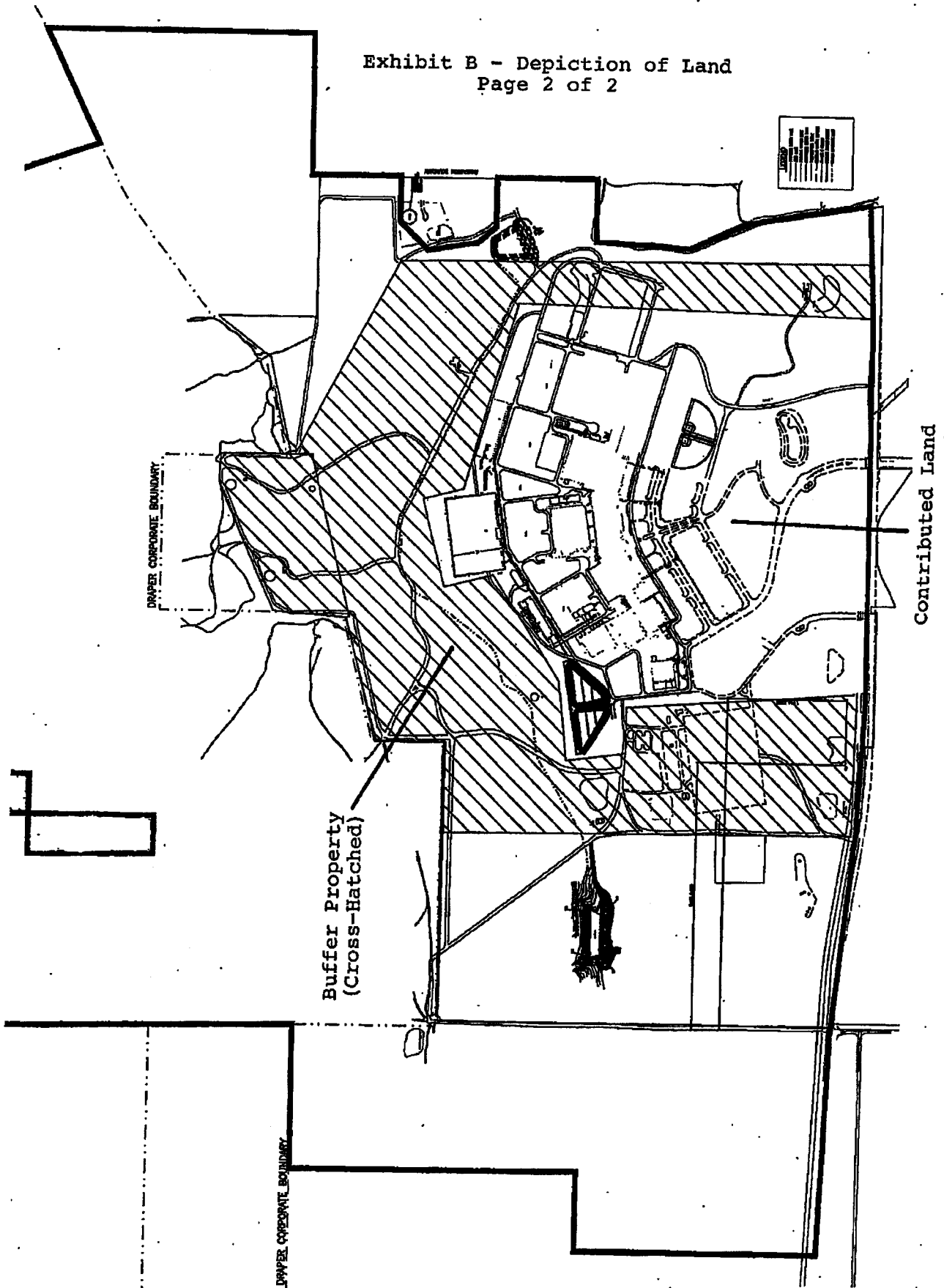
Beginning at a point which is 3978.76 feet North and 2246.30 feet West of the East Quarter Corner of Section 33, Township 4 South, Range 1 East, Salt Lake Base & Meridian (Basis of Bearing: North 00°01'41" East from said corner to the Northeast Corner of said section, being a State Plane Coordinate Bearing); thence North 89°54'03" West along the South line of the Northwest Quarter of the Southeast Quarter of Section 28, Township 4 South, Range 1 East, Salt Lake Base & Meridian 50 feet; thence North 00°00'12" West 552.79 feet; thence South 89°54'03" East 425.52 feet; thence South 00°00'12" East 262.79 feet; thence North 89°54'03" West 375.52 feet; thence South 00°00'12" East 290.00 feet to the point of beginning.

EXHIBIT B
to Memorandum of Lease

Depiction of Premises

Property designated on the attached depiction as "Contributed Land" constitutes the Premises.

Exhibit B - Depiction of Land
Page 2 of 2



Tax ID No. 11-030-0026

Tax ID No. 11-030-0027.

Tax ID No. 11-015-0006.

Tax ID No. 11-029-0007.

Tax ID No. 11-028-0018.

Tax ID No. 11-029-0026.

Tax ID No. 11-029-0034.

Tax ID No. 11-030-0023

Tax ID No. 11-029-0033.

Tax ID No. 11-029-0501.

Tax ID No. 11-034-0015

Tax ID No. 11-029-0021.

Tax ID No. 11-029-0022.