

When Recorded Mail To:

Centennial Land, LLC
225 South 200 East #300
Salt Lake City, Utah 84111

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8/5/2013 3:17:00 PM \$16.00
Book - 10166 Pg - 1895-1898
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 4 P.

PARCEL ID#

Tax I.D. # 20-26-400-023-0000

PARTIAL LEASE TERMINATION AGREEMENT

THIS AGREEMENT, is made this 30th day of June, 2013, between Centennial Land, LLC, Greenbriar Land, LLC and CAPB Properties, LLC, (hereinafter referred to as Landlord), and Ronnie S. Jones ("Lessee"), an individual, under and existing by virtue of the laws of the State of Utah, having its principal place of business at 12543 Moonlite Hill Court, Herriman, Utah 84096, State of Utah (hereinafter referred to as Tenant).

WHEREAS, the parties hereto entered into a lease dated **unknown**, covered the following described property:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°45'45" WEST 1312.40 FEET ALONG THE SOUTH LINE OF SAID SECTION 26 TO THE GRANTOR'S WESTERLY PROPERTY LINE; THENCE NORTH 00°28'12" WEST 63.00 FEET ALONG SAID WESTERLY PROPERTY LINE; THENCE SOUTH 89°45'45" EAST, PARALLEL TO AND 63.00 FEET DISTANT NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 1209.30 FEET TO THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF WEST JORDAN, UTAH, BY SPECIAL WARRANTY DEED DATED SEPTEMBER 18, 2012, AND RECORDED DECEMBER 13, 2012, UNDER ENTRY NUMBER 11535461, IN BOOK 10087, AT PAGE 5701, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 44°53'07" WEST 42.16 FEET ALONG THE WESTERLY LINE OF SAID CITY OF WEST JORDAN TRACT TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89°45'45" EAST, PARALLEL TO AND 33.00 FEET DISTANT NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 133.37 FEET TO THE EASTERLY LINE OF SAID SECTION 26; THENCE SOUTH 00°00'05" EAST 33.00 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

(hereinafter referred to as the lease), ; and

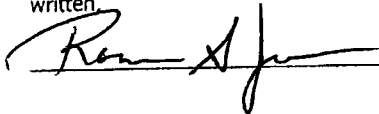
WHEREAS, the parties desire to partially terminate said lease, **as to the above referenced property**, upon terms and conditions herein provided;

NOW, THEREFORE, in consideration of the mutual covenants of the respective parties hereto, it is agreed:

5537233

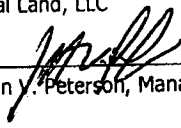
1. **Surrender.** Tenant does surrender possession of the premises described ABOVE (a portion of the land described in the lease) to Landlord, and does hereby accept the surrender thereof as of the date of the execution of this agreement, and the said lease shall be partially terminated and the same is hereby partially canceled as to the above described property ONLY.
2. **Release.** The parties hereby release one another from any and all claims that either may have against the other for any manner of anything arising out of the partial termination of the lease as to the above referenced property ONLY.

IN WITNESS WHEREOF, the parties have duly executed this agreement as of the day and year first above written

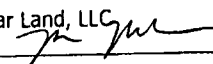


BY: Ronnie S. Jones, Lessee


Centennial Land, LLC


BY: Justin Y. Peterson, Manager, Lessor

Greenbriar Land, LLC


BY: Barrett Peterson, Manager, Lessor

CAPB Properties, LLC

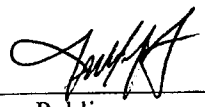
 Barrett Peterson as Power of Attorney for Ashley Peterson Beck
BY: Ashley Peterson Beck, Manager, Lessor

(Place Notary Here)

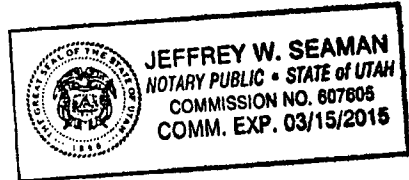
ACKNOWLEDGEMENT

State of Utah)
 :SS
County of Salt Lake)

The foregoing instrument was acknowledged before me this 27th day of June, 2013 by Ronnie S. Jones.



Notary Public



ACKNOWLEDGEMENT

State of Utah)
 :SS
County of Salt Lake)

The foregoing instrument was acknowledged before me this 2nd day of ~~June~~ ^{July}, 2013 by Justin V. Peterson, Manager of Centennial Land, LLC, Barrett Peterson, Manager of Greenbriar Land, LLC, and Ashley Peterson Beck, Manager of CAPB Properties, LLC.

Victor Barnes
Notary Public

