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9/1/2020 12:48:00 PM \$40.00
Book - 11011 Pg - 1642-1645
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

RECORDING REQUESTED BY:
Mountain West REIT, LLC
c/o Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052
Loan # 871

APN: 15-01-182-002

110859-CAF

**MODIFICATION OF DEED OF TRUST, ASSIGNMENT OF LEASES AND
RENTS, SECURITY AGREEMENT, AND FIXTURE FILING**

THIS MODIFICATION OF DEED OF TRUST dated August 31, 2020, is made and executed between **CW THE OLIVE PARTNERSHIP, L.P.**, a Delaware limited partnership (the "Trustor" or "Borrower") and Mountain West REIT, LLC, whose address is 357 West 200 South #200, Salt Lake City, UT 84101 ("Lender").

Lender and Trustor have entered into a Construction Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated January 31, 2020 and recorded in the office of the Salt Lake County Recorder on February 4, 2020 as Entry Number 13185884 in Book 10892 at Page 3830-3869 (the "Deed of Trust").

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in Salt Lake County, State of Utah:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

MODIFICATION. Lender and Borrower hereby modify the Deed of Trust to increase the secured amount of said Deed of Trust to TWENTY EIGHTY MILLION EIGHT HUNDRED THOUSAND and 00/100 DOLLARS (\$28,800,000.00).

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the Secured Promissory Note secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any

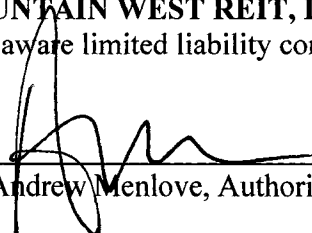
maker or endorser, including accommodation makers, if any, shall not be released by virtue of this Modification.

TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND TRUSTOR AGREES TO ITS TERMS.

THIS MODIFICATION OF DEED OF TRUST IS DATED EFFECTIVE August 31, 2020.

“LENDER”

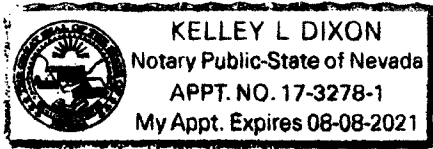
MOUNTAIN WEST REIT, LLC
a Delaware limited liability company


By: Andrew Menlove, Authorized Agent

STATE OF Nevada }
COUNTY OF Clark } ss.

The foregoing instrument was ACKNOWLEDGED before me on this 31st day of August 2020, by Andrew Menlove, in his aforesated capacity.


Notary Public



“BORROWER”

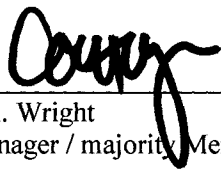
CW THE OLIVE PARTNERSHIP, L.P.

A Delaware limited partnership

By: CW THE OLIVE, LLC
Its: General Partner

By: CW Urban, LLC
Its: Sole Member/Manager


By: CW Development Group, LLC
Its: Sole Member/Manager



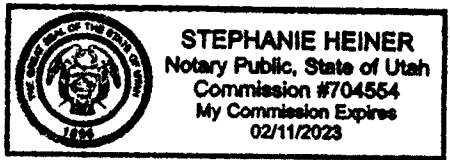
By: Colin H. Wright
Its: sole Manager / majority Member

STATE OF Utah }
 }
COUNTY OF Davis }

The foregoing instrument was ACKNOWLEDGED before me on this 24th day of August 2020, by Colin H. Wright, in his aforesated capacity.



Notary Public



SCHEDULE A

LEGAL DESCRIPTION

The Land referred to herein is situated in the County of Salt Lake, State of Utah, and is described as follows:

Commencing at the Southwest corner of Lot 2, Block 61, Plat "A", Salt Lake City Survey; thence East 10 rods; thence North 10 rods; thence West 5 rods; thence North 4.7 feet; thence Northwesterly 98.27 feet parallel with and 8.5 distant from the center of spur tract; thence South 219.27 feet to the beginning.

NOTE: Parcel Identification Number: 15-01-182-002 (for reference purposes only)

The Land described herein also known by the street address of:
378 West 300 South
Salt Lake City, UT 84101