

12266953
4/26/2016 2:00:00 PM \$18.00
Book - 10424 Pg - 8001-8005
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED, MAIL TO:

Parr Brown Gee & Loveless
101 South 200 East, Suite 700
Salt Lake City, Utah 84111
Attn: Lamont R. Richardson, Esq.

CT # 78593-TF

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (the "Memorandum") is made and entered into as of April 20, 2016, by and between ARBOR GARDNER BINGHAM JUNCTION OFFICE 3, L.C., a Utah limited liability company (together with its successors and/or assigns, "Subtenant") and REDEVELOPMENT AGENCY OF MIDVALE CITY, a public agency ("Sublandlord").

WITNESSETH:

WHEREAS, the parties hereto have mutually executed and delivered that certain Sublease Agreement dated the date hereof (the "Lease"), which is incorporated herein by reference; and

WHEREAS, it is the desire of the parties to execute, deliver and record this Memorandum for the purpose of evidencing of record the existence of said Lease.

NOW, THEREFORE, the parties mutually consent and agree as follows:

1. Sublandlord has subleased unto Subtenant upon the terms and conditions set forth in the Lease, the tract of land located within the boundaries described in Exhibit "A" attached hereto and by this reference made a part hereof together with all improvements thereon (the "Property").
2. The term of the Lease shall commence on the date hereof, and shall terminate on the date which is fifty (50) full calendar years.
3. This Memorandum shall not amend or modify the Lease in any manner whatsoever. All rights, duties and responsibilities of the parties with relation to the subject matter thereof shall be controlled by the Lease and shall be unaffected hereby. This Memorandum may be executed in counterparts

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Sublandlord and Subtenant have executed this Memorandum as of the date first written above.

SUBTENANT:

ARBOR GARDNER BINGHAM JUNCTION
OFFICE 3, L.C., a Utah limited liability company,
by its Managers:

GARDNER PROPERTY HOLDINGS, L.C., a
Utah limited liability company

By: 

Name: Chris Gardner

Title: Manager

ARBOR COMMERCIAL REAL ESTATE
L.L.C., a Utah limited liability company

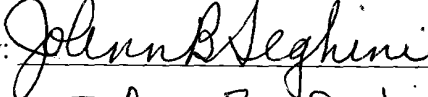
By: 

Name: Corey Gust

Title: Manager


SUBLANDLORD:

REDEVELOPMENT AGENCY OF MIDVALE
CITY, a public agency

By: 

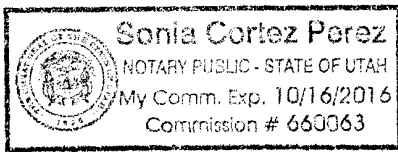
Name: JoAnn B. Seghini

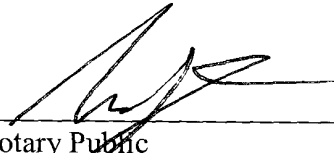
Title: Mayor Chief Administrative
Officer

Approved as to legal form:
By: Jones Wallo
By: 

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

On this 20 day of APRIL, 2016, personally appeared before me CHRISTIAN GARDNER, a manager of KC Gardner Company, L.C., a Utah limited liability company, a manager of Arbor Gardner Bingham Junction Office 3, L.C., a Utah limited liability company and acknowledged to me that Arbor Gardner Bingham Junction Office 3, L.C., a Utah limited liability company executed the within instrument.

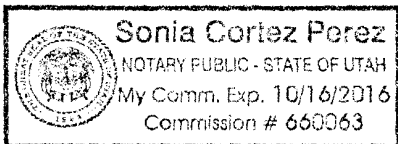


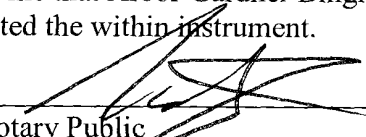


Notary Public

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

On this 20 day of APRIL, 2016, personally appeared before me COPY GUST, a manager of Arbor Commercial Real Estate L.L.C., a Utah limited liability company, a manager of Arbor Gardner Bingham Junction Office 3, L.C., a Utah limited liability company and acknowledged to me that Arbor Gardner Bingham Junction Office 3, L.C., a Utah limited liability company executed the within instrument.





Notary Public

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

On this 25 day of April, 2016, personally appeared before me, JoAnn B Segher, the Mayor/Chief Administrative Officer of the REDEVELOPMENT AGENCY OF MIDVALE CITY, a public agency, and acknowledged to me that the REDEVELOPMENT AGENCY OF MIDVALE CITY, a public agency executed the within instrument.

Rori L Andreason
Notary Public



EXHIBIT "A"
TO
MEMORANDUM OF LEASE

Lot 2 of the "View 72 Retail Subdivision 3rd Amended" recorded with the County Recorder for Salt Lake County, Utah on July 27, 2015 as Entry No. 12099886 in Book 2015P at Page 165.

Tax Parcel Id No. Lot 2: 21-26-276-011