



WHEN RECORDED, MAIL TO:

David E. Gee, Esq.  
Parr Brown Gee & Loveless  
101 South 200 East, Suite 700  
Salt Lake City, Utah 84111

ENT 61785:2017 PG 1 of 5  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2017 Jun 27 11:56 am FEE 22.00 BY CS  
RECORDED FOR THANKSGIVING POINT DEVELOPM

Tax Parcel Id Nos: 53-545-0007; 53-545-0015; 53-545-0009; 53-545-0010; 11: 53-545-001111-032-0095

### MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (the "Memorandum") is made and entered into as of May 30, 2017, by and between THANKSGIVING POINT DEVELOPMENT COMPANY, L.C., a Utah limited liability company ("Landlord"), and BG ELECTRIC PARK 2, L.C., a Utah limited liability company, ("Tenant").

#### WITNESSETH:

WHEREAS, the parties hereto have mutually executed and delivered that certain Separated and Amended and Restated Ground Lease 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. Landlord has leased unto Tenant 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 (the "Property").

2. The term of the Lease commenced on November 1, 2016, and shall terminate on the date which is fifty (50) full calendar years after such date, unless earlier terminated pursuant to provision of the Lease.

3. Landlord has agreed to provide parking to Tenant within the areas described on Exhibit "B" attached hereto on the terms set forth in the Lease.

4. 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 PAGES IMMEDIATELY FOLLOW]

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

LANDLORD:

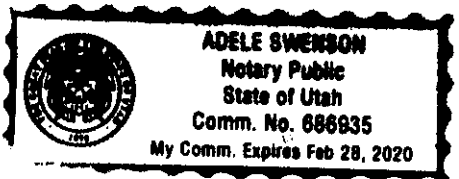
THANKSGIVING POINT DEVELOPMENT COMPANY, L.C., a Utah limited liability company

By: *David Harkness*  
Name: DAVID HARKNESS  
Title: MANAGER

STATE OF UTAH            )  
  ) ss:  
COUNTY OF UTAH        )

The foregoing Agreement was acknowledged before me this 23 day of June, 2017, by David Harkness, in her/his capacity as the Manager of Thanksgiving Point Development Company, L.C., a Utah limited liability company.

*Adele Swenson*  
Notary



TENANT:

BG ELECTRIC PARK 2, L.C., a Utah limited liability company, by its manager

KC Gardner Company, L.C., a Utah limited liability company

By: [Signature]  
Name: Cheryl Gunn  
Title: Manager

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

The foregoing Agreement was acknowledged before me this 23 day of June, 2017, by Christian Gardner, in her/his capacity as the Manager of KC Gardner Company, L.C., a Utah limited liability company, the manager of BG ELECTRIC PARK 2, L.C., a Utah limited liability company.

[Signature: Adele Swenson]  
Notary

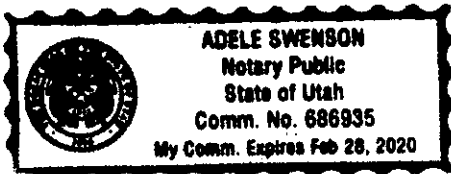


EXHIBIT "A"

TO

MEMORANDUM OF LEASE

The property referred to in this Lease is situated in the State of Utah, County of Utah and is described as follows:

**LOT 7 OF THANKSGIVING POINT PLAT "G", RECORDED SEPTEMBER 28, 2016,  
IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER.**

EXHIBIT "B"

TO

MEMORANDUM OF LEASE

**Description of Parking Lot**

**LOTS 2, 9, 10, AND 11 OF THANKSGIVING POINT PLAT "G", RECORDED  
SEPTEMBER 28, 2016, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY  
RECORDER.**