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1/9/2017 3:50:00 PM \$19.00
Book - 10519 Pg - 743-747
Gary W. Ott
Recorder, Salt Lake County, UT
BACKMAN TITLE SERVICES
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED RETURN TO:
Mountain West Small Business Finance
2595 East 3300 South
Salt Lake City, Utah 84109

5-0956092

20-08-102-055

20-08-102-057

Lease

1. **The Parties and The Property:**

9436 HOLDINGS, LLC, a Utah limited liability company

hereinafter referred to as "Lessor", hereby leases to:

CONSERVATIVE TAX INC.

hereinafter referred to as "Lessee", all those premises and personal property described in SBA Loan Authorization, SBA 504 No. 85679050-09 situate, lying and being in Salt Lake County, State of Utah, commonly known as:

9571 South 700 East, Units 6 & 8, Sandy, UT 84070

and more particularly described in Exhibit "A" which is attached hereto and incorporated herein by this reference (the "Property").

2. **The Term.** TO HAVE AND TO HOLD the Property, together with the appurtenances, unto the Lessee for a term of approximately twenty (20) years commencing

January 4, 2017

_____ , for and during the latest of

January 4, 2037

_____ or until the SBA 504 Loan under SBA Loan Authorization No.

85679050-09

_____ is paid in full.

3. **The Lease Payment.** Lessee covenants and agrees to pay Lessor a lease payment in the sum of \$ 2,000.00 on the first day of each month during the term of this Lease provided, however, that the amount of rent paid must be substantially the same as the debt service on the Third Party Lender Loan and the SBA 504 Loan together with an amount necessary to cover taxes and assessments, utilities and insurance and a repair/replacement reserve. The lease payment shall be reduced to the extent that it is in excess of the amount needed to meet the debt service and expenses. In the event there is more than one operating company under the terms of the SBA Loan, the lease payments of all operating companies shall be considered together and shall be reduced, pro rata, in the event, when considered together, they are in excess of amount needed to meet the debt service and expenses above described.

4. **The Return of the Property.** Lessee further agrees to deliver up to Lessor at the expiration of said term in as good order and condition as when the same were entered upon by Lessee, reasonable use and wear thereof and damage by the elements excepted.

5. **No Sublease or Assignment.** The Lessee will not let, underlet, assign the Property, or any part thereof, without the prior written consent of Lessor, which consent will not be unreasonably withheld.

6. **Default/Remedies.** And Lessee further covenants and agrees that if any monthly lease payment or any part thereof shall be unpaid for 20 days after the same shall become due; or if default in any of the covenants herein contained to be kept by Lessee is not cured within 20 days from written notice, or if Lessee shall vacate such premises, Lessor may elect, without notice or legal process, to re-enter and take possession of the Property and every and any part thereof and re-let the same and apply the net proceeds so received upon the amount due or to become due under this lease, and Lessee agrees to pay any deficiency.

7. **Utilities, Taxes and Insurance.** Responsibility for utilities, taxes and insurance shall be as indicated [Lessee responsible for (T), Lessor responsible for (L)]:

Power T, Heat T, Water T, Sewer T, Telephone T, Real Property
Tax T, Personal Property Tax T, Fire Insurance on Personal Property
T, Glass Insurance T, Others:
None

8. **Maintenance and Repair.** Responsibility for the maintenance and repair of the Property shall be as indicated [Lessee responsible for (T), Lessor responsible for (L)]:

Roof L, Exterior Walls L, Interior Walls L, Structural Repair L,
Interior Decorating T, Exterior Painting L, Yard Surfacing L, Plumb-
ing Equipment L, Heating and Air Conditioning Equipment L, Electri-
cal Equipment L, Light Globes and Tubes T, Glass Breakage T, Trash
Removal T, Snow Removal T, Janitorial T, Others:
None

9. **Negligence.** Each party shall be responsible for losses resulting from negligence or misconduct of himself, his employees or invitees.

10. **Lessor's Lien.** Furniture, furnishings and personal property of Lessee may not be removed from the premises until all lease payments and other charges are fully paid, and Lessor shall have a lien upon said personal property until the same are paid in full.

11. **Attorney's Fees and Collection Costs.** In case of failure to faithfully perform the terms and covenants herein set forth, the defaulting party shall pay all costs, expenses, and reasonable attorneys' fees resulting from the enforcement of this agreement or any right arising out of such breach.

12. **SBA Loan Requirements.** In consideration of SBA Loan
No. 85679050-09, Lessor and Lessee agree as follows, anything to the contrary
notwithstanding:

- (a) The term of this Lease shall be equal to or longer than the term of the said SBA Loan;
- (b) Lessor and Lessee hereby assign, set over, and transfer to the Small Business Administration and Mountain West Small Business Finance all of their right, title, and interest in and to this Lease, as security for said SBA Loan; and
- (c) Lessor and Lessee hereby agree to maintain exactly the present ownership (both

identity of owners and percent of ownership) during the entire term of said SBA Loan except for ownership changes of up to 5 per cent beginning six months after the SBA 504 Loan closes.

13. **No Other Agreements.** This agreement supercedes and replaces any and all previous lease agreements between the parties; and said previous lease agreements are hereby canceled by the mutual consent of the parties.

This Lease is executed and effective January 4, 2017

LESSOR:

9436 HOLDINGS, LLC


By: John D. Briggs, Manager

LESSEE:

CONSERVATIVE TAX INC.


By: John D. Briggs, President

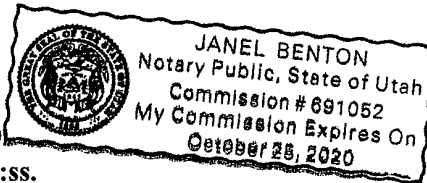
LEASE NOTARY PAGE

STATE OF Utah)
)
:ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this January 4 2017
by John D. Briggs, Manager

9436 HOLDINGS, LLC

Janel Benton
Notary Public

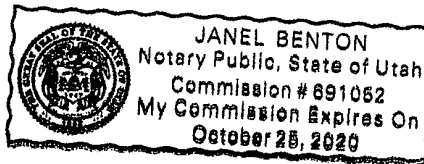


STATE OF Utah)
)
:ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this January 4 2017
by John D. Briggs, President

CONSERVATIVE TAX INC.

Janel Benton
Notary Public



Order No.: 5-095692

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Unit 6 and Unit 8, contained within the Sandy Mall Office Complex – Amended, a condominium project as the same is identified in the Record of Survey Map recorded on August 3, 1998 as Entry No. 7044618 in Book 98-8P of Plats at Page 207 of official records, and amended in record of survey map recorded August 8, 2007 as Entry No. 10187948 in Book 2007P of Plats at Page 337 of official records (as said record of survey map(s) may have heretofore been amended or supplemented) and in the Declaration recorded on August 3, 1998 as Entry No. 7044619 in Book 8054 at Page 874 of official records, as amended by Declaration recorded August 8, 2007 as Entry No. 10187949 in Book 9501 at Page 4452 of official records (as said Declaration(s) may have heretofore been amended or supplemented).

Together with the appurtenant undivided interest in said project's common areas as established in said Declaration and allowing for periodic alteration both in the magnitude of said undivided interest and in the composition of the common areas and facilities to which said interest relates.

PARCEL 2:

Appurtenant rights as created by that certain Restrictive Covenants, Easement and Maintenance Agreement recorded March 18, 1998 as Entry No. 6895235 in Book 7913 at Page 635 of official records.

Parcel No.: 28-08-102-055, 28-08-102-057