

CTIA #123830-WTHP

After recording return to:

Comerica Bank
Mail Code: 7578
39200 W. Six Mile Road
Livonia, MI 48152

13701585
6/28/2021 8:45:00 AM \$40.00
Book - 11197 Pg - 3149-3166
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 18 P.

Tax ID Nos. 22-18-151-010; 22-18-151-013; 22-18-151-004;
22-18-151-005; 22-18-151-005; 22-18-151-006; 22-18-151-007;
22-18-151-014; 22-18-151-015; 22-18-151-011;

**SECOND AMENDMENT TO DEED OF TRUST, LEASEHOLD DEED OF TRUST,
ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND
FINANCING STATEMENT**

(Site 43, 5650 South State Street, Murray, Utah)
(Larry Miller Toyota)

This SECOND AMENDMENT TO DEED OF TRUST, LEASEHOLD DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FINANCING STATEMENT (“**Amendment**”) is made as of June 25, 2021 by MILLER FAMILY REAL ESTATE, L.L.C., a Utah limited liability company (“**Trustor**” and “**Borrower**”), 9350 South 150 East, Suite 1000, Sandy, Utah 84070, and COMERICA BANK, a Texas banking association (“Comerica Bank,” which designation shall include successors and assigns), as Administrative Agent for the Lenders (as defined below), as beneficiary (in such capacity, the “**Agent**,” which designation shall include successors and assigns), 39200 Six Mile Road, Livonia, Michigan 48152: Attention: Commercial Loan Documentation, Mail Code 7578.

This Amendment amends that certain Deed of Trust, Leasehold Deed of Trust, Assignment of Rents and Leases, Security Agreement and Financing Statement made as of June 5, 2012 and recorded on June 12, 2012 as Instrument No. 11408784, as amended by that certain Amendment to Deed of Trust, Leasehold Deed of Trust, Assignment of Rents and Leases, Security Agreement and Financing Statement made as of and recorded on June 5, 2017 as Instrument No. 12549035 (collectively, the “2012 Deed of Trust”), which amended and restated that certain Deed of Trust, Leasehold Deed of Trust, Assignment of Rents and Leases, Security Agreement and Financing Statement made as of June 22, 2005 and recorded on June 27, 2005 as Instrument No. 9415084 (the “2005 Deed of Trust”), real property records of Salt Lake County, Utah. The 2012 Deed of Trust remains in full force and effect, as modified hereby.

RECITALS

A. Pursuant to that certain Second Amended and Restated Credit Agreement of approximately even date herewith (as the same may be amended or otherwise modified from time to time, the “**2021 Credit Agreement**”) made by and among Borrower, Agent, and the financial institutions named in and signatory to the 2021 Credit Agreement (individually a

“**Lender**,” and any and all such financial institutions collectively the “**Lenders**”), the Lenders agreed to extend credit to Borrower in a term loan in the aggregate principal amount of Five Hundred Twenty-Five Million and No/100 Dollars (\$525,000,000.00), which includes a revolving line of credit in the principal amount of up to One Hundred Million and No/100 (\$100,000,000.00), on the terms set forth in the 2021 Credit Agreement. Pursuant to the 2021 Credit Agreement, Borrower has executed certain promissory notes (the “**2021 Notes**”), evidencing the credit extended under the 2021 Credit Agreement. The 2021 Credit Agreement amends and restates (but does not extinguish) the indebtedness of Borrower under that certain Credit Agreement dated as of June 5, 2017 (as amended from time to time, the “**2017 Credit Agreement**”), by and among Borrower, Agent and the Lenders and the promissory notes (the “**2017 Notes**”) made pursuant thereto. The 2017 Credit Agreement amended and restated (but did not extinguish) the indebtedness of Borrower under that certain Credit Agreement dated as of June 5, 2012 (as amended from time to time, the “**2012 Credit Agreement**”), by and among Borrower, Agent and the Lenders and the promissory notes (the “**2012 Notes**”) made pursuant thereto. The 2012 Credit Agreement amended and restated the indebtedness of Borrower under that Loan Agreement dated June 22, 2005 (the “**2005 Credit Agreement**”) between Comerica Bank and Borrower, assigned, with the promissory notes (“**2005 Notes**”) made pursuant thereto, to Agent by Comerica Bank.

B. Trustor previously executed and delivered to Trustee, for the benefit of Agent and the Lenders, the 2012 Deed of Trust, creating a deed of trust lien on the “Real Property” described in Exhibit A attached thereto and a security interest in the Property described therein, as security for the obligations of Borrower to Agent and the Lenders, as described therein. The 2012 Deed of Trust amended and restated the terms of the deed of trust lien on the Real Property and the security interests granted in favor of Agent under the 2005 Deed of Trust.

C. The liens, security agreements and assignments granted by Trustor for the benefit of Agent and the Lenders in the 2012 Deed of Trust continue in full force and effect as security for the indebtedness and the obligations of Borrower under the 2017 Credit Agreement, 2017 Notes, 2012 Credit Agreement, the 2012 Notes and other “Obligations Secured” (as defined in the 2012 Deed of Trust) (the “**Existing Obligations Secured**”).

D. As a condition to the performance of their respective obligations under the 2021 Credit Agreement, the Lenders and Agent have required that Trustor provide this Amendment to the 2012 Deed of Trust to reflect and add the Indebtedness of Borrower under the 2021 Credit Agreement and 2021 Notes as “Obligations Secured” by the 2012 Deed of Trust, upon the terms and conditions outlined in this Amendment. The 2012 Deed of Trust, as amended hereby, is referred to herein as this “**Deed of Trust**.” This Deed of Trust secures, and continues to secure, the Obligations Secured by the 2012 Deed of Trust, as amended hereby.

E. Agent is acting as Agent for the Lenders pursuant to Article 11 of the 2021 Credit Agreement.

F. Trustor is the record owner of the real property described in Exhibit A attached hereto.

TERMS OF AGREEMENT

In consideration of the recitals and mutual covenants contained herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of securing the Obligations Secured (as defined below), when due, whether by stated maturity, demand, acceleration or otherwise, Trustor and Agent agree as follows:

1. **Accuracy of Recitals.** Trustor hereby acknowledges the accuracy of the foregoing Recitals which are incorporated herein by this reference.

2. **Amended Definitions.** From and after the date hereof, for all purposes under the Deed of Trust (as defined in Recital D) and under the Loan Documents (as defined in the 2021 Credit Agreement), (1) the term “**Deed of Trust**” shall mean the 2012 Deed of Trust as amended hereby, (2) the term “**Credit Agreement**” shall mean the 2021 Credit Agreement, (3) the term “**Notes**” shall mean the 2021 Notes (as defined in the 2021 Credit Agreement, and includes the Revolving Line of Credit Notes and the Term Loan Notes as defined hereafter); and (4) the term “**Property**” shall additionally include all present and future rights and interests of Trustor under any Hedging Agreement or any other International Swaps and Derivatives Association Master Agreement (ISDA), including all rights to the payment of money from Agent or any Lender (or its affiliate) under any Hedging Agreement or rate contract entered into pursuant thereto, and all accounts, deposit accounts and general intangibles, including payment intangibles, described in any Hedging Agreement or any such other International Swaps and Derivatives Association Master Agreement (ISDA). All capitalized terms used herein but not defined herein shall have the meanings given to such terms under the Credit Agreement.

3. **Amendment to Obligations Secured.** Article 1, Section 1 Obligations Secured of the Deed of Trust is hereby amended and restated in its entirety to read as follows (the following obligations collectively referred to in the Deed of Trust as the “**Obligations Secured**” or, individually or collectively, the “**Indebtedness**”):

The payment and performance of all of the following:

1.1 All “Indebtedness” of Trustor (as defined in the Credit Agreement), including, without limitation, all obligations of Trustor arising under or in connection with the Credit Agreement and the Notes (as defined below) issued from time to time pursuant to the Credit Agreement, including the payment of all principal of and interest on the loans thereunder and all fees, expenses, indemnities and other amounts whatsoever now or hereafter from time to time owing by Trustor to Agent or the Lenders (or any of them) thereunder, and all present and future obligations of Credit Parties arising under or in connection with any of the other Loan Documents, but excluding the obligations arising under or in connection with the environmental Indemnity dated as of the date hereof made by Trustor in favor of Agent and the Lenders (as amended or otherwise modified from time to time, the “Environmental Indemnity”);

1.2 Payment of the Revolving Line of Credit Notes in the aggregate maximum principal amount of One Hundred Million Dollars (\$100,000,000) each issued by

Trustor to one or more of the Lenders pursuant to the Loan Agreement (collectively, the "Revolving Line of Credit Notes") under which the Lenders have agreed to make advances to Trustor, which advances will be of a revolving nature and may be made, repaid and remade from time to time, subject to the limitation that the total outstanding balance at any one time under the Revolving Line of Credit Notes (not including interest, any late charges, collection cost and other charges under the Revolving Line of Credit Notes) will not exceed the credit limit as stated above, and any and all amendments, extensions, modifications, renewals and/or restatements thereof however evidenced, including, without limitation, an amendment, extension, modification, renewal and/or restatement at a different rate of interest or on different terms. Notwithstanding the amount outstanding at any particular time, this Deed of Trust secures the total amount of the Revolving Line of Credit Notes and all future advances on it. The unpaid balance of the Revolving Line of Credit Notes may at certain times be zero dollars. A zero balance does not affect Agent's agreement to make advances under the Revolving Line of Credit Notes. Agent's interest under the Revolving Line of Credit Notes and any other Loan Document will remain in full force and effect notwithstanding a zero balance under the Revolving Line of Credit Notes;

1.3 Payment of the Term Loan Notes in the aggregate maximum principal amount of Four Hundred Twenty-Five Million Dollars (\$425,000,000), each issued by Trustor to one or more of the Lenders pursuant to the Loan Agreement (collectively, the "Term Loan Notes"), together with interest thereon, and any and all amendments, extensions, modifications, renewals and/or restatements thereof however evidenced, including, without limitation, an amendment, extension, modification, renewal and/or restatement at a different rate of interest or on different terms;

1.4 All obligations of Trustor for payment of all sums hereafter loaned, paid out, expended or advanced by or for the account of Agent or the Lenders (or any of them) under the terms of this Deed of Trust, the Credit Agreement, any Hedging Agreement, the other Loan Documents, or any Lender Products, in connection with the Property (defined below) or any of the documents or instruments described in this Deed of Trust, the Credit Agreement, any Hedging Agreement, the other Loan Documents, or any Lender Products;

together with interest thereon as provided for herein or therein; and also as security for all costs (including, without limit, attorney fees) incurred by Agent or any Lender in establishing, determining, continuing, or defending the validity or priority of its lien or security interest, or to protect the value of the Property, or for any appraisal, environmental audit, title examination or title insurance policy relating to the Property, or in pursuing its rights and remedies under this Deed of Trust, the Credit Agreement, any Hedging Agreement, the other Loan Documents, or any Lender Products; all costs (including, without limit, attorney fees) incurred by Agent or any Lender in connection with any suit or claim involving or against Agent and/or the Lenders in any way related to the Property, the Indebtedness or this Deed of Trust; all costs (including, without limit, attorney

fees) of Agent or any Lender in collecting Indebtedness; all other Indebtedness, whether direct, indirect, absolute or contingent, owing to the Agent and the Lenders in any manner under the Credit Agreement or the Loan Documents, which hereafter become due, or that may hereafter be incurred to or acquired (pursuant to the Credit Agreement, any Hedging Agreement, the other Loan Documents, or any Lender Products) by the Lenders; and all replacements, consolidations, amendments, renewals or extensions of the foregoing (each of which modifications, replacements, consolidations, amendments, renewals or extensions shall enjoy the same priority as the initial loans made thereunder).

Subject to the Credit Agreement, and as part of the Obligations Secured, Trustor agrees to pay Agent, upon demand, all costs incurred by Agent and/or the Lenders which constitute Indebtedness, and until paid all costs shall bear interest from the time incurred at the highest per annum rate applicable to any of the Indebtedness, but not in excess of the maximum rate permitted by law. Any reference in this Deed of Trust to attorney fees shall be deemed a reference to all reasonable fees, charges, costs and expenses of both in-house and outside counsel and paralegals, whether or not a suit or action is instituted, and to court costs if a suit or action is instituted, and whether attorney fees or court costs are incurred at the trial court level, on appeal, in a bankruptcy, administrative or probate proceeding or otherwise.

For avoidance of doubt, and notwithstanding any other provision of this Deed of Trust, the Environmental Indemnity and any similar indemnity provisions contained in this Deed of Trust, any Hedging Agreement, the other Loan Documents, or any Lender Products and relating to the subject matter contained in the Environmental Indemnity, are not secured by this Deed of Trust.

4. **Reserved.**

5. **Amendment to Section 7.4, Deed of Trust as Security Agreement and Affirmation of Grant of Security Interest.** Trustor hereby affirms the grant of a security interest in the Property as provided in Section 7.4 of the 2012 Deed of Trust and hereby grants to Agent, for the benefit of the Lenders, a security interest in and to all items of Property covered by this Deed of Trust that consist of fixtures, as-extracted collateral, rights in action, accounts receivable and other personal property in which a security interest can be granted under the Uniform Commercial Code. This Deed of Trust is intended to be also a security agreement and a financing statement and, upon recording of this Deed of Trust in the real property records of Salt Lake County, Utah, shall perfect the security interests created hereby in fixtures and as-extracted collateral (as such terms are defined in the Uniform Commercial Code).

6. **Affirmation of Assignment of Leases and Rents.** Trustor hereby affirms the assignment of Leases and Rents (as such terms are defined in the 2012 Deed of Trust, with respect to the Real Property as defined herein) to Agent, under and on the terms of Article 4 of the Deed of Trust, and hereby assigns, transfers, and sets over to Agent for the benefit of the Lenders (i) the Rents, (ii) the Leases, all guaranties of any lessee's obligations under the Leases, and any modifications or renewals of the Leases and such guaranties, (iii) any award or other

payment to which Borrower may become entitled with respect to the Leases as a result of or pursuant to any bankruptcy, insolvency or reorganization or similar proceedings involving the tenants under the Leases, and (iv) all payments made by or on behalf of any tenant of any part of the Property in lieu of Rent. Without limiting the foregoing, the term “**Leases**” shall include, among other Leases, that certain (a) Lease Agreement dated November 1, 2016, as amended by that certain First Amendment to Lease dated June 1, 2019 (collectively, the “**Miller Toyota Lease**”) between Trustor and Larry H. Miller Corporation – Murray dba Larry H. Miller Toyota Murray, a Utah corporation (the “**Miller Toyota Lessee**”), and (b) Lease dated April 30, 2015, as amended by that certain First Amendment to Lease dated May 1, 2020 (collectively, the “**Miller Scion Lease**”) between Trustor and Larry H. Miller Corporation – Murray dba Larry H. Miller Toyota Murray and Larry H. Miller Scion Murray, a Utah corporation (the “**Miller Scion Lessee**”), and the term “**Rents**” shall include all lease and other payments owing to Trustor under and pursuant to the Miller Lease. Reference is made to those certain Subordination, Attornment and Non-Disturbance Agreements dated as of the date hereof, given by each of Miller Toyota Lessee and Miller Scion Lessee, respectively, to Agent, for the benefit of the Lenders, and recorded in the real property records of Salt Lake County, Utah.

7. **Replacement of Exhibit B, Permitted Exceptions.** Exhibit B of the Deed of Trust is hereby deleted in its entirety and is replaced with Exhibit B attached hereto, which is incorporated herein and made a part of this Deed of Trust. The term “**Permitted Exceptions**” as used in this Deed of Trust, and for all purposes of this Deed of Trust shall mean the exceptions listed in Exhibit B attached to this Amendment.

8. **Fees and Expenses.** Trustor shall pay all fees and expenses (including, but not limited to, recording fees, endorsement fees, and attorneys’ fees) in connection with the preparation, execution and recording of this Amendment.

9. **Effectiveness of Prior Instruments.** Except as amended by this Amendment, all terms and conditions contained in the 2012 Deed of Trust remain in full force and effect in accordance with its terms, including any reference in the 2012 Deed of Trust to future credit secured by the 2012 Deed of Trust; and nothing herein will affect the priority of the 2012 Deed of Trust or the 2005 Deed of Trust. All representations and warranties contained in the 2012 Deed of Trust are hereby affirmed and confirmed as of the date hereof. All collateral previously provided to secure the 2005 Notes, the 2012 Notes, the 2017 Notes and other Indebtedness continues as security for the 2021 Notes, other Indebtedness, and Trustor’s obligations under this Deed of Trust. All guaranties given to guaranty obligations under the 2005 Notes, the 2012 Notes, the 2017 Notes and other Indebtedness remain in full force and effect and continue to guaranty the 2021 Notes and all other Indebtedness. The 2021 Credit Agreement, and this Amendment, are amendments, not a novation, reflecting a modification to the underlying Obligations Secured. Nothing herein contained shall impair or otherwise affect the security interests and liens established under the 2005 Deed of Trust and the 2012 Deed of Trust, which security interests and liens shall continue in full force and effect with all priorities unchanged.

10. **No Waiver of Defaults; Warranties.** This Amendment shall not be construed as or be deemed to be a waiver by Agent or any Lender of existing defaults by Trustor whether known or undiscovered. All agreements, representations and warranties made in the 2012 Deed of Trust as amended hereby shall survive the execution of this Amendment.

11. **Counterparts.** This Amendment may be signed in any number of counterparts, each of which will be considered an original, but when taken together will constitute one document.

12. **Receipt of Copy.** Trustor hereby acknowledges the receipt of a copy of this Amendment together with a copy of each promissory note secured hereby.

13. **Transferable Record.** This Amendment is a “transferable record” as defined in applicable law relating to electronic transactions. Therefore, Agent may, on behalf of Trustor, create a microfilm or optical disk or other electronic image of this Amendment that is an authoritative copy as defined in such law. Agent may store the authoritative copy of such Amendment in its electronic form and then destroy the paper original as part of Agent’s normal business practices. Agent, on its own behalf and on behalf of the Lenders, may control and transfer such authoritative copy as permitted by such law.

14. **Authorization.** Trustor represents and warrants that the execution, delivery and performance of this Amendment and the documents referenced herein are within the organizational powers (as applicable) of Trustor and have been duly authorized by all necessary organizational action.

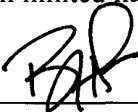
IMPORTANT: READ BEFORE SIGNING. THE TERMS OF THIS AMENDMENT SHOULD BE READ CAREFULLY BECAUSE ONLY THOSE TERMS IN WRITING, EXPRESSING CONSIDERATION AND SIGNED BY THE PARTIES ARE ENFORCEABLE. NO OTHER TERMS OR ORAL PROMISES NOT CONTAINED IN THIS WRITTEN CONTRACT MAY BE LEGALLY ENFORCED. THE TERMS OF THIS AMENDMENT MAY ONLY BE CHANGED BY ANOTHER WRITTEN AGREEMENT.

[The next page is the signature page.]

IN WITNESS WHEREOF, the undersigned have executed this Amendment as of the date first set forth above.

TRUSTOR:

MILLER FAMILY REAL ESTATE, L.L.C.,
a Utah limited liability company

By:  _____
Brad Holmes
President

AGENT/BENEFICIARY:

COMERICA BANK,
a Texas banking association

By: _____
Name: Steven J. Engel
Title: Vice President

IN WITNESS WHEREOF, the undersigned have executed this Amendment as of the date first set forth above.

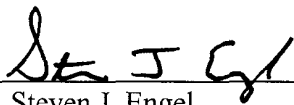
TRUSTOR:

MILLER FAMILY REAL ESTATE, L.L.C.,
a Utah limited liability company

By: _____
Brad Holmes
President

AGENT/BENEFICIARY:

COMERICA BANK,
a Texas banking association

By:  _____
Name: Steven J. Engel
Title: Vice President

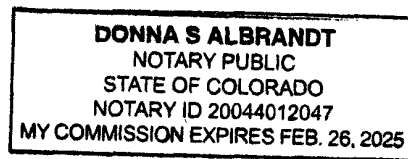
AGENT/BENEFICIARY NOTARIZATION

STATE OF Co)
) ss.
COUNTY OF Denver)

On this 14 day of May, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared STEVEN J. ENGEL, known or proved to me to be a Vice President of COMERICA BANK, a Texas banking association, the person who subscribed said banking association's name to the foregoing instrument, and acknowledged to me that he executed the within instrument on behalf of said banking association, and that such banking association executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public: Donna S Albrandt
Printed Name: Donna S Albrandt
My Commission Expires 2-26-2025



**EXHIBIT A TO AMENDMENT TO
DEED OF TRUST, LEASEHOLD DEED OF TRUST, ASSIGNMENT OF RENTS AND
LEASES, SECURITY AGREEMENT AND FINANCING STATEMENT**

LEGAL DESCRIPTION OF REAL PROPERTY

PARCEL 1:

BEGINNING at a point in the center of State Street, said point being South 1381.55 feet and East 757.87 feet from the Northwest corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 85°23' West 136.71 feet; thence North 88°31' West 154.83 feet to a fence line; thence South 12°43'30" East along said fence line, 24.64 feet to a fence corner; thence South 85°52' West 300.40 feet to a fence corner; thence South 4°06' East along a fence 147.62 feet; thence South 85°40' West 80.62 feet; thence South 371.78 feet; thence South 86°30' East 366.93 feet; thence North 213.03 feet; thence South 87°44'30" East 99.51 feet; thence North 12°45' West 5.18 feet; thence South 87°44'30" East 175.80 feet to the center of State Street; thence North 2°15'30" East along said center, 386.11 feet to the point of BEGINNING.

PARCEL 1-A:

BEGINNING at a point East 759.00 feet and South 1°30' West 1224.30 feet and South 85°40' West 596.96 feet and South 206.79 feet from the Northwest corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 100.00 feet; thence South 85°40' West 32.50 feet to an old fence line; thence North 0°12'20" West along said old fence line 100.00 feet; thence North 85°40' East 32.86 feet to the point of BEGINNING.

PARCEL 1-B:

Beginning at a point on an old fence line, said point being East 759.00 feet and South 1°30' West 1224.30 feet and South 85°40' West 596.96 feet and South 206.79 feet and South 85°40' West 32.86 feet from the Northwest corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 0°12'40" East along said old fence line 100.00 feet; thence South 85°40' West 39.10 feet; thence North 100.00 feet; thence North 85°40' East 38.74 feet to the point of beginning.

Tax ID No. 22-18-151-010

PARCEL 2:

COMMENCING 23.2 chains South and 11.32 chains East and South 2°15' West 236.35 feet from the Northwest corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 2°15' West 5 feet; thence North 87°45' West 174.46 feet;

thence North 12°45' West 5.18 feet; thence South 87°45' East 175.8 feet to COMMENCEMENT.

EXCEPTING THEREFROM any portion located within State Street.

Tax ID No. 22-18-151-013

PARCEL 3:

BEGINNING at a point 759.0 feet East and South 1°30' West 1224.30 feet and South 85°40' West 545.53 feet from the Northwest corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base & Meridian and running thence South 149.94 feet; thence South 85°40' West 51.43 feet; thence North 149.94 feet to the center of Wilson Street; thence North 85°40' East along the center of Wilson Street 51.43 feet to the place of beginning.

Tax ID No. 22-18-151-004

PARCEL 4:

BEGINNING at a point 759.0 feet East and South 1°30' West 1,224.30 feet and South 85°40' West 497.1 feet from the Northwest corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 149.94 feet; thence South 85°40' West 48.43 feet; thence North 149.94 feet to the center of Wilson Street; thence North 85°40' East along the center of Wilson Street 48.43 feet to the place of BEGINNING.

Tax ID No. 22-18-151-005

PARCEL 5:

BEGINNING at a point 759 feet East and South 1°30' West 1224.30 feet and South 85°40' West, 432.10 feet from the Northwest corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 149.94 feet; thence South 85°40' West 65 feet; thence North 149.94 feet to the center of Wilson Street; thence North 85°40' East along the center of Wilson Street 65 feet to the place of beginning.

Tax ID No. 22-18-151-006

PARCELS 6:

BEGINNING at a point 759 feet East and South 1° 30' West 1224.3 feet and South 85° 40' West 332.1 feet from the Northwest corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 15° 57' 30" East along irrigation ditch 152.85 feet; thence South 85° 40' West 139.92 feet; thence North 149 .94 feet to the center of Wilson Street; thence North 85° 40' East along the Center of Wilson Street 100 feet to the point of BEGINNING.

Tax ID No. 22-18-151-007

PARCEL 7:

BEGINNING at a point in the center of State Street, said point being 23.20 chains South and 11.32 chains East and South 2°15' West 241.35 feet from the Northwest corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 2°15' West 112.56 feet along said centerline of State Street; thence South 89°25' West 159.56 feet; thence North 2°15' East 67.41 feet; thence North 18°33' West 8.60 feet; thence North 12°45' West 46.58 feet; thence South 87°45' East 174.46 feet to the point of BEGINNING.

LESS AND EXCEPTING that portion located within State Street.

Tax ID No. 22-18-151-014

PARCEL 8:

COMMENCING 23.2 chains South and 11.32 chains East and South 2°15' West 241.35 feet and North 87°45' West 174.46 feet from the Northwest corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 87°44'30" West 99.5 feet; thence South 213.03 feet; thence South 86°30' East 95.07 feet; thence East 2.64 chains; thence North 2°15' East 108.08 feet; thence North 89°25' West 159.56 feet; thence North 2°15' East 67.41 feet; thence North 12°45' West 51.76 feet to the point of BEGINNING.

LESS AND EXCEPTING that portion located within State Street.

Tax ID No. 22-18-151-015

PARCEL 9:

Commencing 759 feet East and South 1°30' West 1224.30 feet from the Northwest corner of Section 18, Township 2 South, Range 1 East, Salt Lake Meridian, South 85°40' West 332.10 feet; South 15°57'30" East 136.85 feet; South 88°31' East 163 feet; North 88°23' East 87.09 feet; North 85°40' East to point South 1°30' West 150 feet from the beginning; North 1°30' East 150 feet to beginning.

Tax ID No. 22-18-151-011

**EXHIBIT B TO AMENDMENT TO
DEED OF TRUST, LEASEHOLD DEED OF TRUST, ASSIGNMENT OF RENTS AND
LEASES, SECURITY AGREEMENT AND FINANCING STATEMENT**

PERMITTED EXCEPTIONS

1. Taxes for the year 2021 are accruing as a lien but not yet due and payable under Tax ID No. 22-18-151-010.
2. Taxes for the year 2021 are accruing as a lien but not yet due and payable under Tax ID No. 22-18-151-013.
3. Taxes for the year 2021 are accruing as a lien but not yet due and payable under Tax ID No. 22-18-151-004.
4. Taxes for the year 2021 are accruing as a lien but not yet due and payable under Tax ID No. 22-18-151-005.
5. Taxes for the year 2021 are accruing as a lien but not yet due and payable under Tax ID No. 22-18-151-006.
6. Taxes for the year 2021 are accruing as a lien but not yet due and payable under Tax ID No. 22-18-151-007.
7. Taxes for the year 2021 are accruing as a lien but not yet due and payable under Tax ID No. 22-18-151-014.
8. Taxes for the year 2021 are accruing as a lien but not yet due and payable under Tax ID No. 22-18-151-015.
9. Taxes for the year 2021 are accruing as a lien but not yet due and payable under Tax ID No. 22-18-151-011.
10. The herein described Land is located within the boundaries of Murray City, South Salt Lake Valley Mosquito Abatement District, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.
11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Property, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the public records.
12. Claim, right, title or interest to water or water rights whether or not shown by the public records.

13. Right of way for road and incidental purposes over and across approximately the Easterly 50 feet of said Property, being within the bounds of State Street.
14. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Property, recorded November 29, 1918, as Entry No. 403764, in Book 2Y, at Page 524.
15. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Property, recorded September 13, 1961, as Entry No. 1258238, in Book 880, at Page 156.
16. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Property. Said Right of Way and Easement Grant recorded May 7, 1965, as Entry No. 2080185, in Book 2324, at Page 457.
17. Easement in favor of Murray City Corporation for the installation and continued maintenance, repair, alteration and replacement of underground and or overhead power lines and appurtenances and incidental purposes, by instrument dated June 13, 1989 and recorded June 15, 1989, as Entry No. 4788292, in Book 6135, at Page 2603.
18. Easement in favor of Murray City Corporation for the installation and continued maintenance, repair, alteration and replacement of underground and or overhead power lines and appurtenances and incidental purposes, by instrument dated August 8, 1989 and recorded August 25, 1989, as Entry No. 4815232, in Book 6153, at Page 2006.
19. Easement in favor of Murray City Corporation for the installation and continued maintenance, repair, alteration and replacement of underground and or overhead power lines and appurtenances and incidental purposes, by instrument dated July 29, 1989 and recorded August 25, 1989, as Entry No. 4815234, in Book 6153, at Page 2008.
20. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Property, recorded December 21, 1989, as Entry No. 4862475, in Book 6185, at Page 1969.
21. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across

a portion of the subject Property, recorded December 21, 1989, as Entry No. 4862476, in Book 6185, at Page 1970.

22. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Property, recorded December 21, 1989, as Entry No. 4862477, in Book 6185, at Page 1971.
23. Easement in favor of Murray City Corporation, a political subdivision of the State of Utah for the installation and continued maintenance, repair, alteration and replacement of underground and/or overhead power lines and appurtenances and incidental purposes, by instrument recorded March 31, 2004, as Entry No. 9018788, in Book 8965, at Page 6610.
24. Matters disclosed on that certain survey prepared by Anderson Wahlen & Associates, having been certified under the date of December 14, 2016, as Job No. 16-165AS, by Bruce D. Pimper, a Professional Land Surveyor holding License No. 362256.
25. Deed of Trust, Assignment of Rents and Leases, Security Agreement and Financing Statement to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Miller Family Real Estate, L.L.C., a Utah limited liability company; Trustee: Founders Title Company; Beneficiary: Comerica Bank, a Michigan banking corporation; Amount: \$200,000,000.00; Dated: June 22, 2005; Recorded: June 27, 2005 as Entry Number 9415084 in Book 9150 at Page 3172.

Deed of Trust, Leasehold Deed of Trust, Assignment of Rents and Leases, Security Agreement and Financing Statement (Secures Future Advances) to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Miller Family Real Estate, L.L.C., a Utah limited liability company; Trustee: Founders Title Company; Beneficiary: Comerica Bank, a Texas banking association; Amount: \$280,000,000.00; Dated: June 5, 2012; Recorded: June 12, 2012 as Entry Number 11408784 in Book 10025 at Page 4995.

Amendment to Deed of Trust, Leasehold Deed of Trust, Assignment of Rents and Leases, Security Agreement and Financing Statement, recorded June 5, 2017 as Entry No. 12549035 in Book 10564 at Page 5844.

26. An unrecorded lease dated December 31, 2011 by and between Miller Family Real Estate, L.L.C., a Utah limited liability company (Landlord) and Larry H. Miller Corporation - Murray, a Utah corporation d/b/a Larry H. Miller Toyota Murray and d/b/a Larry H. Miller Scion Murray (Tenant), as disclosed in that certain Lease Subordination, Non-Disturbance and Attornment Agreement recorded June 12, 2012 as Entry No. 11408785 in Book 10025 at Page 5025 of official records.

27. An unrecorded lease dated November 1, 2016 by and between Miller Family Real Estate, L.L.C., a Utah limited liability company (Landlord) and Larry H. Miller Corporation - Murray dba Larry H. Miller Toyota Murray, a Utah corporation (Tenant), as disclosed in that certain Subordination, Attornment and Non-Disturbance Agreement recorded June 5, 2017 as Entry No. 12549036 in Book 10564 at Page 5860 of official records.
28. Easement in favor of Utah Department of Transportation for a perpetual easement for roadway purposes authorized by law, including but not limited to facilitating the reconstructing and maintaining thereon of sidewalks, pedestrian ramps and appurtenant parts thereof incident to a pavement maintenance project of the existing highway U.S. 89 known as Project No. F-0089(502)370 and incidental purposes, by instrument dated April 7, 2020 and recorded May 11, 2020, as Entry No. 13266210, in Book 10941, at Page 3850. (affects Parcel 8)
29. Easement in favor of Utah Department of Transportation for a perpetual easement for roadway purposes authorized by law, including but not limited to facilitating the reconstructing and maintaining thereon of sidewalks, pedestrian ramps and appurtenant parts thereof incident to a pavement maintenance project of the existing highway U.S. known as Project No. F-0089(502)370 and incidental purposes, by instrument dated April 7, 2020 and recorded May 11, 2020, as Entry No. 13266211, in Book 10941, at Page 3853. (affects Parcel 9)