

MEMORANDUM OF GROUND LEASE

The purpose of this Memorandum of Ground Lease is to create a notice of record of a ground lease originally entered into by and between Medical Leasing, Ltd., a Utah general partnership as the Lessor, and Medwood, L.C., a Utah limited liability company ("Original Lessee"), which ground lease has been amended by that certain document entitled "Amendment to Ground Lease" effective the 8th day of January, 2002, was further amended by a Second Amendment to Ground Lease effective the 8th day of February, 2002 Ground Lease and to memorialize in the public records certain key provisions of the Lease.

Assignor assigned all of its right, title, and interest in and to the Lease to Center Square Medical Ltd., a Utah limited partnership ("Lessee"), pursuant to a document entitled Assignment of Lease and Property, effective August 1, 2002.

LESSOR'S

NAME AND ADDRESS:

Medical Leasing Ltd.
c/o Tom Neff
448 E. 400 S.
Salt Lake City, UT 84111

LESSEE'S

NAME AND ADDRESS:

Center Square Medical Ltd.
Attn: W. Richards Woodbury
2733 E. Parleys Way, Suite 300
Salt Lake City, UT 84109

**DESCRIPTION OF
THE PREMISES:**

The leased premises ("Leased Premises") consists of approximately 5.987 acres located at approximately the northwest corner of 700 East and 3900 South in the City of South Salt Lake, Salt Lake County, Utah, as more specifically described on Exhibit A, attached hereto.

TERM OF GROUND LEASE:

The initial rental term of the Ground Lease shall be for a period of fifty (50) years, plus the initial partial calendar month, if any, commencing on the 1st of the month after the occupancy by a Tenant of Lessee in a building of the Leased Premises. As of the Effective Date of this Memorandum of Ground Lease, such occupancy has not yet occurred.

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OPTION PERIODS:

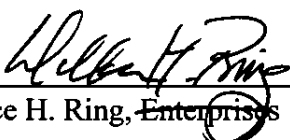
In addition to the initial rental term of the Lease, the Lessee shall have the right to extend the initial rental term for five (5) additional consecutive five (5) year periods.

This instrument is intended to be only a Memorandum of Ground Lease in respect to the Ground Lease. This Memorandum is not intended to modify any term, provision, or condition of the Lease, and to the extent of any conflict between this Memorandum and the Ground Lease, the Ground Lease will control.

LESSOR:

MEDICAL LEASING LTD., a Utah limited partnership

By: RING ENTERPRISES, INC., a Utah corporation, general partner

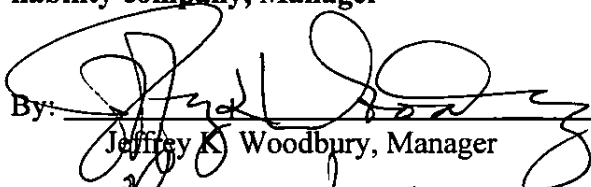
By: 
Wallace H. Ring, Enterprises **PRESIDENT**

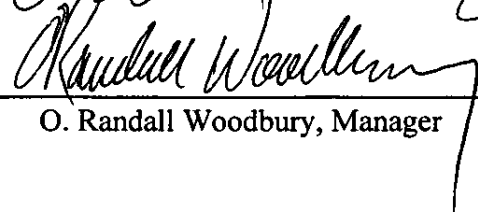
LESSEE:

CENTER SQUARE LTD., a Utah limited partnership

By: MEDWOOD, L.C., a Utah limited liability company, General Partner

By: SEVEN SYNDICATE, L.C., a Utah limited liability company, Manager

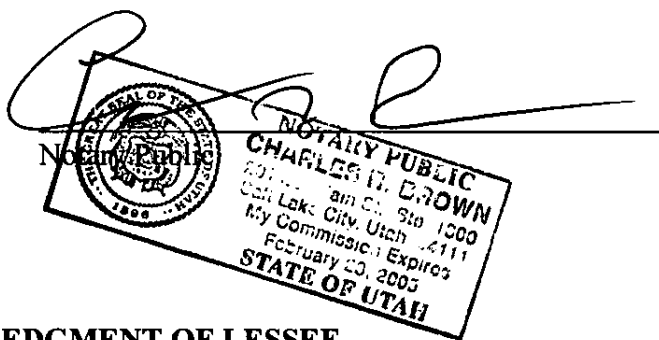
By: 
Jeffrey K. Woodbury, Manager

By: 
O. Randall Woodbury, Manager

ACKNOWLEDGMENT OF LESSOR

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

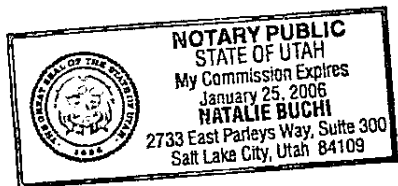
On this 20th day of August, 2002, before me personally appeared WALLACE H. RING, to me personally known to be the President of RING ENTERPRISES, INC., general partner of MEDICAL LEASING, LTD., the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Articles of Organization and Operating Agreement.



ACKNOWLEDGMENT OF LESSEE

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

On the 3rd day of September, 2002, before me personally appeared JEFFREY K. WOODBURY and O. RANDALL WOODBURY, to me personally known to be the Managers of MEDWOOD, L.C., the limited liability company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its operating agreement or a resolution of its members.



Natalie Buchi
Notary Public

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Exhibit "A"
(Leases Premises)

Beginning at a point on the North Right of Way line of 3900 South Street, said point being North 00 degrees 12'23" East 7.00 feet and South 89 degrees 58'25" East along said North line 250.58 feet from the Southwest corner of Lot 1, Block 19, Ten Acre Plat "A", Big Field Survey and running thence North 00 degrees 12'11" East 350.05 feet; thence North 89 degrees 59'06" West 50.64 feet; thence North 00 degrees 12'11" East 141.88 feet; thence South 89 degrees 59'06" East 140.84 feet; thence South 00 degrees 12'11" West 168.68 feet: thence South 34 degrees 12'15" East 85.68 feet; thence North 55 degrees 59'13" East 223.84 feet; thence North 00 degrees 11'40" East 47.59 feet; thence South 89 degrees 58'25" East 123.93 feet to the West Right of way line of 700 East Street; thence South 00 degrees 11'40" West along said West line 112.41 feet; thence North 89 degrees 58'25" West 166.00 feet; thence South 00 degrees 11'40" West 300.00 feet to the North right of way line of 3900 South Street; thence North 89 degrees 58'25" West along said North line 34.16 feet; thence South 85 degrees 07'31" West along said North line 150.56 feet; thence North 89 degrees 58'25" West along said North line 98.07 feet to the point of Beginning.

Also:

Beginning at a point North 00 degrees 12'23" East 7.00 feet and South 89 degrees 58'25" East 348.65 feet and North 85 degrees 07'31" East 150.56 feet and South 89 degrees 58'25" East 200.16 feet and North 00 degrees 11'40" East 412.41 East and North 89 degrees 58'25" West 123.93 feet from the Southwest corner of Lot 1, Block 19, 10 Acre Plat "A", Big Field Survey and running thence South 00 degrees 11'40" West 47.59 feet; thence South 55 degrees 59'13" West 223.84 feet; thence North 34 degrees 12'15" West 85.68 feet; thence North 00 degrees 11'40" West 47.59 feet; thence South 55 degrees 59'13" West 223.84 feet; thence North 34 degrees 12'15" West 85.68 feet; thence North 00 degrees 12'11"; East 80.72 feet; thence South 89 degrees 58'25" East 177.96 feet; thence North 00 degrees 11'40" East 21.34 feet; thence South 89 degrees 58'25" East 55.55 feet to the point of Beginning.

Also:

Beginning at a point North 00 degrees 12'23" East 148.50 feet and North 89 degrees 58'25" West 162.96 feet and North 00 degrees 12'23" East 171.00 feet and South 89 degrees 58'48" East 132.90 feet and North 00 degrees 12'24" East 54.00 feet and South 89 degrees 59'03" East 30.06 feet and North 00 degrees 12'23" East 36.05 feet from the Southwest corner of Lot 1, Block 19, Ten Acre Plat "A", Big Field Survey and running thence North 00 degrees 12'23" East 89.34 feet; thence South 89 degrees 59'06" East 199.88 feet; thence South 00 degrees 12'11" West 89.34 feet; thence South 89 degrees 59'08" West 199.88 feet to the point of Beginning.

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