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Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 4 P.

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When recorded return to:
EBR Management, LLC
1675 Beck Street
Salt Lake City, Utah 84116

GRANT OF EASEMENT AND AGREEMENT

STAKER & PARSON COMPANIES, INC., a Utah Corporation, GRANTOR, for One Dollar and other good and valuable consideration, hereby gives and grants unto EBR MANAGEMENT, LLC, a Utah limited liability company, GRANTEE, an assignable, perpetual non-exclusive easement in, over, across and upon the real property in Salt Lake County, State of Utah which is the westerly approximately 100 feet described on Exhibit "A" attached hereto and incorporated by reference, the purpose of such easement being for such ingress and egress as may be necessary to access the off premises billboard existing thereon situated for repairs, maintenance, upkeep, changes of advertisements, reconstruction if necessary, and related services, faces of said billboard to remain clearly visible from corridor of Utah State Road 89 also known as 1674 Beck Street, Salt Lake City, Utah 84116

GRANTOR and GRANTEE further agree to the following conditions: The subject billboard and easement as written may be relocated along the Beck Street corridor upon mutual agreement between the parties herein or their successors in interest. Upon expiration of current billboard advertising leases, Grantor will have the right to lease said billboard sign at the rate of \$1,200.00 per face per month as of this date adjusted annually thereafter according to the CPI (inflation index) annually.

Tax Parcel No. 08-23-427-001-0000

WITNESS the hands of said Grantor and Grantee this 20th day of June, 2007

EBR Management, a Utah
Limited Liability Company

Staker & Parson Companies,
a Utah Corporation

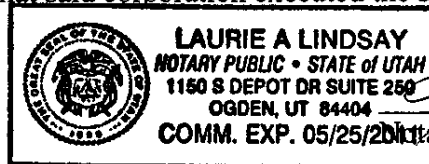
By E. B. Rogers
E B Rogers, Manager

By Randy Anderson
Randy Anderson, its Vice President

By J. L. Rogers
J L Rogers, Manager

State of Utah)
 : SS
County of Weber)

On this 20 day of June, 2007 personally appeared before me Randy Anderson who being by me duly sworn did say that he is the vice-president of STAKER & PARSON COMPANIES, Inc. and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and he acknowledged to me that said corporation executed the same.



Laurie A. Lindsay
Notary Public

State of Utah)
)ss
County of Salt Lake)

On this 20th day of June, 2007 personally appeared before me, E.B. Rogers and J. L. Rogers, who being duly sworn did say for themselves that they are the managers of EBR Management, LLC and that the within and foregoing instrument was signed on behalf of said limited liability company by authority of its articles of organization and duly acknowledged to me that said limited liability company executed the same.

E.B. Rogers
Notary Public

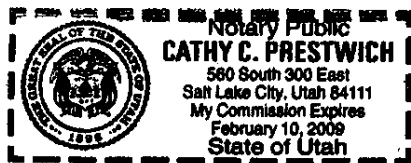


Exhibit A

Easement over the approximate Westerly 100 Feet of the described property below:

AN IRREGULAR PARCEL OF LAND SITUATED IN THE EAST HALF (E 1/2) OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE SALT LAKE MERIDIAN, IN SALT LAKE CITY, SALT LAKE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE WHICH FORMS AN ANGLE OF 89°34'10" FROM THE NORTHWEST TO SOUTHEAST WITH THE CITY MONUMENT LINE ALONG THE ORIGINAL CENTER LINE OF BECK STREET A DISTANCE OF 1,461.46 FEET TO A CITY MONUMENT IN SAID ORIGINAL CENTER LINE OF BECK STREET; THENCE NORTHWESTERLY ALONG SAID CITY MONUMENT LINE WHICH IS ALSO THE ORIGINAL CENTER LINE OF BECK STREET, A DISTANCE OF 635.85 FEET TO A POINT THEREON; THENCE NORTHEASTERLY AT RIGHT ANGLES A DISTANCE OF 87 FEET TO A POINT 8.5 FEET DISTANT NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF SPUR TRACK NO. 82 OF THE OREGON SHORT LINE RAILROAD COMPANY AS NOW CONSTRUCTED AND OPERATED, WHICH IS THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND HEREBY DESCRIBED; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE PARALLEL WITH AND 87 FEET DISTANT NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CITY MONUMENT LINE IN BECK STREET, A DISTANCE OF 12 FEET, MORE OR LESS, TO A POINT 9.5 FEET DISTANT SOUTHEASTERLY, MEASURED RADIALLY, FROM THE CENTER LINE OF SPUR TRACK NO. 83 OF SAID RAILROAD COMPANY AS NOW CONSTRUCTED AND OPERATED; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 324.99 FEET AND WHICH IS TANGENT AT ITS POINT OF BEGINNING TO A STRAIGHT LINE FORMING AN ANGLE OF 81°58'30" FROM NORTHWEST TO NORTHEAST WITH THE LAST DESCRIBED LINE PRODUCED NORTHWESTERLY, A DISTANCE OF 110.08 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST DESCRIBED CURVE AND WHICH IS ALSO PARALLEL WITH AND 13 FEET DISTANT SOUTHEASTERLY MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE TANGENT PORTION OF SAID TRACK NO. 83 A DISTANCE OF 234.55 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 315.56 FEET AND WHICH IS TANGENT AT ITS POINT OF BEGINNING TO THE LAST DESCRIBED LINE A DISTANCE OF 201.83 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST DESCRIBED CURVE AND WHICH IS PARALLEL WITH AND 21 FEET DISTANT SOUTHEASTERLY,

MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE TANGENT PORTION OF SPUR TRACK NO. 350 OF SAID RAILROAD COMPANY AS NOW

CONSTRUCTED AND OPERATED, A DISTANCE OF 242.6 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE WHICH FORMS AN ANGLE OF $7^{\circ}16'$ FROM NORTHEAST TO EAST WITH THE LAST DESCRIBED LINE PRODUCED, A DISTANCE OF 80.35 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE WHICH FORMS AN ANGLE OF $82^{\circ}08'30''$ FROM NORTHEAST TO SOUTHEAST WITH THE LAST DESCRIBED LINE PRODUCED, A DISTANCE OF 210.18 FEET, MORE OR LESS, TO A POINT 8.5 FEET DISTANT NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OR SPUR TRACK NO. 85 OF SAID RAILROAD COMPANY AS NOW CONSTRUCTED AND OPERATED; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE PARALLEL WITH AND 8.5 FEET DISTANT NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTER LINE OF TRACK NO. 85, WHICH IS A STRAIGHT LINE FORMING AN ANGLE OF $87^{\circ}43'30''$ FROM NORTHWEST TO SOUTHWEST WITH THE LAST DESCRIBED LINE A DISTANCE OF 14.78 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 759.43 FEET, TANGENT AT ITS POINT OR BEGINNING TO THE LAST DESCRIBED LINE AND WHICH IS CONCENTRIC WITH AND 8.5 FEET DISTANT NORTHWESTERLY, MEASURED RADially, FROM THE CENTER LINE OF SAID TRACK NO. 85, A DISTANCE OF 134.66 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST DESCRIBED CURVE AND WHICH IS PARALLEL WITH AND 8.5 FEET DISTANT NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTER LINE OF TRACK NO. 85, A DISTANCE OF 159.38 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 900.4 FEET, TANGENT AT ITS POINT OF BEGINNING TO THE LAST DESCRIBED LINE AND WHICH IS PARALLEL WITH AND 8.5 FEET DISTANT NORTHWESTERLY, MEASURED RADially, FROM CENTER LINE OF TRACK NO. 85 AND FROM THE CENTER LINE OF SAID SPUR TRACK NO. 82 OF SAID RAILROAD COMPANY AS NOW CONSTRUCTED AND OPERATED, A DISTANCE OF 124.61 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST DESCRIBED CURVE AND WHICH IS PARALLEL WITH AND 8.5 FEET DISTANT NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTER LINE OF TRACK NO. 82 A DISTANCE OF 366.54 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.