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RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 13 P.

144997-NTF

AFTER RECORDING RETURN TO:

Stearns Bank National Association
9225 East Shea Blvd.
Scottsdale, AZ 85260
07-35-476-007

ASSIGNMENT OF LEASES AND RENTS

THIS ASSIGNMENT OF LEASES AND RENTS (this “**Assignment**”), made and entered into as of August 27, 2021, by **SLC TP TX, LLC**, a Texas limited liability company (“**Borrower**”), to and for the benefit of **STEARNS BANK NATIONAL ASSOCIATION**, a national banking association (hereinafter referred to as the “**Lender**”);

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, and in order to secure the indebtedness and other obligations of Borrower hereinafter set forth, Borrower does hereby convey, assign and grant a continuing security interest to Lender, its successors, successors-in-title and assigns, in all of Borrower's right, title and interest in, to and under all leases, licenses, rental agreements and occupancy agreements of whatever form now or hereafter affecting all or any portion of that certain tract of land located in Salt Lake County, Utah, being more particularly described on **Exhibit “A”** attached hereto and by reference made a part hereof (the “**Premises**”), together with any and all extensions, renewals and modifications thereof and guaranties of the performance or obligations of any tenants or lessees thereunder (said leases and agreements are hereinafter referred to collectively as the “**Leases**,” and said tenants and lessees are hereinafter referred to collectively as “**Tenants**” or individually as “**Tenant**” as the context requires), together with all of Borrower's right, title and interest, legal and equitable, in and to all income, rents, issues, profits and revenues from the Leases and from the Premises (“**Rents**”).

TO HAVE AND TO HOLD unto Lender, its successors and assigns, forever, subject to and upon the terms and conditions set forth herein.

This Assignment is made for the purpose of securing (a) the full and prompt payment when due, whether by acceleration or otherwise, with such interest as may accrue thereon, either before or after maturity thereof, of that certain Promissory Note made by Borrower to the order of Lender in the principal face amount of \$13,094,970.00 (hereinafter, together with any renewals, modifications, consolidations and extensions thereof, referred to as the “**Note**”) and (b) the full amount and prompt payment and performance of any and all obligations of Borrower to Lender under the terms of any deed of trust, mortgage, and security agreement securing the indebtedness evidenced by the Note (hereinafter, together with any renewals, modifications, consolidations and extensions thereof, referred to collectively, if more than one, as the “**Security Instruments**”), and (c) the full and prompt payment and performance of any and all other obligations of Borrower to Lender under any other instruments now or hereafter evidencing, securing, or otherwise relating to the indebtedness evidenced by the Note (the Security Instruments, and said other instruments, together with any renewals, modifications, consolidations and extensions thereof, are hereinafter referred to collectively as the “**Loan Documents**,” and said indebtedness is hereinafter referred to as the “**Indebtedness**”).

ARTICLE 1

WARRANTIES AND COVENANTS

1.01 Warranties of Borrower. Borrower hereby warrants and represents that, as to those Leases executed prior to the date hereof:

(a) Borrower is the sole holder of the landlord's interest under the Leases, is entitled to receive the Rents free and clear of all rights, loans, liens, encumbrances, and claims except as disclosed to and accepted by Lender in writing and has full right, power, and authority to convey, assign, transfer and set over the same and to grant to and confer upon Lender the rights, interests, powers, and authorities herein granted and conferred;

(b) Except as previously disclosed, Borrower has made no assignment other than this Assignment of any of the rights of Borrower under any of the Leases or with respect to any of said Rents;

(c) Borrower has neither done any act nor failed to do any act which might prevent Lender from, or limit Lender in, acting under any of the provisions of this Assignment;

(d) All Leases provide for rental to be paid monthly, in advance, and Borrower has not accepted payment of rental under any of the Leases for more than one (1) month in advance of the due date thereof;

(e) There exists no default or event of default or any state of facts which would, with the passage of time or the giving of notice, or both, constitute a default or event of default on the part of Borrower or by any Tenant under the terms of any of the Leases;

(f) Neither the execution and delivery of this Assignment or any of the Leases, the performance of each and every covenant of Borrower under this Assignment and the Leases, nor the meeting of each and every condition contained in this Assignment, conflicts with, or constitutes a breach or default under any agreement, indenture or other instrument to which Borrower is a party, or any law, ordinance, administrative regulation or court decree which is applicable to Borrower;

(g) No action has been brought or, so far as is known to Borrower, is threatened, which would interfere in any way with the right of Borrower to execute this Assignment and perform all of Borrower's obligations contained in this Assignment and in the Leases; and

(h) To the best of Borrower's knowledge, the Leases are valid, enforceable and in full force and effect, and there have been no modifications or amendments thereof not furnished to Lender.

1.02 Covenants of Borrower. Borrower hereby covenants and agrees as follows:

(a) Borrower shall, and shall cause any master lessee of the Premises, to (i) fulfill, perform and observe each and every condition and covenant of landlord or lessor contained in each of the Leases; (ii) give prompt notice to Lender of any claim of a default under any of the Leases, whether given by a Tenant to Borrower, or given by Borrower to a Tenant, together with a complete copy of any such notice; (iii) at no cost or expense to Lender, enforce, short of termination, the performance and observation of each and every covenant and condition of each of the Leases to be performed or observed by a Tenant thereunder; and (iv) appear in and defend any action arising out of, or in any manner connected with, any of the Leases, or the obligations or liabilities of Borrower as the landlord thereunder, or of a Tenant or any guarantor thereunder;

(b) Neither Borrower, nor any master lessee of the Premises, shall without the prior written consent of Lender, (i) modify any of the Leases; (ii) terminate the term or accept the surrender of any of the Leases; (iii) waive or release a Tenant from the performance or observance by a Tenant of any obligation or condition of any of the Leases; (iv) permit the prepayment of any Rents under any of the Leases for more than one (1) month prior to the accrual thereof; (v) give any consent to any assignment or sublease by a Tenant under any of the Leases; (vi) assign its interest in, to or under the Leases or the Rents from the Leases and from the Premises to any person or entity other than Lender; or (vii) enter into any new lease agreement affect any portion of the Premises;

(c) Borrower shall take no action which will cause or permit the estate of a Tenant under any of the Leases to merge with the interest of Borrower in the Premises or any portion thereof;

(d) Borrower shall protect, indemnify and save harmless Lender from and against all liabilities, obligations, claims, damages, penalties, causes of action, costs and

expenses (including, without limitation, attorneys' fees and expenses) imposed upon or incurred by Lender by reason of this Assignment and any claim or demand whatsoever which may be asserted against Lender by reason of any alleged obligation or undertaking to be performed or discharged by Lender under this Assignment. In the event Lender incurs any liability, loss or damage by reason of this Assignment, or in the defense of any claim or demand arising out of or in connection with this Assignment, the amount of such liability, loss or damage shall be added to the Indebtedness, shall bear interest at the interest rate specified in the Note from the date incurred until paid and shall be payable on demand; provided, however, that Borrower shall have no liability or obligation hereunder as to matters covered hereby arising solely from the willful misconduct or bad faith of Lender; and

(e) Borrower shall authorize and direct, and does hereby authorize and direct each and every present and future Tenant of the whole or any part of the Premises to pay all rental to Lender upon receipt of written demand from Lender to so pay the same.

1.03 Lender's Right to Receive and Collect Rents. Lender shall have the right, at any time, and even though no Event of Default shall have occurred under this Assignment, to collect and receive the Rents and to enforce the Leases. For this purpose, Lender is given and granted the following rights, powers, and authority:

(i) Lender may send notices to any and all tenants of the Premises advising them of this Assignment and directing all Rents to be paid directly to Lender or Lender's agent;

(ii) Lender may enter upon and take possession of the Premises; demand, collect and receive from the tenants or from any other persons liable therefor, all of the Leases and Rents; institute and carry on all legal proceedings necessary for the protection of the Premises, including such proceedings as may be necessary to recover possession of the Premises; collect the Rents and remove any tenant or tenants or other persons from the Premises;

(iii) Lender may enter upon the Premises to maintain the Premises and keep the same in repair; to pay the costs thereof and of all services of all employees, including their equipment, and of all continuing costs and expenses of maintaining the Premises in proper repair and condition, and also to pay all taxes, assessments and water utilities, and the premiums on fire and other insurance effected by Lender on the Premises;

(iv) Lender may do any and all things to execute and comply with the laws of the State of Tennessee and also all other laws, rules, orders, ordinances and requirements of all other governmental agencies affecting the Premises;

(v) Lender may rent or lease the whole or any part of the Premises for such term or terms and on such conditions as Lender may deem appropriate;

(vi) Lender may engage such agent or agents as Lender may deem appropriate,

either in Lender's name or in Borrower's name, to rent and manage the Premises, including the collection and application of Leases and Rents;

(vii) Lender may do all such other things and acts with respect to the Premises as Lender may deem appropriate and may act exclusively and solely in the place and stead of Borrower and to have all of the powers of Borrower for the purposes stated above; and

(viii) Lender shall not be required to do any of the foregoing acts or things, and the fact that Lender shall have performed one or more of the foregoing acts or things shall not require Lender to do any other specific act or thing.

(c) Upon the payment in full of the Indebtedness, as evidenced by the recording or filing of an instrument of satisfaction or full release of the Security Instruments without the recording of another security instrument in favor of Lender affecting the Premises, this Assignment shall terminate and be of no further force or effect, and Lender shall at the request of Borrower deliver to Borrower a recordable instrument evidencing such termination.

1.04 Application of Leases and Rents. All costs and expenses incurred by Lender in connection with the Premises shall be for Borrower's account and Lender may pay such costs and expenses from the Rents. Lender, in its sole discretion, shall determine the application of any and all Rents received by it; however, any such Rents received by Lender which are not applied to such costs and expenses shall be applied to the Indebtedness. All expenditures made by Lender under this Assignment and not reimbursed from the Leases and Rents shall become a part of the Indebtedness secured by this Assignment, and shall be payable on demand, with interest at the Note rate from date of expenditure until paid.

ARTICLE II

DEFAULT

2.01 Event of Default. The term, "Event of Default," wherever used in this Assignment, shall mean any one or more of the following events:

(a) The occurrence of any default or Event of Default under any other Loan Document;

(b) The failure by Borrower duly and fully to comply with any covenant, condition or agreement of this Assignment (hereinafter referred to as a "non-monetary default"). Lender will not, on account of said non-monetary default, institute any court action under any of the Loan Documents or actually seize or sell any property with respect to which a security interest has been granted to Lender as security for the Indebtedness, if, within fifteen (15) days of the date of mailing by Lender of notice of said non-monetary default to Borrower, Borrower fully cures said non-monetary default to the satisfaction of Lender (provided, however, that if such non-monetary default cannot

reasonably be cured by Borrower within said 15-day period, Borrower shall have additional reasonable time not to exceed 15 more days, in which to cure such non-monetary default provided Borrower commences the cure, if possible subject only to a Force Majeure Delay, within 10 days of notice and thereafter diligently prosecutes the same to completion); or

(c) The breach of any warranty in any material respect by Borrower contained in this Assignment.

2.02 Remedies. Upon the occurrence of any Event of Default, and at any time thereafter, Lender may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided in this Assignment, the other Loan Documents, or by law:

(a) Lender shall have the right at its option without notice to Borrower to declare the entire Indebtedness immediately due and payable, including any prepayment premium that Borrower would be required to pay.

(b) Lender shall have the right, without notice to Borrower, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender shall have all the rights provided for in Section 1.03. If the Rents are collected by Lender, then Borrower irrevocably designates Lender as Borrower's attorney-in-fact to endorse instruments received in payment thereof in the name of Borrower and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

(c) Lender shall have the right to have a receiver appointed to take possession of all or any part of the Premises, with the power to protect and preserve the Premises, to operate the Premises preceding foreclosure or sale, and to collect the Rents from the Premises and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. Borrower hereby waives any requirement that the receiver be impartial and disinterested as to all of the parties and agrees that employment by Lender shall not disqualify a person from serving as a receiver.

(d) Lender shall have all other rights and remedies provided in this Assignment, the Note, the other Loan Documents or by law.

(e) Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Borrower under this Assignment, after Borrower's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

(f) If Lender institutes any suit or action to enforce any of the terms of this Assignment, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. However, Borrower will only pay attorneys' fees of an attorney not Lender's salaried employee, to whom the matter is referred after Borrower's default. Borrower also will pay any court costs, in addition to all other sums provided by law.

Lender shall have full right to exercise any or all of the foregoing remedies without regard to the adequacy of security for any or all of the Indebtedness, and with or without the commencement of any legal or equitable action or the appointment of any receiver or trustee, and shall have full right to enter upon, take possession of, use and operate all or any portion of the Premises which Lender in its sole discretion deems desirable to effectuate any or all of the foregoing remedies.

The various agencies and powers of attorney conveyed to Lender under this Assignment are granted for purposes of security and may not be revoked by Borrower until such time as they are renounced by Lender.

ARTICLE III

GENERAL PROVISIONS

3.01 Successors and Assigns. This Assignment shall inure to the benefit of and be binding upon Borrower and Lender and their respective heirs, executors, legal representatives, successors and assigns. Whenever a reference is made in this Assignment to "Borrower" or "Lender," such reference shall be deemed to include a reference to the heirs, executors, legal representatives, successors and assigns of Borrower or Lender.

3.02 Terminology. All personal pronouns used in this Assignment, whether used in the masculine, feminine or neuter gender, shall include all other gender, and the singular shall include the plural, and vice versa. Titles of articles are for convenience only and neither limit nor amplify the provisions of this Assignment.

3.03 Severability. If any provision of this Assignment or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Assignment and the application of such provisions to other persons or circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

3.04 Applicable Law. This Assignment shall be subject to the provisions of Section 12.2 of the Loan Agreement which, among other things, shall govern choice of law, venue, jurisdiction, and enforcement.

3.05 No Third Party Beneficiaries. This Assignment is made solely for the benefit of Lender and its assigns. No Tenant under any of the Leases nor any other person shall have standing to bring any action against Lender as the result of this Assignment, or to assume that Lender will exercise any remedies provided herein, and no person other than Lender shall under any circumstances be deemed to be a beneficiary of any provision of this Assignment.

3.06 No Oral Modifications. Neither this Assignment nor any provisions hereof may be changed, waived, discharged or terminated orally, but only by an instrument in writing signed by the party against whom enforcement of the change, waiver, discharge or termination is sought.

3.07 Cumulative Remedies. The remedies herein provided shall be in addition to and not in substitution for the rights and remedies vested in Lender in any of the Loan Documents or in law or equity, all of which rights and remedies are specifically reserved by Lender. The remedies herein provided or otherwise available to Lender shall be cumulative and may be exercised concurrently. The failure to exercise any of the remedies herein provided shall not constitute a waiver thereof, nor shall use of any of the remedies herein provided prevent the subsequent or concurrent resort to any other remedy or remedies. It is intended that this clause shall be broadly construed so that all remedies herein provided or otherwise available to Lender shall continue to be each and all available to Lender until the Indebtedness shall have been paid in full.

3.08 Cross-Default. An Event of Default by Borrower under this Assignment shall constitute an Event of Default under all other Loan Documents.

3.09 Counterparts. This Assignment may be executed in any number of counterparts all of which taken together shall constitute one and the same instrument, and any of the parties or signatories hereto may execute this Assignment by signing any such counterpart.

3.10 Further Assurance. At any time and from time to time, upon request by Lender, Borrower will make, execute and deliver, or cause to be made, executed and delivered, to Lender and, where appropriate, cause to be recorded and/or filed and from time to time thereafter to be re-recorded and/or refiled at such time and in such offices and places as shall be deemed desirable by Lender, any and all such other and further assignments, deeds to secure debt, mortgages, deeds of trust, security agreements, financing statements, continuation statements, instruments of further assurance, certificates and other documents as may, in the opinion of Lender, be necessary or desirable in order to effectuate, complete or perfect, or to continue and

preserve (a) the obligations of Borrower under this Assignment and (b) the security interest created by this Assignment as a first and prior security interest upon the Leases and the income, rents, issues, profits and revenues from the Premises. Upon any failure by Borrower so to do, Lender may make, execute, record, file, re-record and/or refile any and all such assignments, deeds to secure debt, mortgages, deeds of trust, security agreements, financing statements, continuation statements, instruments, certificates, and documents for and in the name of Borrower, and Borrower hereby irrevocably appoints Lender the agent and attorney-in-fact of Borrower so to do.

3.11 Notices. Any notice required or permitted to be given by any party upon the other shall be deemed delivered or given in accordance with this Assignment: (i) two (2) business days after it is deposited in the United States mail; (ii) the next business day after it is deposited with a nationally-recognized over-night courier; (iii) the day it is personally delivered or, if that day is not a business day, the next business day after it is personally delivered; or (iv) the day it is sent by electronic transmission (e.g. facsimile or email) or, if that day is not a business day, the next business day after it is sent by electronic transmission; and addressed as follows:

If to Lender:

Stearns Bank National Association
9225 East Shea Boulevard
Scottsdale, AZ 85260
ATTN: Kris Holm
Fax No. (480) 314-4900
Email: Kris.Holm@stearnsbank.com

If to Borrower:

SLC TP TX, LLC
8762 Preston Trace Blvd.
Frisco, TX 75033
ATTN: Jagmohan Dhillon
Email: jag@galaxyhotelsgroup.com

Notices shall be deemed effective the date they are deemed to be delivered. Any party may change its address for the service of notice by giving written notice of such change to the other party, in any manner above specified, ten (10) days prior to the effective date of such change.

3.12 Modifications, etc. Borrower hereby consents and agrees that Lender may at any time, and from time to time, without notice to or further consent from Borrower, either with or without consideration, surrender any property or other security of any kind or nature whatsoever held by it or by any person, firm or corporation on its behalf or for its account, securing the Indebtedness; substitute for any collateral so held by it, other collateral of like kind, or of any kind; agree to modification of the terms of the Note or the Loan Documents; extend or renew the Note or any of the Loan Documents for any period; grant releases, compromises and indulgences

with respect to the Note or the Loan Documents to any persons or entities now or hereafter liable thereunder or hereunder; release any guarantor or endorser of the Note, the Security Instruments, or any other Loan Document; or take or fail to take any action of any type whatsoever, and no such action which Lender shall take or fail to take in connection with the Loan Documents, or any of them, or any security for the payment of the Indebtedness or for the performance of any obligations or undertakings of Borrower, nor any course of dealing with Borrower or any other person, shall release Borrower's obligations hereunder, affect this Assignment in any way or afford Borrower any recourse against Lender. The provisions of this Assignment shall extend and be applicable to all renewals, amendments, extensions, consolidations and modifications of the Loan Documents and the Leases, and any and all references herein to the Loan Documents or the Leases shall be deemed to include any such renewals, amendments, extensions, consolidation or modifications thereof.

3.13 Waiver of Redemption Right. NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS ASSIGNMENT, BORROWER HEREBY WAIVES ANY AND ALL RIGHTS OF REDEMPTION FROM SALE UNDER ANY ORDER OR JUDGEMENT OF FORECLOSURE ON BORROWER'S BEHALF OF EACH AND EVERY PERSON, EXCEPT JUDGMENT CREDITORS OF BORROWER ACQUIRING ANY INTEREST IN OR TITLE TO THE PREMISES SUBSEQUENT TO THE DATE OF THIS ASSIGNMENT.

3.14 Waiver of Jury Trial. TO THE FULLEST EXTENT PERMITTED BY LAW, LENDER, BY ACCEPTING THIS ASSIGNMENT, AND BORROWER HEREBY VOLUNTARILY, KNOWINGLY AND INTENTIONALLY: (i) WAIVE ANY AND ALL RIGHTS TO TRIAL BY JURY IN ANY LEGAL ACTION OR PROCEEDING ARISING UNDER THIS ASSIGNMENT OR CONCERNING THE INDEBTEDNESS, THE NOTE, ANY OTHER LOAN DOCUMENT, AND/OR ANY COLLATERAL SECURING THE NOTE OR ANY OTHER LOAN DOCUMENT INCLUDING, WITHOUT LIMITATION, ANY DETERMINATION REGARDING THE AMOUNT, ENTITLEMENT TO AND REASONABLENESS OF ATTORNEY'S FEES OR OTHER COSTS OF COLLECTION DUE TO LENDER, REGARDLESS OF WHETHER SUCH ACTION OR PROCEEDING CONCERNS ANY CONTRACTUAL OR TORTIOUS OR OTHER CLAIM, AND (ii) AGREES NOT TO SEEK TO CONSOLIDATE ANY SUCH ACTION OR PROCEEDING WITH ANY OTHER ACTION OR PROCEEDING IN WHICH A JURY TRIAL CANNOT BE WAIVED OR HAS NOT BEEN WAIVED. BORROWER ACKNOWLEDGES THAT THIS WAIVER OF JURY TRIAL AND AGREEMENT NOT TO CONSOLIDATE IS A MATERIAL INDUCEMENT TO THE LENDER IN EXTENDING CREDIT TO THE BORROWER, THAT LENDER WOULD NOT HAVE EXTENDED SUCH CREDIT WITHOUT THIS JURY TRIAL WAIVER AND AGREEMENT NOT TO CONSOLIDATE AND THAT LENDER HAS BEEN REPRESENTED BY AN ATTORNEY OR HAS HAD AN OPPORTUNITY TO CONSULT WITH AN ATTORNEY IN CONNECTION WITH THIS JURY TRIAL WAIVER AND AGREEMENT NOT TO CONSOLIDATE AND UNDERSTANDS THE LEGAL EFFECT OF THIS WAIVER.

3.15 Homestead and Other Waivers. Borrower waives to the full extent lawfully allowed the benefit of any homestead, appraisal, evaluation, stay and extension laws now or hereafter in force.

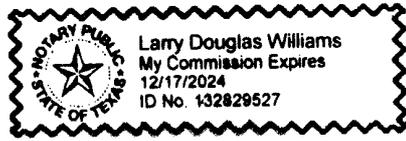
[Signature Page to Follow.]

IN WITNESS WHEREOF, Borrower has executed this Assignment under seal, as of the date first above written.

SLC TP TX, LLC, a Texas limited liability company

By: [Signature]
Name: Jagmohan Dhillon
Title: Managing Member

STATE OF Texas)
COUNTY OF Collin) §



On this 19th day of August, 2021, before me, the undersigned Notary Public, personally appeared Jagmohan Dhillon, Managing Member of SLC TP TX, LLC, a Texas limited liability company, and known to me to be a member or designated agent of the limited liability company that executed the Assignment and acknowledged the Assignment to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles or organization, or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Assignment and in fact executed the Assignment on behalf of the limited liability company.

By: [Signature]
Notary Public in and for the State of Texas

Residing at 8762 Preston Trace Blvd.,
FRISCO, TX 75033
My Commission Expires: 12-17-2024

This instrument was drafted by:
Fryberger, Buchanan, Smith & Frederick, P.A.
302 West Superior Street, Suite 700
Duluth, MN 55802
(218) 725-6838
DDM/12793-1024

Exhibit "A"

PARCEL 1:

Lot 12A2, BONNEVILLE CENTER PLAT E - 1ST AMENDED LOT 12A, according to the official plat thereof, recorded September 20, 2019 as Entry No. 13078765 in Book 2019P at Page 263.

PARCEL 1A:

A non-exclusive easement, appurtenant to Parcel 1, for the purposes of emergency, vehicular, and pedestrian ingress and egress, as set forth and defined in that certain Reciprocal Easement Agreement recorded February 5, 2020 as Entry No. 13187882 in Book 10893 at Page 3469 in the Salt Lake County Recorder's office.