



\*W3250098\*

WHEN RECORDED MAIL TO:

Reef Private Credit LLC  
160 West Canyon Crest Rd.  
Alpine, Utah 84004

E# 3250098 PG 1 OF 37  
Leann H. Kilts, WEBER COUNTY RECORDER  
11-Aug-22 0100 PM FEE \$50.00 DEP TH  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED

File No.: 160910-BHF

## **Deed of Trust Assignment of Leases And Rents And Security Agreement (Including Fixture Filing)**

In Reference to Tax ID Number(s):

21-126-0001, 21-126-0003, 21-126-0006, 21-126-0011, 21-126-0002, 21-130-0001, 21-130-0003,  
21-130-0004, 21-130-0006, 21-001-0014, 21-001-0015, 23-012-0022, 20-169-0001, 20-169-0002 and  
21-111-0001

Assessor Parcel Nos.:

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:  
Reef Private Credit LLC.  
160 West Canyon Crest Rd.  
Alpine, Utah 84004

*Recorder's Use Only*

**DEED OF TRUST ASSIGNMENT OF LEASES  
AND RENTS AND SECURITY AGREEMENT  
(INCLUDING FIXTURE FILING)**

THIS DEED OF TRUST CONSTITUTES A SECURITY AGREEMENT, AND IS FILED AS A FIXTURE FILING, WITH RESPECT TO ANY PORTION OF THE TRUST ESTATE IN WHICH A PERSONAL PROPERTY SECURITY INTEREST OR LIEN MAY BE GRANTED OR CREATED PURSUANT TO THE UTAH UNIFORM COMMERCIAL CODE OR UNDER COMMON LAW, AND AS TO ALL REPLACEMENTS, SUBSTITUTIONS, AND ADDITIONS TO SUCH PROPERTY AND THE PROCEEDS THEREOF. FOR PURPOSES OF THE SECURITY INTEREST OR LIEN CREATED HEREBY, BENEFICIARY IS THE "SECURED PARTY" AND GRANTOR IS THE "DEBTOR." GRANTOR IS THE RECORD OWNER OF THE PROPERTY.

**REQUEST FOR NOTICE**

**A COPY OF ANY NOTICE OF DEFAULT AND A COPY OF ANY NOTICE OF SALE ASSOCIATED WITH THE PROPERTY SECURING THIS DEED OF TRUST SHALL BE MAILED TO GRANTOR, TRUSTEE & BENEFICIARY AT THE ADDRESSES INDICATED HEREINBELOW.**

THIS DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT (INCLUDING FIXTURE FILING) (as it may be amended and modified from time to time, the "Deed of Trust") is made and entered into on August 10, 2022 by and among SANCTUARY UTAH, LLC, a Utah limited liability company having an address of PO Box 980400, Park City, Utah 84098 ("Grantor"), Marlon Bates, Esq. of Scalley, Reading, Bates, Hansen & Rasmussen PC, as trustee ("Trustee"), and those individuals/entities listed on the attached Schedule "A," and their successors and assigns ("Beneficiary"), with REEF PRIVATE CREDIT LLC, a Utah limited liability company, having an address of 160 W. Canyon Crest Road, Alpine, UT 84004 acting as their administrative agent.

**WITNESSETH:**

- A. Beneficiary has agreed to make a loan available to Grantor in the principal amount of \$19,725,000.00 (the "Loan"), pursuant to those one or more certain Secured Promissory Notes of even date herewith

(as more fully defined below in Section 1.01(ff), the “**Note**”), executed by the Grantor, as Maker, for the benefit of Beneficiary, as Holder;

- B. WHEREAS, the Grantor owns property located in the County of Weber, State of Utah, as more particularly described on the attached Schedule “**B**” (“**Real Property**”);
- C. WHEREAS, to induce Beneficiary to make the Loan to Grantor, Grantor has agreed to grant, bargain, sell, and convey to Beneficiary the Real Property as collateral to the loan pursuant to the terms of this Deed of Trust.
- D. WHEREAS, Beneficiary desires to secure the performance of Grantor’s Obligations, as described herein, under the Note, and any the other Loan Documents (defined below), and Grantor is willing to enter into this Deed of Trust to secure the obligations of Grantor to Beneficiary.

### **Article I. DEFINITIONS**

**Section 1.01 ADDITIONAL DEFINITIONS.** As used herein, the following terms shall have the following meanings:

- a. “**Anti-Terrorism Laws**” means any and all present and future judicial decisions, statutes, rulings, rules, regulations, permits, certificates, orders and ordinances of any Governmental Authority relating to terrorism or money laundering.
- b. “**Beneficiary**” means those individuals/entities listed on the attached Schedule “**A**,” and their successors and assigns, whose address for notice hereunder is c/o REEF PRIVATE CREDIT LLC, 160 West Canyon Crest Rd., Alpine, Utah 84004, and the subsequent holder or holders, from time to time, of the Note, with REEF PRIVATE CREDIT LLC acting as their administrative agent.
- c. “**Beneficiary’s Agent**” means grantor, for the purpose of collecting Rent, and applying Rent, as set forth in this Deed of Trust, which agency shall never be deemed to be that of trustee and beneficiary for any purpose, and which agency relationship cannot be terminated by Grantor so long as the Loan Documents are in effect.
- d. “**CGL**” the broadest available form of commercial general liability insurance (utilizing the then prevailing ISO form or an equivalent form acceptable to Beneficiary in its reasonable discretion).
- e. “**Charges**” means all fees, charges and/or other things of value, if any, contracted for, charged, received, taken or reserved by Beneficiary in connection with the transactions relating to the Note and the other Loan Documents, which are treated as interest under applicable law.
- f. “**Code**” means the Uniform Commercial Code, as amended from time to time, in effect in the state in which the Land is located.
- g. “**Constituent Party**” means any (i) general partner or managing member of Grantor, as applicable, or (ii) any signatory to this Deed of Trust that signs on Grantor’s behalf that is a corporation, general partnership, limited partnership, limited liability company, joint venture, trust, or other type of business organization.
- h. “**Contracts**” means all of the right, title, and interest of Grantor, including equitable rights, in, to, and under any and all (i) contracts and agreements for the purchase or sale of all or any portion of the Secured Property, now or at any time hereafter existing, including but without limitation, any and all earnest money or other deposits; and (ii) contracts, licenses, permits, and rights relating to living unit equivalents or other entitlements for water, wastewater, zoning, development, and utility services whether executed, granted, or issued by a private person or entity or a Governmental Authority or quasi-governmental agency, which are directly related to, or connected with, the Secured Property.

- i. **“Debtor Relief Laws”** means Title 11 of the United States Code, as now or hereafter in effect, or any other applicable law, domestic or foreign, as now or hereafter in effect, relating to bankruptcy, insolvency, liquidation, receivership, reorganization, arrangement or composition, extension or adjustment of debts, or similar laws affecting the rights of creditors.
- j. **“Default Rate”** means the rate of interest specified in the Note or the Loan Agreement to be paid by the maker of the Note from and after the occurrence of a default in payment under the provisions of the Note and Loan Documents but not in excess of the Maximum Lawful Rate.
- k. **“Disposition”** means any sale, lease, exchange, assignment, conveyance, transfer, trade, or other disposition of all or any portion of the Secured Property (or any interest therein) or all or any part of the legal and beneficial ownership interest in Grantor (if Grantor is a corporation, partnership, general partnership, limited partnership, joint venture, trust, or other type of business association or legal entity), except as may be expressly permitted under this Deed of Trust or the other Loan Documents.
- l. **“Environmental Law”** means any federal, state, or local law, statute, ordinance, or regulation, whether now or hereafter in effect, pertaining to health, industrial hygiene, or the environmental conditions on, under, or about the Land or the Improvements.
- m. **“ERISA”** means the Employee Retirement Income Security Act of 1974, 29 U.S.C.A. §§1001 et seq., as amended, and any and all successor statutes thereof.
- n. **“Event of Default”** means any happening or occurrence described in Article VI hereof.
- o. **“Fixtures”** means all materials, supplies, equipment, systems, apparatus, and other items now owned or hereafter acquired by Grantor and now or hereafter attached to, installed in, or used in connection with (temporarily or permanently) any of the Improvements or the Land, which are now owned or hereafter acquired by Grantor and are now or hereafter attached to the Land or the Improvements.
- p. **“Governmental Authority”** means any and all applicable courts, boards, agencies, commissions, offices, or authorities of any nature whatsoever for any governmental unit (federal, state, county, district, municipal, city or otherwise), whether now or hereafter in existence.
- q. **“Grantor”** means the individual or entity (or individuals or entities, if more than one) described as Grantor in the initial paragraph of this Deed of Trust and the successors, assigns, heirs and legal representatives thereof, and any and all subsequent owners of the Secured Property or any part thereof (without hereby implying Beneficiary’s consent to any Disposition of all or any part of the Secured Property).
- r. **“Guarantor”** (individually and/or collectively, as the context may require) means those persons, firms, or entities, if any, individually and/or collectively, as the context may require, designated as Guarantor in the Guaranty.
- s. **“Guaranty”** (individually and/or collectively, as the context may require) means that instrument or those instruments of guaranty, if any, now or hereafter in effect, from Guarantor to Beneficiary guaranteeing the repayment of all or any part of the Indebtedness or the satisfaction of, or continued compliance with, the Obligations, or both.
- t. **“Hazardous Substance”** means any substance, product, waste, or other material which is or becomes listed, regulated, or addressed as being a toxic, hazardous, polluting, or similarly harmful substance under any Environmental Law.
- u. **“Impositions”** means (i) All real estate and personal property taxes, charges, assessments, standby fees, excises, and levies and any interest, costs, or penalties with respect thereto, general and special, ordinary and extraordinary, foreseen and unforeseen, of any kind and nature whatsoever which at any time prior to or after the execution hereof may be assessed, levied, or imposed upon the Secured Property or the ownership, use, occupancy, or enjoyment thereof, or any portion thereof, or the sidewalks, streets, or alleyways adjacent thereto; (ii) any charges, fees, license payments, or other sums payable for or under any easement, license, or agreement maintained for

- the benefit of the Secured Property; (iii) water, gas, sewer, electricity, and other utility charges and fees relating to the Secured Property; and (iv) assessments and charges arising under any subdivision, condominium, planned unit development, or other declarations, restrictions, regimes, or agreements affecting the Secured Property.
- v. **“Improvements”** means any and all buildings, covered garages, air conditioning towers, open parking areas, structures and other improvements of any kind or nature, and any and all additions, alterations, betterments or appurtenances thereto, now or at any time hereafter situated, placed, or constructed upon the Land or any part thereof.
  - w. **“Indebtedness”** means (i) The principal of, interest on, or other sums evidenced by the Note or the Loan Documents; (ii) any other amounts, payments, or premiums payable under the Loan Documents; (iii) such additional or future sums (whether or not obligatory), with interest thereon, as may hereafter be borrowed or advanced from Beneficiary. Notwithstanding the foregoing provisions of this definition, this Deed of Trust and the other Loan Documents shall not secure any such other Indebtedness with respect to which Beneficiary is by applicable law prohibited from obtaining a lien on real estate. Further, the term **“Indebtedness”** shall not operate or be effective to constitute or require any assumption or payment by any person, in any way, of any debt or obligation of any other person to the extent that the same would violate or exceed the limit provided in any applicable usury or other law or include any consumer loan to the extent treatment of such loan or extension of credit as part of the Indebtedness would violate any Governmental Requirement.
  - x. **“Land”** means all that certain real property or interest therein situated in County of Weber, State of Utah, more particularly described in Schedule **“B,”** attached hereto and incorporated herein by this reference, together with all right, title, interest, and privileges of Grantor in and to (i) all streets, ways, roads, alleys, easements, rights-of-way, licenses, rights of ingress and egress, vehicle parking rights and public places, existing or proposed, abutting, adjacent, used in connection with or pertaining to such real property or the improvements thereon; (ii) any strips or gores of real property between such real property and abutting or adjacent properties; (iii) all water and water rights appurtenant to the Land, timber and crops pertaining to such real estate; and (iv) all appurtenances and all reversions and remainders in or to such real property.
  - y. **“Lease Rent Notice”** means a notice from Beneficiary to any lessee under a Lease stating that the Lease has terminated and instructing each such lessee under a Lease to pay all current and future Rents under the Leases directly to Beneficiary, and attorn in respect of all other obligations thereunder directly to Beneficiary, or the Trustee on Beneficiary’s behalf.
  - z. **“Leases”** means any and all leases, master leases, subleases, licenses, concessions, or other agreements (whether written or oral, or now or hereafter in effect) which grant to third parties a possessory interest in and to, or the right to use or occupy, all or any part of the Secured Property, together with all security and other deposits or payments made in connection therewith.
  - aa. **“Legal Requirements”** means (i) all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions (ii) any and all covenants, conditions, and restrictions contained in any deeds, or in any other instruments of any nature that are applicable to the Secured Property or the ownership, use, or occupancy thereof, (iii) Grantor’s or any Guarantor’s presently or subsequently effective bylaws and articles of incorporation, operating agreement and articles of organization or partnership, limited partnership, joint venture, trust, or other form of business association agreement, (iv) any and all Leases, (v) any and all Contracts, and (vi) any and all leases, other than those described in (iv) above, and other contracts (written or oral), other than those described in (v) above, of any nature that are applicable to the Secured Property and to which Grantor or any Guarantor may be bound, including, without limiting the

- generality of the foregoing, any lease or other contract pursuant to which Grantor is granted a possessory interest in and to the Land and/or the Improvements.
- bb. **“License”** means a limited, non-assignable license, subject to automatic termination, under this Deed of Trust, and all other terms and provisions hereof, to exercise and enjoy all incidences of the status of a lessor with respect to the Rents, including the right to collect, demand, sue for attach, levy, recover, and receive the Rents as Beneficiary’s Agent and to give proper receipts, releases and acquittances therefor.
- cc. **“Loan Documents”** means the Note, this Deed of Trust, the Loan Agreement, the Security Agreement, the Guaranty, if any, and any and all other documents now or hereafter executed by Grantor, Guarantor (if any), or any other person or party in connection with the loan evidenced by the Note or in connection with the payment of the Indebtedness or the performance and discharge of the Obligations.
- dd. **“Maximum Lawful Rate”** means the maximum lawful and non-usurious rate of interest which may be contracted for, charged, taken, received or reserved by Beneficiary in accordance with the applicable laws of the State of Utah (or applicable United States federal law to the extent that it permits Beneficiary to contract for, charge, take, receive or reserve a greater amount of interest than under Utah law), taking into account all Charges (as herein defined) made in connection with the transaction evidenced by the Note and the other Loan Documents. Additionally, to the extent permitted by applicable law now or hereafter in effect, Beneficiary may, at its option and from time to time, utilize any other method of establishing the Maximum Lawful Rate under other applicable law by giving notice, if required, to Grantor as provided by applicable law now or hereafter in effect.
- ee. **“Minerals”** means all substances in, on, under, or above the Land which are now, or may become in the future, intrinsically valuable (that is, valuable in themselves) and which now or may be in the future enjoyed through extraction or removal from the Real Property, including without limitation, oil, gas, and all other hydrocarbons, coal, lignite, carbon dioxide and all other nonhydrocarbon gases, uranium and all other radioactive substances, and gold, silver, copper, iron and all other metallic substances or ores.
- ff. **“Note”** means that certain one or more Secured Promissory Notes, of even date herewith, defined above in Recital A, incorporated herein by this reference, executed by Grantor and payable to the order of Beneficiary in the aggregate principal amount of \$19,725,000.00, bearing interest as therein specified, containing an attorneys’ fee clause, interest and principal being payable as therein specified, and finally maturing on August 9, 2023, and secured by, among other things, this Deed of Trust; and any and all renewals, modifications, amendments, rearrangements, consolidations, reinstatements, enlargements, or extensions of such promissory note or of any promissory note or notes given in renewal, substitution or replacement therefor.
- gg. **“Obligations”** means any and all of the covenants, conditions, warranties, representations, and other obligations (other than to repay the Indebtedness) made or undertaken by Grantor, Guarantor, or any other person or party to the Loan Documents to Beneficiary, Trustee, or others as set forth in the Loan Documents, the Leases, and in any deed, lease, sublease, or other form of conveyance, or any other agreement pursuant to which Grantor is granted a possessory interest in the Land.
- hh. **“Operating Expenses”** means all costs and expenses related to the ownership, operation, management, repair and leasing of the Secured Property, including, without limitation, ground lease payments, costs and expenses associated with the operation of any garage associated with and constituting a part of the Secured Property, insurance charges and premiums for coverages related to the Secured Property, Impositions, the costs of prevention of waste, ordinary repairs, maintenance, environmental audits, property management, security, normal fees paid to accountants, reasonable marketing and promotional expenses, reasonable legal expenses, the cost

- and expense of all obligations under the Leases and all costs related to compliance with Legal Requirements.
- ii. **“Permitted Exceptions”** means only such liens, easements, restrictions, security interests, and other matters (if any) as reflected on the title insurance policy associated with this Loan and consented to in the Beneficiary’s closing and escrow instructions associate with the closing of this transaction and the liens and security interests created by the Loan Documents.
  - jj. **“Personalty”** means all of the right, title, and interest of Grantor in and to personal property of any kind or character as defined in and subject to the provisions of the Code (Article 9 - Secured Transactions); any and all of which are now owned or hereafter acquired by Grantor, and which are now or hereafter situated in, on, or about the Land or the Improvements, or used in or necessary to the complete and proper planning, development, construction, financing, use, occupancy, or operation thereof, or acquired (whether delivered to the Land or stored elsewhere) for use in or on the Land or the Improvements, together with all accessions, replacements, and substitutions thereto or therefor and the proceeds thereof.
  - kk. **“Prohibited Person”** means any person or entity that (i) is specifically named or listed in, or otherwise subject to, any Anti-Terrorism Laws, (ii) is owned or controlled by, or acting for or on behalf of any person or entity specifically named or listed in, or otherwise subject to, any Anti-Terrorism Laws, (iii) Beneficiary is prohibited from dealing with, or engaging in any transaction with, pursuant to any Anti-Terrorism Laws, or (iv) is affiliated with any person or entity described in clauses (i)-(iii) of this definition.
  - ll. **“Release:”** The terms **“release,” “removal,” “environment,”** and **“disposal”** shall have the meanings given such terms in CERCLA, and the term **“disposal”** shall also have the meaning given it in RCRA; provided that in the event either CERCLA or RCRA is amended so as to broaden the meaning of any term defined thereby, such broader meaning shall apply subsequent to the effective date of such amendment, and provided further that to the extent the laws of the state in which the Property is located establish a meaning for **“release,” “removal,” “environment,”** or **“disposal,”** which is broader than that specified in either CERCLA and RCRA, such broader meaning shall apply.
  - mm. **“Rents”** means all of the rents, royalties, income, issues, bonus monies, revenues, proceeds, profits, security and other types of deposits (after Grantor acquires title thereto), and other benefits paid or payable by parties to the Leases (other than Grantor) for using, leasing, licensing, possessing, operating from, residing in, selling, or otherwise enjoying all or any portion of the Secured Property.
  - nn. **“Secured Property”** means the Land, Minerals, Fixtures, Improvements, Personalty, Contracts, Leases and Rents, and any interest of Grantor now owned or hereafter acquired in and to the Land, Minerals, Fixtures, Improvements, Personalty, Contracts, Leases and Rents, together with any and all other security and collateral of any nature whatsoever, now or hereafter given for the repayment of the Indebtedness or the performance and discharge of the Obligations, and any and all of the proceeds of any of the foregoing.
  - oo. **“Subordinate Mortgage”** means any mortgage, deed of trust, pledge, lien (statutory, constitutional, or contractual), security interest, encumbrance or charge, or conditional sale or other title retention agreement, covering all or any portion of the Secured Property executed and delivered by Grantor, the lien of which is subordinate and inferior to the lien of this Deed of Trust.
  - pp. **“Tax Code”** means the U.S. Internal Revenue Code of 1986, as amended, any and all U.S. Department of Treasury Regulations issued pursuant thereto in temporary or final form, and any and all federal, state, county, municipal and city rules and rulings, notices, requirements, statutes, regulations or laws governing or relating to taxes and/or taxation, and any and all successor statutes thereof.
  - qq. **“Trustee”** means the individual described as Trustee in the initial paragraph of this Deed of Trust.

**Section 1.02 ADDITIONAL DEFINITIONS.** As used herein, the following terms shall have the following meanings:

- a. **“Hereof,” “hereby,” “hereto,” “hereunder,” “herewith,”** and similar terms mean of, by, to, under and with respect to, this Deed of Trust or to the other documents or matters being referenced.
- b. **“Heretofore”** means before, **“hereafter”** means after, and **“herewith”** means concurrently with, the date of this Deed of Trust.
- c. All pronouns, whether in masculine, feminine or neuter form, shall be deemed to refer to the object of such pronoun whether same is masculine, feminine or neuter in gender, as the context may suggest or require.
- d. **“Including”** means including, without limitation.
- e. All terms used herein, whether or not defined in Section 1.01 hereof, and whether used in singular or plural form, shall be deemed to refer to the object of such term whether such is singular or plural in nature, as the context may suggest or require.

## Article II. GRANT

**Section 2.01 GRANT.** To secure the full and timely payment of the Indebtedness and the full and timely performance and discharge of the Obligations, Grantor has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY, unto Trustee, in trust, with power of sale, the Secured Property (but expressly excluding Rents), subject, however, to the Permitted Exceptions, TO HAVE AND TO HOLD the Secured Property (but expressly excluding Rents) unto Trustee, forever, and Grantor does hereby bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND the title to the Secured Property (but expressly excluding Rents) unto Trustee against every person whomsoever lawfully claiming or to claim the same or any part thereof.

## Article III. WARRANTIES & REPRESENTATIONS

Grantor hereby unconditionally warrants and represents to Beneficiary, as of the date hereof and at all times during the term of this Deed of Trust, as follows:

**Section 3.01 ORGANIZATION AND POWER.** If Grantor or any Constituent Party is a corporation, limited liability company, general partnership, limited partnership, joint venture, trust, or other type of business association, as the case may be, Grantor and any Constituent Party, if any, (a) is either a corporation duly incorporated or limited liability company duly organized with a legal status separate from its affiliates, or a partnership or trust, joint venture or other type of business association duly organized, validly existing, and in good standing under the laws of the state of its formation or existence, and has complied with all conditions prerequisite to its doing business in the state in which the Secured Property is located, and (b) has all requisite power and all governmental certificates of authority, licenses, permits, qualifications, and documentation to own, lease, and operate its properties and to carry on its business as now being, and as proposed to be, conducted.

**Section 3.02 VALIDITY OF LOAN DOCUMENTS.** The Loan Documents constitute the legal, valid, and binding obligations of Grantor, Guarantor, and others obligated under the terms of the Loan Documents, enforceable in accordance with their respective terms, except as may be limited by bankruptcy, insolvency and similar laws affecting the rights of creditors generally and general principles of equity.

**Section 3.03 INFORMATION.** All information, financial statements, reports, papers, and data given or to be given to Beneficiary with respect to Grantor, each Constituent Party, Guarantor, others obligated under the terms of the Loan Documents, or the Secured Property are, or at the time of delivery will be, accurate,



complete, and correct in all material respects and do not, or will not, omit any fact, the inclusion of which is necessary to prevent the facts contained therein from being materially misleading.

**Section 3.04 TITLE AND LIEN.** Grantor has good and marketable title to the Land. (in fee simple, if the lien created hereunder be on the fee, or a first and prior leasehold estate, if it be created on the leasehold estate) and Improvements, and good and marketable title to the Fixtures and Personalty, free and clear of any liens, charges, rights of first refusal or first offer, encumbrances, security interests, claims, easements, restrictions, options, leases (other than the Leases), covenants, and other rights, titles, interests, or estates of any nature whatsoever, except the Permitted Exceptions. When recorded and filed in the appropriate recorder's or filing office, this Deed of Trust constitutes a valid, subsisting first lien on the Land, the Improvements, the Leases and the Fixtures; a valid, subsisting first priority security interest in and to the Personalty, Contracts, and to the extent that the term Leases include items covered by the Code, in and to the Leases; and a valid, absolute assignment of the Rents; all in accordance with the terms hereof, and all subject to the Permitted Exceptions.

**Section 3.05 BUSINESS PURPOSES.** The loan evidenced by the Note is solely for the commercial purpose of carrying on or acquiring a business of Grantor, and is not for personal, family, household, or agricultural purposes. The Secured Property forms no part of any property owned, used or claimed by Grantor as a residence or business homestead and is not exempt from forced sale under the laws of the State in which the Secured Property is located. Grantor hereby disclaims and renounces each and every claim to all or any portion of the Secured Property as a homestead.

**Section 3.06 TAXES.** Grantor, each Constituent Party, and Guarantor have filed all federal, state, county, municipal, and city income and other tax returns required to have been filed by them (including, without limitation, those required under the Tax Code) and have paid all taxes and related liabilities which have become due pursuant to such returns or pursuant to any assessments received by them. Neither Grantor, any Constituent Party, nor Guarantor knows of any basis for any additional assessment in respect of any such taxes and related liabilities. Grantor, each Constituent Party and Guarantor believe that their respective tax returns properly reflect the income and taxes of Grantor, each Constituent Party and Guarantor for the periods covered thereby, subject only to reasonable adjustments required by the Internal Revenue Service or other applicable tax authority upon audit.

**Section 3.07 MAILING ADDRESS.** Grantor's mailing address, as set forth in the opening paragraph hereof or as changed pursuant to the provisions hereof, is true and correct.

**Section 3.08 RELATIONSHIP OF GRANTOR AND BENEFICIARY.** Notwithstanding any prior business or personal relationship between Grantor and Beneficiary, or any officer, director or employee of Beneficiary, the relationship between Grantor and Beneficiary is solely that of debtor and creditor, Beneficiary has no fiduciary or other special relationship with Grantor, Grantor and Beneficiary are not partners or joint venturers, and no term or condition of any of the Loan Documents shall be construed so as to deem the relationship between Grantor and Beneficiary to be other than that of debtor and creditor.

**Section 3.09 NO RELIANCE ON BENEFICIARY.** Grantor is experienced in the ownership and operation of properties similar to the Secured Property, and Grantor and Beneficiary have and are relying solely upon Grantor's expertise and business plan in connection with the ownership and operation of the Secured Property. Grantor is not relying on Beneficiary's expertise or business acumen in connection with the Secured Property.

**Section 3.10 ENVIRONMENTAL AND HAZARDOUS SUBSTANCES.** The following representations and warranties of Grantor are made without regard to whether Beneficiary has, or hereafter obtains, any knowledge or report of the environmental condition of the Secured Property:

- a. The Secured Property and the operations conducted thereon do not violate any applicable law, statute, ordinance, rule, regulation, order, or determination of any Governmental Authority or any restrictive covenant or deed restriction (recorded or otherwise), including without limitation all applicable zoning ordinances and building codes, flood disaster laws and Environmental Laws.
- b. Without limitation of Section 3.10(a) immediately preceding, the Secured Property and operations conducted thereon by the current owner or operator of such Secured Property, are not in violation of or subject to any existing, pending, or threatened action, suit, investigation, inquiry, or proceeding by any governmental or nongovernmental entity or person or to any remedial obligations under any Environmental Law.
- c. All notices, permits, licenses, or similar authorizations, if any, required to be obtained or filed in connection with the ownership, operation, or use of the Secured Property, including, without limitation, the past or present generation, treatment, storage, disposal, or release of a Hazardous Substance into the environment, have been duly obtained or filed
- d. The Secured Property does not contain any Hazardous Substance.
- e. Grantor has taken all steps necessary to determine and has determined that no Hazardous Substances have been generated, treated, placed, held, located, or otherwise released on, under, from, or about the Secured Property.
- f. Grantor has not undertaken, permitted, authorized, or suffered and will not undertake, permit, authorize, or suffer the presence, use, manufacture, handling, generation, transportation, storage, treatment, discharge, release, burial, or disposal on, in, under, from or about the Secured Property of any Hazardous Substance or the transportation to or from the Secured Property of any Hazardous Substance.
- g. There is no pending or threatened litigation, proceedings, or investigations before or by any administrative agency in which any person or entity alleges or is investigating any alleged presence, release, threat of release, placement on, in, under, from or about the Secured Property, or the manufacture, handling, generation, transportation, storage, treatment, discharge, burial, or disposal on, under, from or about the Secured Property, or the transportation to or from the Secured Property, of any Hazardous Substance.
- h. Grantor has not received any notice, and has no actual or constructive knowledge, that any Governmental Authority or any employee or agent thereof has determined, or threatens to determine, or is investigating any allegation that there is a presence, release, threat of release, placement on, in, under, from or about the Secured Property, or the use, manufacture, handling, generation, transportation, storage, treatment, discharge, burial, or disposal on, in, under, from or about the Secured Property, or the transportation to or from the Secured Property, of any Hazardous Substance.
- i. There have been no communications or agreements by Grantor with any Governmental Authority or any private entity, including, but not limited to, any prior owners or operators of the Secured Property, relating in any way to the presence, release, threat of release, placement on, under or about the Secured Property, or the use, manufacture, handling, generation, transportation, storage, treatment, discharge, burial, or disposal on, in, under or about the Secured Property, or the transportation to or from the Secured Property, of any Hazardous Substance.
- j. Neither Grantor nor, to the knowledge, information and belief of Grantor, any other person, including, but not limited to, any predecessor owner, tenant, licensee, occupant, user, or operator of all or any portion of the Secured Property, has ever caused, permitted, authorized or suffered,

and Grantor will not cause, permit, authorize, or suffer, any Hazardous Substance to be placed, held, located, or disposed of, on, in, under or about any other real property, all or any portion of which is legally or beneficially owned (or any interest or estate therein which is owned) by Grantor in any jurisdiction now or hereafter having in effect a so-called “**superlien**” law or ordinance or any part thereof, the effect of which law or ordinance would be to create a lien on the Secured Property to secure any obligation in connection with the “**superlien**” law of such other jurisdiction.

- k. Grantor has been issued all required federal, state, and local licenses, certificates, or permits relating to, and Grantor and its facilities, business assets, property, leaseholds, and equipment are in compliance in all respects with all applicable federal, state, and local laws, rules, and regulations relating to, air emissions, water discharge, noise emissions, solid or liquid waste disposal, hazardous waste or materials, or other environmental, health, or safety matters.

**Section 3.11 NO LITIGATION.** Except as disclosed in writing to Beneficiary, there are no (i) judicial, administrative, mediation or arbitration actions, suits, or proceedings, at law or in equity, before any Governmental Authority or arbitrator pending or threatened against or affecting Grantor, Guarantor, or any Constituent Party or involving the Secured Property, (ii) outstanding or unpaid judgments against Grantor, any Guarantor, any Constituent Party, or the Secured Property, or (iii) defaults by Grantor with respect to any order, writ, injunction, decree, or demand of any Governmental Authority or arbitrator.

**Section 3.12 ERISA.** Grantor is not an “**employee benefit plan**,” as defined in Section 3(3) of ERISA, which is subject to Title I of ERISA, and the assets of Grantor do not constitute “**plan assets**” of one or more such plans within the meaning of 29 C.F.R. §2510.3-101 (1998).

**Section 3.13 NO BANKRUPTCY.** No bankruptcy or insolvency proceedings are pending or contemplated by Grantor or, to the knowledge, information, and belief of Grantor, threatened against Grantor or by or against any endorser, cosigner, or guarantor of the Note.

**Section 3.14 COMPLIANCE WITH LEGAL REQUIREMENTS.** The Land and the Improvements and the intended use thereof by Grantor comply with all Legal Requirements.

**Section 3.15 SEPARATE TAX PARCEL; LEGAL LOT.** The Secured Property is taxed separately without regard to any other real estate and the Land constitutes a legally subdivided lot or lots under all applicable Legal Requirements (or, if not subdivided, no subdivision or platting of the Land is required under applicable Legal Requirements), and for all purposes may be mortgaged, conveyed, or otherwise dealt with as an independent parcel.

**Section 3.16 UTILITIES; ACCESS.** All utility services necessary and sufficient for the full use, occupancy, operation and disposition of the Land and the Improvements for their intended purposes are available to the Secured Property, including water, storm sewer, sanitary sewer, gas, electric, cable, and telephone facilities, through public rights-of-way or duly recorded perpetual private easements.

**Section 3.17 MONEY LAUNDERING; ANTI-TERRORISM LAWS.** None of Grantor, any Constituent Party, nor Guarantor (nor any person or entity owning an interest in Grantor, any Constituent Party, or Guarantor) (i) is a Prohibited Person, or (ii) has violated any Anti-Terrorism Laws. No Prohibited Person holds or owns any interest of any nature whatsoever in Grantor, any Constituent Party or Guarantor, as applicable, and none of the funds of Grantor, any Constituent Party or Guarantor have been derived from any activity in violation of Anti-Terrorism Laws.

**Section 3.18 NO FOREIGN PERSON.** Neither Grantor nor Guarantor is a “foreign person” within the meaning of §1445(f)(3) of the Tax Code.

#### **Article IV. AFFIRMATIVE COVENANTS**

Grantor hereby unconditionally covenants and agrees with Beneficiary, until the entire Indebtedness shall have been paid in full and all of the Obligations shall have been fully performed and discharged as follows:

**Section 4.01 PAYMENT AND PERFORMANCE.** Grantor will pay the Indebtedness as and when specified in the Loan Documents, and will perform and discharge all of the Obligations, in full and on or before the dates same are to be performed.

**Section 4.02 EXISTENCE.** Grantor will and will cause each Constituent Party to preserve and keep in full force and effect its existence (separate and apart from its affiliates), good standing, rights, franchises, trade names, trademarks and other associated goodwill whether existing at common law or as a federal or state registration.

**Section 4.03 COMPLIANCE WITH LEGAL REQUIREMENTS.** Grantor will promptly and faithfully comply with, conform to, and obey all Legal Requirements, whether the same shall necessitate structural changes in, improvements to, or interfere with the use or enjoyment of, the Secured Property. If at any time Grantor obtains knowledge that Grantor, any Constituent Party, or Guarantor is, or becomes, a Prohibited Person or are indicted, arraigned or custodially detained on charges or allegations involving or relating to any Anti-Terrorism Laws, Grantor shall immediately notify Beneficiary in writing of same.

**Section 4.04 FIRST LIEN STATUS.** Grantor shall protect and preserve the first lien and security interest status of this Deed of Trust and the other Loan Documents and will not permit to be created or to exist in respect of the Secured Property or any part thereof any lien or security interest on a parity with, superior to, or inferior to any of the liens or security interests hereof, except for the Permitted Exceptions.

**Section 4.05 PAYMENT OF IMPOSITIONS.** Grantor will duly pay and discharge, or cause to be paid and discharged, the Impositions not later than the earlier to occur of (i) the due date thereof, (ii) the date any fine, penalty, interest, or cost may be added thereto or imposed, or (iii) the date prior to any date any lien may be filed for the nonpayment thereof (if such date is used to determine the due date of the respective item), and Grantor shall deliver to Beneficiary a written receipt evidencing the payment of the respective Imposition.

**Section 4.06 REPAIR.** Grantor will keep the Secured Property in first-class order and condition and will make all repairs, replacements, renewals, additions, betterments, improvements, and alterations thereof and thereto, interior and exterior, structural and nonstructural, ordinary and extraordinary, foreseen and unforeseen, which are necessary or reasonably appropriate to keep same in such order and condition.

**Section 4.07 INSURANCE.** Grantor will, at Grantor’s own expense, obtain and maintain and keep in full force and effect insurance upon and relating to the Secured Property with such insurers, in such amounts and covering such risks as shall be requested by and satisfactory to Beneficiary, from time to time, including but not limited to: (i) CGL, having limits of not less than \$1,500,000.00 per occurrence and \$3,000,000.00 general aggregate per location (or with such increased limits as may be required from time to time by Beneficiary by giving notice to Grantor), with no deductible or self-insured retention in excess of \$10,000.00 to apply to any coverage provided by the CGL policy without the prior written approval of Beneficiary; (ii) the broadest available form of “all risks” or “special form” property insurance (utilizing the then prevailing “ISO Special Form” property insurance form or an equivalent form acceptable to Beneficiary), including but not limited to, coverage for the Secured Property, and all improvements,

betterments, alterations and additions to the Secured Property and all furniture, fixtures, equipment, merchandise and all other items of Grantor's personal property in, on, at, or about the Secured Property, with no exclusions permitted thereunder with respect to vandalism, acts of terrorism, malicious mischief, or sprinkler leakage, including earthquake and flood as covered causes of losses and including an agreed amount endorsement for not less than one hundred percent (100%) of the full replacement cost (new, without deduction for depreciation) of the covered items and property and an ordinance or law coverage endorsement, with no deductible or self-insured retention in excess of \$10,000.00 to apply to any loss covered by such property insurance, and it being the parties' intent that Grantor structure its property insurance program so that no coinsurance penalty is imposed and there are no valuation disputes with any insurer or with Beneficiary; (iii) business income and extra expense coverage for no less than six months of income and expenses; (iv) workers' compensation insurance to the statutory limit and employer's liability (and/or commercial umbrella) insurance having a limit of not less than \$500,000.00 per occurrence; (v) automobile liability insurance covering owned, non-owned or rented automotive equipment having the combined single limit of not less than \$1,000,000.00 with respect to injuries or damages in any one occurrence; and (vi) such other insurance with other coverages or increased coverages, if any, as Beneficiary may require from time to time. Each insurance policy issued pursuant to this Section 4.07 shall be issued by good and solvent insurance companies satisfactory to Beneficiary, to be licensed in the State of Utah, and having a "**General Policyholders Rating**" of at least "**A**," "**IX**," or better by Best's Insurance Guide and/or "**A- or better**" by Standard & Poor Insurance Solvency Review, or such better rating as may be required by Beneficiary with respect to such insurance, and all such policies shall provide, by way of endorsements, riders, or as otherwise applicable, that: (a) with respect to the CGL and all other liability insurance, if the policy contains a general aggregate limit, such policy shall include an "**Aggregate Limits of Insurance Per Location**" endorsement (using the applicable ISO form or an equivalent form acceptable to Beneficiary); (b) with respect to the CGL and all other liability insurance, such insurance shall name Beneficiary as an "**Additional Insured**" (using the applicable ISO form, or an equivalent form reasonably acceptable to Beneficiary, without modification and under the commercial umbrella, if any, and which policy shall contain standard CGL "**other insurance**" wording, unmodified in any way that would make it excess over or contributory with the additional insured's own commercial general liability coverage), and with respect to the property and other applicable insurance, such insurance shall contain a standard "**Mortgagee clause**" and shall be payable to Beneficiary as a mortgagee and not as a co-insured, and with respect to all policies and insurance carried by Grantor for the benefit of Beneficiary, such insurance shall be payable to Beneficiary as Beneficiary's interest may appear; (c) the coverage of Beneficiary under such insurance policies shall not be terminated, reduced, or affected in any manner regardless of any breach or violation by Grantor of any warranties, declarations or conditions in any such policy; (d) no such insurance policies shall be canceled, endorsed, altered or reissued to effect a change in coverage for any reason (including, without limitation, excluding any individual risk events such as acts of terrorism) and to any extent whatsoever unless the insurer with respect to such policy shall have first given Beneficiary no less than thirty days' prior written notice thereof; and (e) Beneficiary shall be permitted, but shall not be obligated, to make premium payments to prevent any cancellation, endorsement, alteration or reissuance of any such insurance policies, and such payments shall be accepted by the applicable insurer to prevent same. Beneficiary shall be furnished with the original of each such initial policy coincident with the execution of this Deed of Trust and the original of each renewal policy not less than fifteen days prior to the expiration of the initial, or each immediately preceding renewal, policy, and Beneficiary shall additionally be thereupon concurrently furnished with receipts or other evidence that the premiums on each and all such insurance policies have been paid for at least one year. Grantor shall furnish to Beneficiary, on or before thirty days after the close of each of Grantor's fiscal years while this Deed of Trust is in force and effect, a statement certified by Grantor or a duly authorized officer of Grantor of the amounts of insurance maintained in compliance with this Section 4.07, of the risks covered by such insurance and of the insurance company or companies which carry such insurance. For purposes of this Section 4.07, the term "**ISO**"

(herein so called) shall mean Insurance Services office. It is expressly understood and agreed that the insurance coverages required in this Section 4.07 hereinabove represent Beneficiary's minimum requirements and it is further understood and agreed that in any event the insurance coverages required in this Section 4.07 are not to be construed to void or limit Grantor's indemnity obligations contained in this Deed of Trust. Neither shall (A) the insolvency, bankruptcy or failure of any insurance company covering Grantor or the Secured Property, (B) the failure of any insurance company to pay claims occurring, nor (C) any exclusion from or insufficiency of coverage be held to affect, negate or waive any of Grantor's indemnity obligations under this Deed of Trust or any other provision of this Deed of Trust.

In case of Grantor's failure to keep the Secured Property properly insured as required herein, Beneficiary, after notice to Grantor, at its option may (but shall not be required to) acquire such insurance as required herein at Grantor's sole expense.

**Section 4.08 INSPECTION.** Grantor will permit Trustee and Beneficiary, and their respective agents, representatives, and employees, to inspect the Secured Property at reasonable times, with reasonable prior notice to Grantor.

**Section 4.09 ENFORCEMENT OF LEASES AND OTHER AGREEMENTS.** Grantor shall submit any and all proposed Leases and subordination, attornment, and non-disturbance agreement to Beneficiary for approval prior to the execution thereof.

**Section 4.10 PAYMENT FOR LABOR AND MATERIALS.** Grantor will promptly pay all bills for labor, materials, and specifically fabricated materials incurred in connection with the Secured Property and never permit to exist in respect of the Secured Property or any part thereof any lien or security interest, even though inferior to the liens and security interests hereof, for any such bill, and in any event never permit to be created or exist in respect of the Secured Property or any part thereof any other or additional lien or security interest on a parity with, superior, or inferior to any of the liens or security interests hereof, except for the Permitted Exceptions.

**Section 4.11 FURTHER ASSURANCES AND CORRECTIONS.** From time to time, at the request of Beneficiary, Grantor will (i) promptly correct any defect, error, or omission which may be discovered in the contents of this Deed of Trust or in any other Loan Document or in the execution or acknowledgment thereof; (ii) execute, acknowledge, deliver, record and/or file such further instruments (including, without limitation, further deeds of trust, security agreements, financing statements, continuation statements and assignments of rents) and perform such further acts and provide such further assurances as may be necessary, desirable, or proper, in Beneficiary's opinion, to carry out more effectively the purposes of this Deed of Trust and the Loan Documents and to subject to the absolute assignments, liens and security interests hereof and thereof any property intended by the terms hereof or thereof to be covered hereby or thereby, including without limitation, any renewals, additions, substitutions, replacements, or appurtenances to the Secured Property; (iii) execute, acknowledge, deliver, procure, file, and/or record any document or instrument (including without limitation, any financing statement) deemed advisable by Beneficiary in Beneficiary's sole discretion to protect the liens and the security interests herein.

**Section 4.12 TAX ON DEED OF TRUST.** If at any time any law shall be enacted imposing or authorizing the imposition of any tax upon this Deed of Trust, or upon any rights, titles, liens, or security interests created hereby, or upon the Indebtedness or any part thereof (whether pursuant to the Tax Code or otherwise), Grantor will immediately pay all such taxes, provided that if such law as enacted makes it unlawful for Grantor to pay such tax, Grantor shall not pay nor be obligated to pay such tax. Nevertheless, if a law is enacted making it unlawful for Grantor to pay such taxes, then Grantor must prepay the Indebtedness in full within 60 days after demand therefor by Beneficiary.

**Section 4.13 STATEMENT OF UNPAID BALANCE.** At any time and from time to time, but not more than one time in any six (6) month period, Grantor will furnish promptly, upon the request of Beneficiary, a written statement or affidavit, in form satisfactory to Beneficiary, stating the unpaid balance of the Indebtedness and that there are no offsets or defenses against full payment of the Indebtedness and the terms hereof, or if there are any such offsets or defenses, specifying them.

**Section 4.14 EXPENSES.** Subject to the provisions of Section 8.09 hereof, Grantor will pay on demand all reasonable and bona fide out-of-pocket costs, fees, and expenses and other expenditures, including, but not limited to, reasonable attorneys' fees and expenses, paid or incurred by Beneficiary or Trustee to third parties incident to the enforcement of the Indebtedness or the Obligations or the exercise of any right or remedy of Beneficiary under any Loan Document upon an Event of Default.

**Section 4.15 ADDRESS.** Grantor shall give written notice to Beneficiary and Trustee of any change of address of Grantor at least five business days prior to the effective date of such change of address. Absent such official written notice of a change in address for Grantor, Beneficiary and Trustee shall be entitled for all purposes under the Loan Documents to rely upon Grantor's address as set forth in the initial paragraph of this Deed of Trust, as same may have been theretofore changed in accordance with the provisions hereof.

**Section 4.16 DELIVERY OF CONTRACTS.** Grantor will deliver to Beneficiary a true, correct and complete copy of each Contract promptly after the execution of same by all parties thereto. Within 20 days after a request by Beneficiary, Grantor shall prepare and deliver to Beneficiary a complete listing of all Contracts, showing date, term, parties, subject matter, concessions, whether any defaults exist, and other information specified by Beneficiary, of or with respect to each of such Contracts, together with a true, correct and complete copy thereof (if so requested by Beneficiary).

**Section 4.17 ENVIRONMENTAL AND HAZARDOUS SUBSTANCES.** Grantor shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Grantor shall not do, and shall use best efforts to prevent anyone else from doing, anything affecting the Property (a) that is in violation in any material respect of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products). Grantor shall promptly give Beneficiary written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Grantor has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Grantor learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Grantor shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Beneficiary for an Environmental Cleanup. **THE COVENANT CONTAINED IN THIS SECTION 4.17 SHALL SURVIVE THE RELEASE OF THE LIEN OF THIS DEED OF TRUST, OR THE EXTINGUISHMENT OF THE LIEN BY FORECLOSURE OR ACTION IN LIEU THEREOF.**

**Section 4.19 SOURCES AND USES OF FUNDS.** Without limiting the requirements of Section 4.03 hereof, Grantor has taken, and shall continue to take until the Indebtedness is fully repaid and each and all of the Obligations are satisfied in full, such measures as are required by any and all Anti-Terrorism Laws to assure

that the funds invested in Grantor and/or used to make payments on the Indebtedness or the Obligations are derived from (a) transactions and sources that do not violate any Anti-Terrorism Laws.

#### **Article V. NEGATIVE COVENANTS**

Grantor hereby unconditionally covenants and agrees with Beneficiary until the entire Indebtedness shall have been paid in full and all of the Obligations shall have been fully performed and discharged as follows:

**Section 5.01 USE VIOLATIONS.** Grantor will not use, maintain, operate, or occupy, or allow the use, maintenance, operation, or occupancy of, the Secured Property in any manner which (i) violates any Legal Requirement, (ii) is dangerous, unless safeguarded as required by law and/or appropriate insurance, (iii) constitutes a public or private nuisance, or (iv) makes void, voidable, or cancelable, or increases the premium of, any insurance then in force with respect thereto.

**Section 5.02 WASTE; ALTERATIONS.** Grantor will not commit or permit any waste or impairment of the Secured Property and will not (subject to the provisions of Sections 4.03 and 4.06 hereof), without the prior written consent of Beneficiary, make or permit to be made any alterations or additions to the Secured Property of a material nature.

**Section 5.03 CHANGE IN ZONING.** Grantor will not, without Beneficiary's prior written consent, which will not be unreasonably withheld, conditioned or delayed (i) seek or acquiesce in a zoning reclassification, zoning variance or special exception to zoning of all or any portion of the Secured Property, (ii) grant or consent to any easement, dedication, plat, or restriction (or allow any easement to become enforceable by prescription), (iii) seek or acquiesce to any imposition of any addition of a Legal Requirement or any amendment or modification thereof, covering all or any portion of the Secured Property.

**Section 5.04 NO DRILLING.** Grantor will not, without the prior written consent of Beneficiary, permit any drilling or exploration for or extraction, removal, or production of, any Minerals from the surface or subsurface of the Land regardless of the depth thereof or the method of mining or extraction thereof.

**Section 5.05 NO DISPOSITION.** Grantor will not make a Disposition without obtaining Beneficiary's prior written consent to the Disposition except as set forth in paragraph 5.3(a)(i) of the Loan Agreement ("Loan Agreement") between Grantor and Beneficiary of even date herewith.

**Section 5.06 ADDITIONAL OBLIGATIONS.** Grantor shall not guarantee, endorse or otherwise become contingently liable in connection with any obligations of any other person or entity, and shall not create or incur any additional liability, whether contingent or non-contingent, with respect to either Grantor or the Secured Property, except as specifically allowed or contemplated pursuant to the Loan Documents.

#### **Article VI. EVENTS OF DEFAULT**

The term "**Event of Default**," as used herein and in the Loan Documents, shall mean the occurrence or happening, at any time and from time to time, of any one or more of the following:

**Section 6.01 PAYMENT OF INDEBTEDNESS.** Grantor shall fail, refuse, or neglect to pay, in full, any installment or portion of the Indebtedness as and when the same shall become due and payable, subject to any applicable cure or grace periods contained in the Loan Documents, whether at the due date thereof stipulated in the Loan Documents, upon acceleration or otherwise.

**Section 6.02 PERFORMANCE OF OBLIGATIONS.** Grantor shall fail, refuse or neglect or cause the failure, refusal, or neglect to comply with, perform and discharge fully and timely as and when required any of the



Obligations, and any such failure shall remain un-remedied for a period of 15 days from the occurrence thereof (unless Beneficiary determines that such failure is not capable of remedy).

**Section 6.03 FALSE REPRESENTATION.** Any representation, warranty, or statement made by Grantor, Guarantor, or others under or pursuant to the Loan Documents or any affidavit or other instrument executed or delivered with respect to the Loan Documents or the Indebtedness is determined by Beneficiary to be false or misleading in any material respect as of the date hereof or when made.

**Section 6.04 DEFAULT UNDER OTHER LIEN DOCUMENT.** Grantor shall default or commit an event of default under and pursuant to any other mortgage or security agreement which covers or affects any part of the Secured Property.

**Section 6.05 INSOLVENCY; BANKRUPTCY.** Grantor (i) shall execute an assignment for the benefit of creditors or an admission in writing by Grantor of Grantor's inability to pay, or Grantor's failure to pay, debts generally as the debts become due; or (ii) shall allow the levy against the Secured Property or any part thereof, of any execution, attachment, sequestration or other writ which is not vacated within 60 days after the levy; or (iii) shall allow the appointment of a receiver, Trustee or custodian of Grantor or of the Secured Property or any part thereof, which receiver, Trustee or custodian is not discharged within 60 days after the appointment; or (iv) files as a debtor a petition, case, proceeding or other action pursuant to, or voluntarily seeks the benefit or benefits of any Debtor Relief Law, or takes any action in furtherance thereof; or (v) files either a petition, complaint, answer or other instrument which seeks to effect a suspension of, or which has the effect of suspending any of the rights or powers of Beneficiary or Trustee granted in the Note, herein or in any Loan Document; or (vi) allows the filing of a petition, case, proceeding or other action against Grantor as a debtor under any Debtor Relief Law or seeks appointment of a receiver, Trustee, custodian or liquidator of Grantor or of the Secured Property, or any part thereof, or of any significant portion of Grantor's other property; and (a) Grantor admits, acquiesces in or fails to contest diligently the material allegations thereof, or (b) the petition, case, proceeding or other action results in the entry of an order for relief or order granting the relief sought against Grantor, or (c) the petition, case, proceeding or other action is not permanently dismissed or discharged on or before the earlier of trial thereon or 30 days next following the date of filing.

**Section 6.06 DISSOLUTION; DISABILITY.** Grantor, or any Guarantor, dissolve, terminate or liquidate, or merge with or be consolidated into any other entity, or become permanently disabled.

**Section 6.07 DISPOSITION OF SECURED PROPERTY AND BENEFICIAL INTEREST IN GRANTOR.** Grantor makes a Disposition, without the prior written consent of Beneficiary.

**Section 6.08 CONDEMNATION.** Any condemnation proceeding is instituted which would, in Beneficiary's sole judgment, materially impair the use and enjoyment of the Secured Property for its intended purposes.

**Section 6.09 GUARANTOR'S OR CONSTITUENT PARTY'S DEFAULT.** The occurrence of any event referred to in Sections 6.05 and 6.11 hereof with respect to any Guarantor or other person or entity obligated in any manner to pay or perform the Indebtedness or Obligations, respectively, or any part thereof (as if such Guarantor or other person or entity were "Grantor" in such Sections).

**Section 6.10 MATERIAL ADVERSE CHANGE.** Beneficiary reasonably determines that any event shall have occurred that could be expected, in Beneficiaries reasonable determination, to have a Material Adverse Change (as defined in the Loan Agreement).

**Section 6.11 EVENT OF DEFAULT IN LOAN DOCUMENTS.** An Event of Default as defined in any of the Loan Documents, subject to any applicable cure or grace periods.

#### **Article VII. REMEDIES**

**Section 7.01 BENEFICIARY'S REMEDIES UPON DEFAULT.** Upon the occurrence of an Event of Default or any event or circumstance which, with the lapse of time, or the giving of notice, or both, would constitute an Event of Default, Beneficiary may, at Beneficiary's option, and by or through Trustee, by Beneficiary itself or otherwise do and pay for whatever is reasonable or appropriate to protect Beneficiary's interest in the Property and rights under this Deed of Trust, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Beneficiary's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Deed of Trust; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Deed of Trust, including its secured position in a bankruptcy proceeding. Although Beneficiary may take action under this Article VII, Beneficiary does not have to do so and is not under any duty or obligation to do so. It is agreed that Beneficiary incurs no liability for not taking any or all actions authorized under this Article VII.

Any amounts disbursed by Beneficiary under this Article VII shall become additional debt of Borrower and Grantor secured by this Deed of Trust. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Beneficiary to Borrower requesting payment.

The remedies in this subsection are in addition to other remedies available to Beneficiary and the exercise of the remedies in this subsection shall not be deemed to be an election of nonjudicial or judicial remedies otherwise available to Beneficiary. The remedies in this Article VII are available under and governed by the real property laws of the state in which the Property is located, and are not governed by the personal property laws of such state, in accordance with the provisions of the Code, including, the power to dispose of personal property in a commercially reasonable manner under the Code or the application of proceeds under the Code. No action by Beneficiary taken pursuant to this subsection shall be deemed to be an acceptance of collateral in satisfaction of obligations under the Code. Any receipt of consideration received by Beneficiary pursuant to this subsection shall be immediately credited against the Indebtedness (in the inverse order of maturity) and the value of said consideration shall be treated like any other payment against the Indebtedness. In the event that Beneficiary elects to foreclose under any of the methods described in this Article VII, Grantor hereby waives the right to determine the order in which the collateral is foreclosed, and Grantor acknowledges that Beneficiary may, in its sole discretion, elect to pursue and foreclose on any of the collateral, real or personal, secured by the Loan Documents in any order, and Grantor hereby waives any right to contest or determine the order in which the collateral is foreclosed.

- a. Right to Accelerate. Beneficiary may, without notice, demand, presentment, notice of nonpayment or nonperformance, protest, notice of protest, notice of intent to accelerate, notice of acceleration, or any other notice or any other action, all of which are hereby waived by Grantor and all other parties obligated in any manner whatsoever on the Indebtedness, declare the entire unpaid balance of the Indebtedness immediately due and payable, and upon such declaration, the entire unpaid balance of the Indebtedness shall be immediately due and payable. The failure to exercise any remedy available to Beneficiary shall not be deemed to be a waiver of any rights or remedies of Beneficiary under the Loan Documents, at law or in equity.
- b. Foreclosure-Power of Sale. Beneficiary may request Trustee to proceed with foreclosure under the power of sale which is hereby conferred, such foreclosure to be accomplished in accordance

with the following provisions, subject to the requirements of *Utah Code Ann.* Title 57 Chapter 1 applicable to foreclosure under the power of sale:

- i. Public Sale. Trustee is hereby authorized and empowered, and it shall be Trustee's special duty, upon such request of Beneficiary, to sell the Secured Property, or any part thereof, at public auction to the highest bidder for cash, with or without having taken possession of same. Any such sale (including notice thereof) shall comply with the applicable requirements, at the time of the sale, provided for by the real property laws of the state in which the Property is located.
- ii. Partial Foreclosure. Sale of a part of the Secured Property shall not exhaust the power of sale, but sales may be made from time to time until the Indebtedness is paid and the Obligations are performed and discharged in full.
- iii. Trustee's Deeds. After any sale under this subsection, Trustee shall make good and sufficient deeds, assignments, and other conveyances to the purchaser or purchasers thereunder, conveying the Secured Property or any part thereof so sold to the purchaser or purchasers without warranty. It is agreed that in any deeds, assignments or other conveyances given by Trustee, any and all statements of fact or other recitals therein made as to the identity of Beneficiary, the occurrence or existence of any Event of Default, the notice of intention to accelerate, or acceleration of, the maturity of the Indebtedness, the request to sell, notice of sale, time, place, terms and manner of sale, and receipt, distribution, and application of the money realized therefrom, the due and proper appointment of a substitute Trustee, and without being limited by the foregoing, any other act or thing having been duly done by or on behalf of Beneficiary or by or on behalf of Trustee, shall be taken by all courts of law and equity as prima facie evidence that such statements or recitals state true, correct, and complete facts and are without further question to be so accepted, and Grantor does hereby ratify and confirm any and all acts that Trustee may lawfully do in the premises by virtue hereof.
- c. Beneficiary's Judicial Remedies. Beneficiary may proceed by suit or suits, at law or in equity, to enforce the payment of the Indebtedness and the performance and discharge of the Obligations in accordance with the terms hereof, of the Note and the other Loan Documents, to foreclose the liens and security interests of this Deed of Trust as against all or any part of the Secured Property, and to have all or any part of the Secured Property sold under the judgment or decree of a court of competent jurisdiction. This remedy shall be cumulative of any other nonjudicial remedies available to Beneficiary with respect to the Loan Documents. Proceeding with a request prior to receiving a judgment for legal relief shall not be or be deemed to be an election of remedies or bar any available nonjudicial remedy of Beneficiary.
- d. Beneficiary's Right to Appointment of Receiver. Beneficiary, as a matter of right and without regard to the sufficiency of the security for repayment of the Indebtedness and performance and discharge of the Obligations, without notice to Grantor (except as required by applicable law) and without any showing of insolvency, fraud, or mismanagement on the part of Grantor, and without the necessity of filing any judicial or other proceeding other than the proceeding for appointment of a receiver, shall be entitled to the appointment of a receiver or receivers of the Secured Property or any part thereof, and of the Rents, and Grantor hereby irrevocably consents to the appointment of a receiver or receivers. Any receiver appointed pursuant to the provisions of this subsection shall have all powers that may be afforded to receivers under the Uniform Commercial Real Estate Receivership Act (Utah Code Section 78B-21-101 et seq.).
- e. Other Rights. Beneficiary (i) may surrender the insurance policies maintained pursuant to Section 4.07 hereof or any part thereof, and upon receipt shall apply the unearned premiums as a credit on the Indebtedness, in accordance with the provisions of Section 7.04 hereof, and, in connection therewith, Grantor hereby appoints Beneficiary as agent and limited attorney-in-fact (which is

coupled with an interest and is therefore irrevocable) for Grantor to collect such premiums; and (ii) apply the reserve for Impositions and insurance premiums, if any, required by the provisions of this Deed of Trust, toward payment of the Indebtedness; and (iii) shall have and may exercise any and all other rights and remedies which Beneficiary may have at law or in equity, or by virtue of any Loan Document or under the Code, or otherwise.

- f. **Beneficiary as Purchaser.** Beneficiary may be the purchaser of the Secured Property or any part thereof, at any sale thereof, whether such sale be under the power of sale herein vested in Trustee or upon any other foreclosure of the liens and security interests hereof, or otherwise, and Beneficiary shall, upon any such purchase, acquire good title to the Secured Property so purchased, free of the liens and security interests hereof, unless the sale was made subject to an unmatured portion of the Indebtedness. Beneficiary, as purchaser, shall be treated in the same manner as any third party purchaser and the proceeds of Beneficiary's purchase shall be applied in accordance with Section 7.04 of this Deed of Trust.

**Section 7.02 Other Rights of Beneficiary.** Should any part of the Secured Property come into the possession of Beneficiary, whether before or after default, Beneficiary may (for itself or by or through other persons, firms, or entities) hold, lease, manage, use, or operate the Secured Property for such time and upon such terms as Beneficiary may deem prudent under the circumstances (making such repairs, alterations, additions, and improvements thereto and taking such other action as Beneficiary may from time to time deem necessary or desirable) for the purpose of preserving the Secured Property or its value, pursuant to the order of a court of appropriate jurisdiction or in accordance with any other rights held by Beneficiary in respect of the Secured Property. Grantor covenants to promptly reimburse and pay to Beneficiary on demand, which demand will include reasonable documentation evidencing the expenses, at the place where the Note is payable, the amount of all reasonable expenses (including without limitation the cost of any insurance, Impositions, or other charges) incurred by Beneficiary in connection with Beneficiary's custody, preservation, use, or operation of the Secured Property, together with interest thereon from the date incurred by Beneficiary at the Default Rate; and all such expenses, costs, taxes, interest, and other charges shall, if not paid on demand, be and become a part of the Indebtedness. It is agreed, however, that the risk of loss or damage to the Secured Property is on Grantor, and Beneficiary shall have no liability whatsoever for decline in value of the Secured Property, for failure to obtain or maintain insurance, or for failure to determine whether insurance in force is adequate as to amount or as to the risks insured. Possession by Beneficiary shall not be deemed an election of judicial relief, if any such possession is requested or obtained, with respect to any Secured Property or collateral not in Beneficiary's possession.

**Section 7.03 POSSESSION AFTER FORECLOSURE.** If the liens or security interests hereof shall be foreclosed by power of sale granted herein, by judicial action, or otherwise, the purchaser at any such sale shall receive, as an incident to purchaser's ownership, immediate possession of the property purchased, and if Grantor or Grantor's successors shall hold possession of said property or any part thereof subsequent to foreclosure, Grantor and Grantor's successors shall be considered as tenants at sufferance of the purchaser at foreclosure sale (without limitation of other rights or remedies, at a reasonable rental per day, due and payable daily, based upon the value of the portion of the Secured Property so occupied and sold to such purchaser), and anyone occupying such portion of the Secured Property, after demand is made for possession thereof, shall be guilty of unlawful detainer and shall be subject to eviction and removal, forcible or otherwise, with or without process of law, and all damages by reason thereof are hereby expressly waived.

**Section 7.04 APPLICATION OF PROCEEDS.** The proceeds from any sale, lease, or other disposition made pursuant to this Article VII, or the proceeds from the surrender of any insurance policies pursuant hereto, or any Rents collected by Beneficiary from the Secured Property (following any application of such Rents

in accordance with Section 8.12 hereof), or the reserve for Impositions and insurance premiums, if any, required by the provisions of this Deed of Trust or sums received pursuant to Section 8.01 hereof, or proceeds from insurance which Beneficiary elects to apply to the Indebtedness pursuant to Section 8.02 hereof, shall be applied by Trustee, or by Beneficiary, as the case may be, to the Indebtedness in the following order and priority: (i) to the payment of all expenses of advertising, selling, and conveying the Secured Property or part thereof, and/or prosecuting or otherwise collecting Rents, proceeds, premiums, or other sums including reasonable attorneys' fees and any Trustee's fees as provided by Utah law; (ii) to the remainder of the Indebtedness as follows: first, to the remaining accrued but unpaid interest, second, to the matured portion of principal of the Indebtedness, and third, to prepayment of the unmatured portion, if any, of principal of the Indebtedness applied to installments of principal in inverse order of maturity; (iii) the balance, if any and to the extent applicable, remaining after the full and final payment of the Indebtedness and full performance and discharge of the Obligations to the holder or Beneficiary of any inferior liens covering the Secured Property, if any, in order of the priority of such inferior liens (Trustee and Beneficiary shall hereby be entitled to rely exclusively upon a commitment for title insurance issued to determine such priority); and (iv) the cash balance, if any, to Grantor. The application of proceeds of sale or other proceeds as otherwise provided herein shall be deemed to be a payment of the Indebtedness like any other payment. The balance of the Indebtedness remaining unpaid, if any, shall remain fully due and owing in accordance with the terms of the Note or the other Loan Documents.

**Section 7.05 ABANDONMENT OF SALE.** In the event a foreclosure hereunder is commenced by Trustee in accordance with Subsection 7.01(b) hereof, at any time before the sale, Beneficiary may abandon the sale, and Beneficiary may then institute suit for the collection of the Indebtedness and for the foreclosure of the liens and security interests hereof and of the Loan Documents. If Beneficiary should institute a suit for the collection of the Indebtedness and for a foreclosure of the liens and security interests, Beneficiary may, at any time before the entry of a final judgment in said suit, dismiss the same and require Trustee to sell the Secured Property or any part thereof in accordance with the provisions of this Deed of Trust.

**Section 7.06 PAYMENT OF FEES.** If the Note or any other part of the Indebtedness shall be collected or if any of the Obligations shall be enforced by legal proceedings, whether through a probate or bankruptcy court or otherwise, or shall be placed in the hands of an attorney for collection after maturity, whether matured by the expiration of time or by an option given to Beneficiary to mature same, or if Beneficiary becomes a party to any suit where this Deed of Trust or the Secured Property or any part thereof is involved, Grantor agrees to pay Beneficiary's reasonable attorneys' fees and expenses incurred, and such fees shall be and become a part of the Indebtedness and shall bear interest from the date such costs are incurred at the Default Rate.

**Section 7.07 WAIVER OF UTAH DEFICIENCY STATUTE.**

- a. Waiver. In the event an interest in any of the Secured Property is foreclosed upon pursuant to a judicial or nonjudicial foreclosure sale, Grantor agrees, to the extent permitted by the laws of the State of Utah, that Beneficiary shall be entitled to seek a deficiency judgment from Grantor and any other party obligated on the Note equal to the difference between the amount owing on the Note and the amount for which the Secured Property was sold pursuant to judicial or nonjudicial foreclosure sale. Grantor expressly recognizes that this section may constitute a waiver of certain rights which may otherwise permit Grantor and other persons against whom recovery of deficiencies is sought or Guarantor independently (even absent the initiation of deficiency proceedings against them) to present competent evidence of the fair market value of the Secured Property as of the date of the foreclosure sale and offset against any deficiency the amount by which the foreclosure sale price is determined to be less than such fair market value. Grantor further recognizes and agrees that this waiver creates an irrebuttable presumption that the

foreclosure sale price is equal to the fair market value of the Secured Property for purposes of calculating deficiencies owed by Grantor, Guarantor, and others against whom recovery of a deficiency is sought.

- b. Alternative to Waiver. Alternatively, in the event the waiver provided for in subsection (a) above is determined by a court of competent jurisdiction to be unenforceable, the following shall be the basis for the finder of fact's determination of the fair market value of the Secured Property as of the date of the foreclosure sale: (i) the Secured Property shall be valued in an "as is" condition as of the date of the foreclosure sale, without any assumption or expectation that the Secured Property will be repaired or improved in any manner before a resale of the Secured Property after foreclosure; (ii) the valuation shall be based upon an assumption that the foreclosure purchaser desires a resale of the Secured Property for cash promptly (but no later than 12 months) following the foreclosure sale; (iii) all reasonable closing costs customarily borne by the seller in commercial real estate transactions should be deducted from the gross fair market value of the Secured Property, including, without limitation, brokerage commissions, title insurance, a survey of the Secured Property, tax prorations, reasonable attorneys' fees, and marketing costs; (iv) the gross fair market value of the Secured Property shall be further discounted to account for any reasonably estimated holding costs associated with maintaining the Secured Property pending sale, including, without limitation, utilities expenses, property management fees, taxes and assessments (to the extent not accounted for in (iii) above), and other documented maintenance, operational and ownership expenses; and (v) any expert opinion testimony given or considered in connection with a determination of the fair market value of the Secured Property must be given by persons having at least five years' experience in appraising property similar to the Secured Property and who have conducted and prepared a complete written appraisal of the Secured Property taking into consideration the factors set forth above.

## **Article VIII. SPECIAL PROVISIONS**

**Section 8.01 CONDEMNATION PROCEEDS.** Beneficiary shall be entitled to receive any and all sums which may be awarded and become payable to Grantor for condemnation of the Secured Property or any part thereof, for public or quasi-public use, or by virtue of private sale in lieu thereof, and any sums which may be awarded or become payable to Grantor for damages caused by public works or construction on or near the Secured Property. All such sums are hereby assigned to Beneficiary, and Grantor shall, upon request of Beneficiary, make, execute, acknowledge, and deliver any and all additional assignments and documents as may be necessary from time to time to enable Beneficiary to collect and receipt for any such sums. Beneficiary shall not be, under any circumstances, liable or responsible for failure to collect, or exercise diligence in the collection of, any of such sums. Any sums received by Beneficiary as a result of condemnation shall be applied to the Indebtedness in accordance with the provisions of Section 2.13(e) of the Loan Agreement.

**Section 8.02 INSURANCE PROCEEDS.** The proceeds of any and all insurance upon the Secured Property (other than proceeds of CGL insurance) shall be collected by Beneficiary, and Beneficiary shall have the option, in Beneficiary's sole discretion, to apply any proceeds so collected either to the restoration of the Secured Property, in the amounts, manner, method and pursuant to such requirements and documents as Beneficiary may require, or to the liquidation of the Indebtedness in accordance with the provisions of Section 2.13(e) of the Loan Agreement.

**Section 8.03 INDEMNITY. GRANTOR SHALL INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BENEFICIARY AND TRUSTEE, THEIR RESPECTIVE PARENTS, SUBSIDIARIES, DIRECTORS, OFFICERS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, AND ASSIGNS FROM AND AGAINST ANY AND**

ALL LIABILITY, DAMAGE, LOSS, COST, OR EXPENSE (INCLUDING, WITHOUT LIMITATION, ATTORNEYS' FEES AND EXPENSES), ACTION, PROCEEDING, CLAIM OR DISPUTE INCURRED OR SUFFERED BY THE FOREGOING PARTIES SO INDEMNIFIED WHETHER OR NOT AS THE RESULT OF THE NEGLIGENCE OF ANY PARTY SO INDEMNIFIED, WHETHER VOLUNTARILY OR INVOLUNTARILY INCURRED OR SUFFERED, IN RESPECT OF THE FOLLOWING:

- a. ANY LITIGATION CONCERNING THIS DEED OF TRUST, THE OTHER LOAN DOCUMENTS OR THE SECURED PROPERTY, OR ANY INTEREST OF GRANTOR OR BENEFICIARY THEREIN, OR THE RIGHT OF OCCUPANCY THEREOF BY GRANTOR OR BENEFICIARY, WHETHER OR NOT ANY SUCH LITIGATION IS PROSECUTED TO A FINAL, NON-APPEALABLE JUDGMENT;
- b. ANY DISPUTE, INCLUDING DISPUTES AS TO THE DISBURSEMENT OF PROCEEDS OF THE NOTE NOT YET DISBURSED, AMONG OR BETWEEN ANY OF THE CONSTITUENT PARTIES OR OTHER PARTNERS OR VENTURERS OF GRANTOR IF GRANTOR IS A GENERAL OR LIMITED PARTNERSHIP, OR AMONG OR BETWEEN ANY EMPLOYEES, OFFICERS, DIRECTORS, SHAREHOLDERS, MEMBERS OR MANAGERS OF GRANTOR IF GRANTOR IS A CORPORATION OR LIMITED LIABILITY COMPANY, OR AMONG OR BETWEEN ANY MEMBERS, TRUSTEES OR OTHER RESPONSIBLE PARTIES IF GRANTOR IS AN ASSOCIATION, TRUST OR OTHER ENTITY;
- c. ANY ACTION TAKEN OR NOT TAKEN BY BENEFICIARY OR TRUSTEE WHICH IS ALLOWED OR PERMITTED UNDER THIS DEED OF TRUST OR ANY OF THE OTHER LOAN DOCUMENTS RELATING TO GRANTOR, THE SECURED PROPERTY, ANY CONSTITUENT PARTIES OR OTHERWISE IN CONNECTION WITH THE LOAN DOCUMENTS, INCLUDING WITHOUT LIMITATION, THE PROTECTION OR ENFORCEMENT OF ANY LIEN, SECURITY INTEREST OR OTHER RIGHT, REMEDY OR RECOURSE CREATED OR AFFORDED BY THIS DEED OF TRUST OR THE OTHER LOAN DOCUMENTS;
- d. ANY ACTION BROUGHT BY BENEFICIARY OR TRUSTEE AGAINST GRANTOR UNDER THIS DEED OF TRUST OR THE OTHER LOAN DOCUMENTS, WHETHER OR NOT SUCH ACTION IS PROSECUTED TO A FINAL, NON-APPEALABLE JUDGMENT UNLESS GRANTOR IS THE PREVAILING PARTY IN SUCH ACTION; AND
- e. ANY AND ALL LOSS, DAMAGE, COSTS, EXPENSE, ACTION, CAUSES OF ACTION, OR LIABILITY (INCLUDING REASONABLE ATTORNEYS' FEES AND COSTS) DIRECTLY OR INDIRECTLY ARISING FROM OR ATTRIBUTABLE TO THE USE, GENERATION, MANUFACTURE, PRODUCTION, STORAGE, RELEASE, THREATENED RELEASE, DISCHARGE, DISPOSAL, OR PRESENCE OF A HAZARDOUS SUBSTANCE ON, IN, UNDER OR ABOUT THE SECURED PROPERTY, WHETHER KNOWN OR UNKNOWN AT THE TIME OF THE EXECUTION HEREOF, INCLUDING WITHOUT LIMITATION (A) ALL FORESEEABLE CONSEQUENTIAL DAMAGES OF ANY SUCH USE, GENERATION, MANUFACTURE, PRODUCTION, STORAGE, RELEASE, THREATENED RELEASE, DISCHARGE, DISPOSAL, OR PRESENCE, AND (B) THE COSTS OF ANY REQUIRED OR NECESSARY ENVIRONMENTAL INVESTIGATION OR MONITORING, ANY REPAIR, CLEANUP, OR DETOXIFICATION OF THE SECURED PROPERTY, AND THE PREPARATION AND IMPLEMENTATION OF ANY CLOSURE, REMEDIAL, OR OTHER REQUIRED PLANS.

BENEFICIARY AND/OR TRUSTEE MAY EMPLOY AN ATTORNEY OR ATTORNEYS TO PROTEST OR ENFORCE ITS RIGHTS, REMEDIES AND RECOURSES UNDER THIS DEED OF TRUST AND THE OTHER LOAN DOCUMENTS, AND TO ADVISE AND DEFEND BENEFICIARY AND/OR TRUSTEE WITH RESPECT TO ANY SUCH ACTIONS AND OTHER MATTERS. GRANTOR SHALL REIMBURSE BENEFICIARY AND/OR TRUSTEE FOR THEIR RESPECTIVE REASONABLE ATTORNEYS' FEES AND EXPENSES (INCLUDING EXPENSES AND COSTS FOR EXPERTS) IMMEDIATELY UPON RECEIPT OF A WRITTEN DEMAND THEREFOR, TOGETHER WITH A STATEMENT DOCUMENTING THE SAME, WHETHER ON A MONTHLY OR OTHER TIME INTERVAL, AND WHETHER OR NOT AN ACTION IS ACTUALLY COMMENCED OR CONCLUDED. ALL OTHER

**REIMBURSEMENT AND INDEMNITY OBLIGATIONS HEREUNDER SHALL BECOME DUE AND PAYABLE WHEN ACTUALLY INCURRED BY BENEFICIARY AND/OR TRUSTEE. ANY PAYMENTS NOT MADE WITHIN FIVE DAYS AFTER WRITTEN DEMAND THEREFOR SHALL BEAR INTEREST AT THE DEFAULT RATE FROM THE DATE OF SUCH DEMAND UNTIL FULLY PAID. THE PROVISIONS OF THIS SECTION 8.03 SHALL SURVIVE REPAYMENT OF THE INDEBTEDNESS AND PERFORMANCE OF THE OBLIGATIONS, THE RELEASE OF THE LIEN OF THIS DEED OF TRUST, ANY FORECLOSURE (OR ACTION IN LIEU OF FORECLOSURE), THE TRANSFER BY GRANTOR OF ANY OR ALL OF ITS RIGHT, TITLE AND INTEREST IN OR TO THE PROPERTY AND THE EXERCISE BY BENEFICIARY OF ANY AND ALL REMEDIES SET FORTH HEREIN OR IN THE LOAN DOCUMENTS.**

**Section 8.04 WAIVER OF SUBROGATION.** Grantor hereby waives any and all right to claim, recover, or subrogation that arises or may arise in its favor and against Beneficiary or its officers, directors, employees, agents, attorneys, or representatives hereto for any and all loss of, or damage to, Grantor, the Secured Property, Grantor's property, or the property of others under Grantor's control from any cause insured against or required to be insured against by the provisions of the Loan Documents. Said waiver shall be in addition to, and not in limitation or derogation of, any other waiver or release contained in this Deed of Trust with respect to any loss or damage to property of the parties hereto. Inasmuch as the above waivers preclude the assignment of any aforesaid claim by way of subrogation (or otherwise) to an insurance company (or any other person), Grantor hereby agrees to immediately give to each insurance company which has issued to it any such insurance policy whether or not it is required to be insured against by the provisions of the Loan Documents written notice of the terms of said waivers, and to have said insurance policies properly endorsed, if necessary, to prevent the invalidation of said insurance coverage by reason of said waiver.

**Section 8.05 WAIVER OF SETOFF.** The Indebtedness, or any part thereof, shall be paid by Grantor without notice, demand, counterclaim, setoff, deduction, or defense and without abatement, suspension, deferment, diminution, or reduction by reason of: (i) any damage to, destruction of, or any condemnation or similar taking of the Secured Property; (ii) any restriction or prevention of or interference with any use of the Secured Property; (iii) any title defect or encumbrance or any eviction from the Secured Property by superior title or otherwise; (iv) any bankruptcy, insolvency, reorganization, composition, adjustment, dissolution, liquidation, or other like proceeding relating to Trustee, Beneficiary, or Grantor, or any action taken with respect to this Deed of Trust by any Trustee or receiver of Beneficiary or Grantor, or by any court, in any such proceeding; (v) any claim which Grantor has or might have against Trustee or Beneficiary; (vi) any default or failure on the part of Beneficiary to perform or comply with any of the terms hereof or of any other agreement with Grantor; or (vii) any other occurrence whatsoever, whether similar or dissimilar to the foregoing, whether or not Grantor shall have notice or knowledge of any of the foregoing. Except as expressly provided herein, Grantor waives all rights now or hereafter conferred by statute or otherwise to any abatement, suspension, deferment, diminution, or reduction of the Indebtedness.

**Section 8.06 SETOFF.** Beneficiary shall be entitled to exercise both the rights of setoff and banker's lien, if applicable, against the interest of Grantor in and to each and every account and other property of Grantor which are in the possession of Beneficiary to the full extent of the outstanding balance of the Indebtedness.

**Section 8.07 CONSENT TO DISPOSITION.** It is expressly agreed that Beneficiary may predicate Beneficiary's decision to grant or withhold consent to a Disposition on such terms and conditions as Beneficiary may require, in Beneficiary's sole discretion.

**Section 8.08 PAYMENT AFTER ACCELERATION.** If, following the occurrence of an Event of Default, and an acceleration of the Indebtedness or any part thereof but prior to a foreclosure sale of the Secured Property, Grantor shall tender to Beneficiary the payment of an amount sufficient to satisfy the entire



Indebtedness or the part thereof which has been accelerated, such tender shall be deemed a voluntary prepayment pursuant to the Indebtedness and, accordingly, Grantor, to the extent permitted by applicable law, shall also pay to Beneficiary the premium, if any, then required under the Indebtedness or the Loan Documents in order to exercise the prepayment privilege contained therein.

**Section 8.09 MAXIMUM INTEREST.** It is expressly stipulated and agreed to be the intent of Grantor and Beneficiary at all times to comply strictly with the applicable law governing the maximum non-usurious rate or non-usurious amount of interest payable on the Indebtedness (or applicable United States federal law to the extent that it permits Beneficiary to contract for, charge, take, reserve or receive a greater amount of interest than under the applicable law). If the applicable law is ever judicially interpreted so as to render usurious any amount (i) contracted for, charged, taken, reserved or received pursuant to the Note, any of the other Loan Documents or any other communication or writing by or between Grantor and Beneficiary related to the Indebtedness or to the transaction or transactions that are the subject matter of the Loan Documents, (ii) contracted for, charged, taken, reserved or received by reason of Beneficiary's exercise of the option to accelerate the maturity of the Note or any other portion of the Indebtedness, or (iii) Grantor will have paid or Beneficiary will have received by reason of any voluntary prepayment by Grantor of the Note or any other portion of the Indebtedness, then it is Grantor's and Beneficiary's express intent that all amounts charged in excess of the Maximum Lawful Rate shall be automatically canceled, *ab initio*, and all amounts in excess of the Maximum Lawful Rate theretofore collected by Beneficiary shall be credited on the principal balance of the Note or any of the other Indebtedness (or, if the Note and all other Indebtedness have been or would thereby be paid in full, refunded to Grantor), and the provisions of the Note and the other Loan Documents immediately be deemed reformed and the amounts thereafter collectible hereunder and thereunder reduced, without the necessity of the execution of any new document, so as to comply with the applicable law, but so as to permit the recovery of the fullest amount otherwise called for hereunder and thereunder; provided, however, if the Note has been paid in full before the end of the stated term of the Note, then Grantor and Beneficiary agree that Beneficiary shall, with reasonable promptness after Beneficiary discovers or is advised by Grantor that interest was received in an amount in excess of the Maximum Lawful Rate, either refund such excess interest to Grantor and/or credit such excess interest against any other Indebtedness then owing by Grantor to Beneficiary. Grantor hereby agrees that as a condition precedent to any claim seeking usury penalties or claims against Beneficiary, Grantor will provide written notice to Beneficiary, advising Beneficiary in reasonable detail of the nature and amount of the violation, and Beneficiary shall have 60 days after receipt of such notice in which to correct such usury violation, if any, by either refunding such excess interest to Grantor or crediting such excess interest against the Note or the other Indebtedness then owing by Grantor to Beneficiary. All sums contracted for, charged, taken, reserved or received by Beneficiary for the use, forbearance or detention of any of the Indebtedness, including any portion of the Indebtedness evidenced by the Note shall, to the extent permitted by applicable law, be amortized or spread, using the actuarial method, throughout the stated term of the Note or the other Indebtedness (including any and all renewal and extension periods) until payment in full so that the rate or amount of interest on account of the Note or the other Indebtedness does not exceed the Maximum Lawful Rate from time to time in effect and applicable to the Note or the other Indebtedness for so long as any portion of the Indebtedness is outstanding. Notwithstanding anything to the contrary contained herein or in any of the other Loan Documents, it is not the intention of Beneficiary to accelerate the maturity of any interest that has not accrued at the time of such acceleration or to collect unearned interest at the time of such acceleration.

**Section 8.10 PRESENT ASSIGNMENT.** In consideration of the Indebtedness and other good and valuable consideration, including the indebtedness evidenced by the Note and the other Loan Documents, the receipt and sufficiency of which are hereby acknowledged and confessed, Grantor absolutely and unconditionally GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does absolutely and

unconditionally GRANT, BARGAIN, SELL, and CONVEY the Rents unto Beneficiary, in order to provide a source of future payment of the Indebtedness and the Obligations, subject only to the Permitted Exceptions applicable thereto and the License, it being the intention of Grantor and Beneficiary that this conveyance be presently and immediately effective; and is neither conditional nor security for the repayment of the Indebtedness and the Obligations, TO HAVE AND TO HOLD the Rents unto Beneficiary, forever, and Grantor does hereby bind itself, its successors, and assigns to warrant and forever defend the title to the Rents unto Beneficiary against every person whomsoever lawfully claiming or to claim the same or any part thereof.

**Section 8.11 LIMITED LICENSE.** Beneficiary hereby grants to Grantor the License subject to termination of the License and the other terms and provisions of this Deed of Trust, to exercise and enjoy all incidences of the status of a lessor with respect to the Rents, including without limitation, the right to collect, demand, sue for, attach, levy, recover, and receive the Rents, and to give proper receipts, releases, and acquittances therefor. Grantor hereby agrees to receive all Rents and hold the same as Beneficiary's Agent to be applied, and to apply the Rents so collected, first to the payment of the Indebtedness, next to the performance and discharge of the Obligations, and next to the payment of Operating Expenses. Thereafter, Grantor may use the balance of the Rents collected in any manner not inconsistent with the Loan Documents. Neither this Assignment nor the receipt of Rents by Beneficiary shall effect a *pro tanto* payment of the Indebtedness, and such Rents shall be applied as provided in this Section 8.11. Furthermore, and notwithstanding the provisions of this Section 8.11, no credit shall be given by Beneficiary for any Rents until the money constituting the Rents collected is actually received by Beneficiary at the following address: c/o REEF PRIVATE CREDIT LLC, at 160 W. Canyon Crest Road, Alpine, Utah 84004. Further, no such credit shall be given for any Rents collected or released after termination of the License, after foreclosure or other transfer of the Secured Property (or part thereof from which Rents are derived pursuant to this Deed of Trust) to Beneficiary or any other third party.

**Section 8.12 RELIANCE UPON LEASE RENT NOTICE.** Upon receipt from Beneficiary of a Lease Rent Notice, each lessee under the Leases is hereby authorized and directed to pay directly to Beneficiary all Rents thereafter accruing and the receipt of Rents by Beneficiary shall be a release of such lessee to the extent of all amounts so paid. The receipt by a lessee under the Leases of a Lease Rent Notice shall be sufficient authorization for such lessee to make all future payments of Rents directly to Beneficiary and each such lessee shall be entitled to rely on such Lease Rent Notice and shall have no liability to Grantor for any Rents paid to Beneficiary after receipt of such Lease Rent Notice. Rents so received by Beneficiary for any period prior to foreclosure under this Deed of Trust or acceptance of a deed in lieu of such foreclosure shall be applied by Beneficiary to the payment of the following (in such order and priority as Beneficiary shall determine): (a) all Operating Expenses; (b) all expenses incident to taking and retaining possession of the Secured Property and/or collecting Rent as it becomes due and payable; and (c) the Indebtedness. In no event will this Article VIII reduce the Indebtedness except to the extent, if any, that Rents are actually received by Beneficiary and applied upon or after said receipt to such Indebtedness in accordance with the preceding sentence. Without impairing its rights hereunder, Beneficiary may, at its option, at any time and from time to time, release to Grantor, Rents so received by Beneficiary or any part thereof. As between Grantor and Beneficiary, and any person claiming through or under Grantor, other than any lessee under the Leases who has not received a Lease Rent Notice, this Assignment of Rents is intended to be absolute, unconditional and presently effective (and not an assignment for additional security), and the Lease Rent Notice hereof is intended solely for the benefit of each such lessee and shall never inure to the benefit of Grantor or any person claiming through or under Grantor, other than a lessee who has not received such Lease Rent Notice. It shall never be necessary for Beneficiary to institute legal proceedings of any kind whatsoever to enforce the provisions of this Deed of Trust with respect to Rents. **GRANTOR SHALL HAVE NO RIGHT OR CLAIM AGAINST ANY LESSEE FOR THE PAYMENT OF ANY RENTS TO**

**BENEFICIARY HEREUNDER, AND GRANTOR HEREBY INDEMNIFIES AND AGREES TO HOLD FREE AND HARMLESS EACH LESSEE FROM AND AGAINST ALL LIABILITY, LOSS, COST, DAMAGE OR EXPENSE SUFFERED OR INCURRED BY SUCH LESSEE BY REASON OF SUCH LESSEE'S COMPLIANCE WITH ANY DEMAND FOR PAYMENT OF RENTS MADE BY BENEFICIARY CONTEMPLATED BY THIS DEED OF TRUST.**

**Section 8.13 COLLECTION OF RENT.** At any time during which Grantor is receiving Rents directly from any of the lessees under the Leases, Grantor shall, upon receipt of written direction from Beneficiary, make demand and/or sue for all Rents due and payable under one or more Leases, as directed by Beneficiary, as it becomes due and payable, including Rents which are past due and unpaid. If Grantor fails to timely take such action, or at any time during which Grantor is not receiving Rents directly from lessees under the Leases, Beneficiary shall have the right (but shall be under no duty or obligation) to demand, collect and sue for, in its own name or in the name of Grantor, all Rents due and payable under the Leases, as same becomes due and payable, including Rents which are past due and unpaid.

**Section 8.14 TERMINATION.** Upon payment in full of the Indebtedness, the delivery and recording of a release, satisfaction or discharge of the Deed of Trust duly executed by Beneficiary and a re-assignment of the Rents to Grantor, the assignment in Section 8.10 of this Deed of Trust shall terminate, become null and void and shall be of no further force and effect.

#### **Article IX. SECURITY AGREEMENT**

**Section 9.01 SECURITY INTEREST.** This Deed of Trust (a) shall be construed as a Deed of Trust on real property, and (b) shall also constitute and serve as a "**Security Agreement**" on personal property within the meaning of, and shall constitute until the grant of this Deed of Trust shall terminate as provided in Article II hereof, a first and prior security interest under the Code as to property within the scope thereof and in the state where the Secured Property is located with respect to the Personalty, Fixtures, Contracts and Leases. To this end, Grantor GRANTS to, has GRANTED, BARGAINED, CONVEYED, ASSIGNED, TRANSFERRED, and SET OVER, and by these presents does GRANT, BARGAIN, CONVEY, ASSIGN, TRANSFER and SET OVER, unto Beneficiary, a security interest in all of Grantor's right, title and interest in, to, under and with respect to the Personalty, Fixtures, Contracts and Leases to secure the full and timely payment of the Indebtedness and the full and timely performance and discharge of the Obligations. It is the intent of Grantor, Beneficiary, and Trustee that this Deed of Trust encumber all Leases and that all items contained in the definition of "**Leases**" which are included within the Code be covered by the security interest granted in this Article IX; and all items contained in the definition of "**Leases**" which are excluded from the Code be covered by the provisions of Article II hereof.

**Section 9.02 FIXTURE FILING.** This Deed of Trust shall also constitute a "**fixture filing**" for the purposes of the Code. All or part of the Secured Property are or are to become fixtures; information concerning the security interest herein granted may be obtained from either party at the address of such party set forth herein. For purposes of the security interest herein granted, the address of debtor (Grantor) is set forth in the first paragraph of this Deed of Trust and the address of the secured party (Beneficiary) is set forth in Article I hereof.

**Section 9.03 NO REQUIRED ACTION.** Trustee shall not be required to take any action toward the execution and enforcement of the trust hereby created or to institute, appear in, or defend any action, suit, or other proceeding in connection therewith where, in Trustee's opinion, such action would be likely to involve Trustee in expense or liability, unless requested so to do by a written instrument signed by Beneficiary and, if Trustee so requests, unless Trustee is tendered security and indemnity satisfactory to Trustee against any and all cost, expense, and liability arising therefrom. Trustee shall not be responsible for the execution, acknowledgment, or validity of the Loan Documents, or for the proper authorization

thereof, or for the sufficiency of the lien and security interest purported to be created hereby, and Trustee makes no representation in respect thereof or in respect of the rights, remedies, and recourses of Beneficiary.

**Section 9.04 CERTAIN RIGHTS.** With the approval of Beneficiary, Trustee shall have the right to take any and all of the following actions: (i) to select, employ, and advise with counsel (who may be, but need not be, counsel for Beneficiary) upon any matters arising hereunder, including the preparation, execution, and interpretation of the Loan Documents, and shall be fully protected in relying as to legal matters on the advice of counsel, (ii) to execute any of the trusts and powers hereof and to perform any duty hereunder either directly or through his agents or attorneys, (iii) to select and employ, in and about the execution of his duties hereunder, suitable accountants, engineers and other experts, agents and attorneys-in-fact, either corporate or individual, not regularly in the employ of Trustee, and Trustee shall not be answerable for any act, default, negligence, or misconduct of any such accountant, engineer or other expert, agent or attorney-in-fact, if selected with reasonable care, or for any error of judgment or act done by Trustee in good faith, or be otherwise responsible or accountable under any circumstances whatsoever, except for Trustee's gross negligence or bad faith, and (iv) any and all other lawful action as Beneficiary may instruct Trustee to take to protect or enforce Beneficiary's rights hereunder. Trustee shall not be personally liable in case of entry by Trustee, or anyone entering by virtue of the powers herein granted to Trustee, upon the Secured Property for debts contracted for or liability or damages incurred in the management or operation of the Secured Property. Trustee shall have the right to rely on any instrument, document, or signature authorizing or supporting any action taken or proposed to be taken by Trustee hereunder, believed by Trustee in good faith to be genuine. Trustee shall be entitled to reimbursement for expenses incurred by Trustee in the performance of Trustee's duties hereunder and to reasonable compensation for such of Trustee's services hereunder as shall be rendered. Grantor will, from time to time, pay the compensation due to Trustee hereunder and reimburse Trustee for, and save Trustee harmless against, any and all liability and expenses which may be incurred by Trustee in the performance of Trustee's duties. Trustee shall provide Grantor with reasonable documentation of any compensable or reimbursable expenses.

**Section 9.05 RETENTION OF MONEY.** All moneys received by Trustee shall, until used or applied as herein provided, be held in trust for the purposes for which they were received, but need not be segregated in any manner from any other moneys (except to the extent required by applicable law) and Trustee shall be under no liability for interest on any moneys received by Trustee hereunder.

**Section 9.06 SUCCESSOR TRUSTEES.** Trustee may resign by the giving of notice of such resignation in writing or verbally to Beneficiary. If Trustee shall die, resign, or become disqualified from acting in the execution of this trust, or if, for any reason, Beneficiary shall prefer to appoint a substitute Trustee or multiple substitute Trustees, or successive substitute Trustees or successive multiple substitute Trustees, to act instead of the aforementioned Trustee, Beneficiary shall have full power to appoint a substitute Trustee (or, if preferred, multiple substitute Trustees) in succession who shall succeed (and if multiple substitute Trustees are appointed, each of such multiple substitute Trustees shall succeed) to all the estates, rights, powers, and duties of the aforementioned Trustee. Such appointment may be executed by any authorized agent of Beneficiary, and if such Beneficiary be a corporation and such appointment be executed in its behalf by any officer of such corporation, such appointment shall be conclusively presumed to be executed with authority and shall be valid and sufficient without proof of any action by the board of directors or any superior officer of the corporation. Grantor hereby ratifies and confirms any and all acts which the aforementioned Trustee, or Trustee's successor or successors in this trust, shall do lawfully by virtue hereof. If multiple substitute Trustees are appointed, each of such multiple substitute Trustees shall be empowered and authorized to act alone without the necessity of the joinder of the other multiple substitute Trustees, whenever any action or undertaking of such substitute Trustees is requested or required under or pursuant to this Deed of Trust or applicable law.

**Section 9.07 PERFECTION OF APPOINTMENT.** Should any deed, conveyance, or instrument of any nature be required from Grantor by any Trustee or substitute Trustee to more fully and certainly vest in and confirm to the Trustee or substitute Trustee such estates, rights, powers, and duties, then, upon request by the Trustee or substitute Trustee, any and all such deeds, conveyances and instruments shall be made, executed, acknowledged, and delivered and shall be caused to be recorded and/or filed by Grantor.

**Section 9.08 SUCCESSION INSTRUMENTS.** Any substitute Trustee appointed pursuant to any of the provisions hereof shall, without any further act, deed, or conveyance, become vested with all the estates, properties, rights, powers, and trusts of its or his predecessor in the rights hereunder with like effect as if originally named as Trustee herein; but nevertheless, upon the written request of Beneficiary or of the substitute Trustee, the Trustee ceasing to act shall execute and deliver any instrument transferring to such substitute Trustee, upon the trusts herein expressed, all the estates, properties, rights, powers, and trusts of the Trustee so ceasing to act, and shall duly assign, transfer and deliver any of the property and moneys held by such Trustee to the substitute Trustee so appointed in the Trustee's place.

**Section 9.09 NO REPRESENTATION BY TRUSTEE OR BENEFICIARY.** By accepting or approving anything required to be observed, performed, or fulfilled or to be given to Trustee or Beneficiary pursuant to the Loan Documents, including without limitation, any officer's certificate, balance sheet, statement of profit and loss or other financial statement, survey, appraisal, or insurance policy, neither Trustee nor Beneficiary shall be deemed to have warranted, consented to, or affirmed the sufficiency, legality, effectiveness, or legal effect of the same, or of any term, provision, or condition thereof, and such acceptance or approval thereof shall not be or constitute any warranty or affirmation with respect thereto by Trustee or Beneficiary.

#### **Article X. MISCELLANEOUS**

**Section 10.01 RELEASE.** If the Indebtedness is paid in full in accordance with the terms of this Deed of Trust, the Note, and the other Loan Documents, and if Grantor shall well and truly perform each and every of the Obligations to be performed and discharged in accordance with the terms of this Deed of Trust, the Note, and the other Loan Documents, then this conveyance shall become null and void and be released at Grantor's request and expense, and Beneficiary shall have no further obligation to make advances under and pursuant to the provisions hereof or in the other Loan Documents.

**Section 10.02 PARTIAL RELEASE. GRANTOR MAY OBTAIN PARTIAL RELEASES OF THE LIENS SECURING THE OBLIGATIONS IN CONNECTION WITH THE SALE PARCELS OF THE PROPERTY AS LONG AS BENEFICIARY IS WILLING AND THE REMAINING COLLATERAL SECURING THE OBLIGATIONS THAT IS NOT BEING SOLD IS SUFFICIENT TO SECURE THE AMOUNT OF THE THEN OUTSTANDING OBLIGATIONS TAKING INTO ACCOUNT THE CURRENT REQUESTED RELEASE AND IS OTHERWISE IN COMPLIANCE WITH AND PURSUANT TO, THE TERMS AND CONDITIONS OF THE LOAN AGREEMENT. PERFORMANCE AT GRANTOR'S EXPENSE.**

**Section 10.03** Subject to the provisions of Section 8.09 hereof, Grantor shall (i) pay all reasonable legal fees incurred by Beneficiary in connection with the preparation of the Loan Documents (including any amendments thereto or consents, releases, or waivers granted thereunder); (ii) reimburse Beneficiary, promptly upon demand, for all amounts expended, advanced, or incurred by Beneficiary to satisfy any obligation of Grantor under the Loan Documents, which amounts shall include (without limitation) all court costs, reasonable attorneys' fees (including, without limitation, for trial, appeal, or other proceedings), fees of auditors and accountants and other investigation expenses reasonably incurred by Beneficiary in connection with any such matters; and (iii) any and all other costs and expenses of performing or complying with any and all of the Obligations. In each case Beneficiary will provide Grantor with reasonable

documentation of any expenses described in this Section. Except to the extent that costs and expenses are included within the definition of “**Indebtedness**,” the payment of such costs and expenses shall not be credited, in any way and to any extent, against any installment on or portion of the Indebtedness.

**Section 10.04 SURVIVAL OF OBLIGATIONS.** Each and all of the Obligations shall survive the execution and delivery of the Loan Documents and the consummation of the loan called for therein and shall continue in full force and effect until the Indebtedness shall have been paid in full; provided, however, that nothing contained in this Section shall limit the obligations of Grantor as otherwise set forth herein.

**Section 10.05 RECORDING AND FILING.** Grantor will cause the Loan Documents requested by Beneficiary and all amendments and supplements thereto and substitutions therefor to be recorded, filed, re-recorded, and refiled in such manner and in such places as Trustee or Beneficiary shall reasonably request, and will pay all such recording, filing, re-recording and re-filing taxes, documentary stamp taxes, fees, and other charges.

**Section 10.06 NOTICES.** All notices or other communications required or permitted to be given pursuant to this Deed of Trust shall be in writing. For purposes of notice, the addresses of the parties shall be as set forth herein; provided, however, that either party shall have the right to change its address for notice hereunder to any other location within the continental United States by the giving of 30 days’ notice to the other party in the manner set forth herein.

**Section 10.07 COVENANTS RUNNING WITH THE LAND.** All Obligations contained in this Deed of Trust and the other Loan Documents are intended by Grantor, Beneficiary, and Trustee to be, and shall be construed as, covenants running with the Secured Property until the lien of this Deed of Trust has been fully released by Beneficiary.

**Section 10.08 SUCCESSORS AND ASSIGNS.** Subject to the provisions of Section 6.07 hereof, all of the terms of the Loan Documents shall apply to, be binding upon, and inure to the benefit of the parties thereto, their successors, assigns, heirs, and legal representatives, and all other persons claiming by, through, or under them.

**Section 10.09 NO WAIVER; SEVERABILITY.** Any failure by Trustee or Beneficiary to insist, or any election by Trustee or Beneficiary not to insist, upon strict performance by Grantor or others of any of the terms, provisions, or conditions of the Loan Documents shall not be deemed to be a waiver of same or of any other terms, provisions, or conditions thereof, and Trustee or Beneficiary shall have the right at any time or times thereafter to insist upon strict performance by Grantor or others of any and all of such terms, provisions, and conditions. The Loan Documents are intended to be performed in accordance with, and only to the extent permitted by, all applicable Legal Requirements. If any provision of any of the Loan Documents or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, then neither the remainder of the instrument in which such provision is contained nor the application of such provision to other persons or circumstances nor the other instruments referred to herein shall be affected thereby, but rather shall be enforced to the greatest extent permitted by law.

**Section 10.10 COUNTERPARTS.** To facilitate execution, this Deed of Trust may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature and acknowledgment of, or on behalf of, each party, or that the signature and acknowledgment of all persons required to bind any party, appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this Deed of Trust to produce or account for more than a single counterpart containing the respective signatures and acknowledgment of, or on behalf of, each

of the parties hereto. Any signature and acknowledgment page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures and acknowledgments thereon and thereafter attached to another counterpart identical thereto except having attached to it additional signature and acknowledgment pages.

**Section 10.11 WAIVER OF FRAUDULENT INDUCEMENT.** Neither Beneficiary nor any affiliate of Beneficiary has made any representation, warranty, or statement to Grantor in order to induce Grantor to execute this Deed of Trust. Grantor hereby expressly waives any claim of fraudulent inducement to execute this Deed of Trust and further disclaims any reliance or statements on or representations of Beneficiary in waiving such claim.

**Section 10.12 GOVERNING LAW.** This Deed of Trust is executed and delivered as an incident to a lending transaction negotiated and consummated in Utah County, Utah, and shall be governed by and construed in accordance with the laws of the State of Utah. Grantor, for itself and its successors and assigns, hereby irrevocably (i) submits to the nonexclusive jurisdiction of the state and federal courts in Utah and, with respect to enforcement by Beneficiary of the liens and security interests and other rights granted herein, the state and federal courts located in Weber County, Utah, (ii) waives, to the fullest extent permitted by law, any objection that it may now or in the future have to the laying of venue of any litigation arising out of or in connection with any Loan Document brought in the District Court of Salt Lake County, Utah, or in the United States District Court for the District of Utah, (iii) waives any objection it may now or hereafter have as to the venue of any such action or proceeding brought in such court or that such court is an inconvenient forum, and (iv) agrees that any legal proceeding against any party to any Loan Document arising out of or in connection with any of the Loan Documents may be brought in one of the foregoing courts. Grantor agrees that service of process upon it may be made by certified or registered mail, return receipt requested, at its address specified herein. Nothing herein shall affect the right of Beneficiary to serve process in any other manner permitted by law or shall limit the right of Beneficiary to bring any action or proceeding against Grantor or with respect to any of Grantor's property in courts in other jurisdictions. The scope of each of the foregoing waivers is intended to be all encompassing of any and all disputes that may be filed in any court and that relate to the subject matter of this transaction, including, without limitation, contract claims, tort claims, breach of duty claims, and all other common law and statutory claims. Grantor acknowledges that these waivers are a material inducement to Beneficiary's agreement to enter into agreements and obligations evidenced by the Loan Documents, that Beneficiary has already relied on these waivers and will continue to rely on each of these waivers in related future dealings. The waivers in this section are irrevocable, meaning that they may not be modified either orally or in writing, and these waivers apply to any future renewals, extensions, amendments, modifications, or replacements in respect of the applicable Loan Document. In connection with any litigation, this Deed of Trust may be filed as a written consent to a trial by the court. Notwithstanding the foregoing, the provisions for the creation, perfection, and enforcement of the liens and security interests in the Property created pursuant hereto and pursuant to the other Loan Documents shall be governed by and construed according to the law of the state in which such property is located, it being understood that, to the fullest extent permitted by the law of such state, the law of the state of Utah shall govern the validity and the enforceability of all Loan Documents and all of the Indebtedness or Obligations arising hereunder or thereunder.

**Section 10.13 WAIVER OF CONSEQUENTIAL, PUNITIVE AND SPECULATIVE DAMAGES.** Grantor and Beneficiary agree that, in connection with any action, suit, or proceeding relating to or arising out of this Deed of Trust or any of the other Loan Documents, each mutually waives to the fullest extent permitted by applicable law any claim for consequential, punitive or speculative damages.

**Section 10.14 CONTROLLING AGREEMENT.** In the event of any conflict between the provisions of this Deed of Trust and any of the other Loan Documents, it is the intent of the parties hereto that the provisions

of this Deed of Trust shall control. The parties hereto acknowledge that they were represented by competent counsel in connection with the negotiation, drafting and execution of the Loan Documents and that such Loan Documents shall not be subject to the principle of construing their meaning against the party which drafted same.

**Section 10.15 SUBROGATION.** If any or all of the proceeds of the Note have been used to extinguish, extend or renew any indebtedness heretofore existing against the Secured Property, then, to the extent of such funds so used, Beneficiary shall be subrogated to all of the rights, claims, liens, titles, and interests existing against the Secured Property heretofore held by, or in favor of, the holder of such indebtedness and such former rights, claims, liens, titles, and interests, if any, are not waived but rather are continued in full force and effect in favor of Beneficiary and are merged with the lien and security interest created herein as cumulative security for the repayment of the Indebtedness and the performance and discharge of the Obligations.

**Section 10.16 RIGHTS CUMULATIVE.** Beneficiary shall have all rights, remedies, and recourses granted in the Loan Documents and available at law or in equity (including, without limitation, those granted by the Code and applicable to the Secured Property or any portion thereof), and the same (i) shall be cumulative and concurrent, (ii) may be pursued separately, successively, or concurrently against Grantor or others obligated for the Indebtedness or any part thereof, or against any one or more of them, or against the Secured Property, at the sole discretion of Beneficiary, (iii) may be exercised as often as occasion therefor shall arise, it being agreed by Grantor that the exercise, discontinuance of the exercise of or failure to exercise any of the same shall in no event be construed as a waiver or release thereof or of any other right, remedy, or recourse, and (iv) are intended to be, and shall be, nonexclusive. All rights and remedies of Beneficiary hereunder and under the other Loan Documents shall extend to any period after the initiation of foreclosure proceedings, judicial or otherwise, with respect to the Secured Property.

**Section 10.17 PAYMENTS.** Remittances in payment of any part of the Indebtedness other than in the required amount in funds immediately available at the place where the Note is payable shall not, regardless of any receipt or credit issued therefor, constitute payment until the required amount is actually received by Beneficiary in funds immediately available at the place where the Note is payable (or such other place as Beneficiary, in Beneficiary's sole discretion, may have established by delivery of written notice thereof to Grantor) and shall be made and accepted subject to the condition that any check or draft may be handled for collection in accordance with the practice of the collecting bank or banks. Acceptance by Beneficiary of any payment in an amount less than the amount then due shall be deemed an acceptance on account only, and the failure to pay the entire amount then due shall be and continue to be an Event of Default.

**Section 10.18 HEADINGS.** The Article, Section, and Subsection entitlements hereof are inserted for convenience of reference only and shall in no way alter, modify, or define, or be used in construing the text of such Articles, Sections, or Subsections.

**Section 10.19 ENTIRE AGREEMENT; AMENDMENT.** THIS DEED OF TRUST AND THE OTHER LOAN DOCUMENTS EMBODY THE FINAL, ENTIRE AGREEMENT AMONG THE PARTIES HERETO AND SUPERSEDE ANY AND ALL PRIOR COMMITMENTS, AGREEMENTS, REPRESENTATIONS, AND UNDERSTANDINGS, WHETHER WRITTEN OR ORAL, RELATING TO THE SUBJECT MATTER HEREOF AND THEREOF AND MAY NOT BE CONTRADICTED OR VARIED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OR DISCUSSIONS OF THE PARTIES HERETO. THERE ARE NO ORAL AGREEMENTS AMONG THE PARTIES HERETO. The provisions hereof and the other Loan Documents may be amended or waived only by an instrument in writing signed by Grantor and Beneficiary.



**Section 10.20 COUNTING OF DAYS.** The term “days” when used herein shall mean calendar days. If any time period ends on a Saturday, Sunday or holiday officially recognized by the state within which the Land is located (whether legal or religious in nature), the period shall be deemed to end on the next succeeding business day. The term “business day” or “Business Day” when used herein shall mean a weekday, Monday through Friday, except a legal holiday or a day on which banking institutions in Salt Lake City, Utah are authorized by law to be closed.

**Section 10.21 BENEFICIARY’S DISCRETION.** Whenever pursuant to this Deed of Trust, Beneficiary exercises any right given to it to approve or disapprove, or any arrangement or term is to be satisfactory to Beneficiary, the decision of Beneficiary to approve or disapprove or to decide whether arrangements or terms are satisfactory or not satisfactory shall (except as is otherwise specifically herein provided) be in the sole discretion of Beneficiary and shall be final and conclusive.

**Section 10.22 NO MERGER OF ESTATES.** So long as any part of the Indebtedness and the Obligations secured hereby remain unpaid and unperformed or undischarged, the fee and leasehold estates to the Secured Property shall not merge but rather shall remain separate and distinct, notwithstanding the union of such estates either in Grantor, Beneficiary, any lessee, or any third party purchaser or otherwise.

**Section 10.23 SUBSEQUENT BANKRUPTCY.** In the event of Grantor’s subsequent default hereunder, Grantor hereby covenants not to impede Beneficiary’s rightful exercise of its right under the Loan Documents by seeking protection under Title 11 of the United States Bankruptcy Code. Grantor hereby agrees that the negotiations leading up to the execution of the Loan Documents, including this Deed of Trust, have been the equivalent of a restructuring transaction under the protection of the bankruptcy stay, that it acknowledges that this has been an adequate opportunity for Grantor to achieve a restructuring of its debts and that it represents a fair resolution of all issues such that a subsequent bankruptcy proceeding would amount to a second bankruptcy proceeding. Therefore, Grantor agrees, that in consideration of the Loan Documents, including this Deed of Trust, Grantor will not seek protection under Title 11 of the United States Bankruptcy Code. Further, in the event that an order for relief pursuant to Title 11 of the United States Bankruptcy Code is entered against Grantor, Grantor hereby consents to relief from the automatic stay pursuant to 11 U.S.C. §362 and hereby irrevocably waives all defenses or objections thereto, in order to permit Beneficiary to pursue its right under general law.

**Section 10.24 NOTICE OF INDEMNIFICATION.** Grantor hereby acknowledges and agrees that this Deed of Trust contains certain indemnification provisions (including, without limitation, those contained in Sections 8.03 hereof) which, in certain circumstances, could include and indemnification by Grantor of Beneficiary from claims or losses arising as a result of Beneficiary’s own negligence.

**Section 10.25 WAIVER OF RIGHT TO TRIAL BY JURY.** GRANTOR HEREBY IRREVOCABLY AND UNCONDITIONALLY WAIVES ALL RIGHT TO TRIAL BY JURY IN ANY ACTION, SUIT, PROCEEDING, OR COUNTERCLAIM THAT RELATES TO OR ARISES OUT OF ANY OF THE LOAN DOCUMENTS OR THE ACTS OR FAILURE TO ACT OF OR BY BENEFICIARY IN THE ENFORCEMENT OF ANY OF THE TERMS OR PROVISIONS OF THIS DEED OF TRUST OR THE OTHER LOAN DOCUMENTS.

[SIGNATURES CONTAINED ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, Grantor has executed and delivered this Deed of Trust as of the day and year first above written.

**GRANTOR:**

SANCTUARY UTAH, LLC, a Utah limited liability company

Signature: *Timothy P. Charlwood*

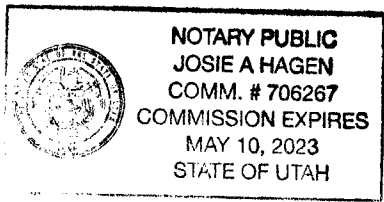
By Timothy P. Charlwood, its Manager and Authorized Person

STATE OF Utah )  
  ) ss.  
COUNTY OF Summit )

The foregoing instrument was acknowledged before me this 4 day of August, 2022, by Timothy P. Charlwood as the Manager and Authorized Person of Sanctuary Utah, LLC, a Utah limited liability company.

*Josie A Hagen*  
Notary Public

My commission expires:  
5/10/23



**SCHEDULE A**  
**LIST OF BENEFICIARIES**

<b>LENDER</b>	<b>AMOUNT</b>	<b>PRO RATA SHARE</b>
MR SPV, LLC	\$19,725,000.00	100%

LEGAL DESCRIPTION OF THE REAL PROPERTY

The land referred to herein is situated in the County of Weber, State of Utah, and is described as follows:

PARCEL 1:

Lot 1, THE SANCTUARY SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder, State of Utah on July 16, 2013 as Entry No. 2645602 in Book 74 at Page 31.

AND:

Lots 3 and 6 within THE SANCTUARY SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder, State of Utah on July 16, 2013 as Entry No. 2645602 in Book 74 at Page 31.

AND:

The Private Roadway (possibly known as Maple Drive) within The Sanctuary Subdivision, according to the official plat thereof as recorded in the office of the Weber County Recorder, State of Utah on July 16, 2013 as Entry No. 2645602, as said Private Roadway is delineated on Sheet 2 of said official plat.

PARCEL 2:

Shared Ownership Interest consisting of an undivided 6/12 fee simple ownership interest as a tenant in common in Lot 2, THE SANCTUARY SUBDIVISION, according to the official plat thereof, as recorded in the office of the Weber County Recorder, State of Utah on July 16, 2013 as Entry No. 2645602, and according to the Second Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Sanctuary Utah, recorded on January 9, 2019 as Entry No. 2964026 in the office of the Weber County Recorder, State of Utah, together with the exclusive right to possess and occupy the Residence during the calendar months of January, February, April, May, June and July, each and every calendar year.

PARCEL 3:

Lots 4, 5, 7 and 8 within THE SANCTUARY FIRST AMENDMENT SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder, State of Utah on May 5, 2014 as Entry No. 2685089 in Book 75 at Page 71.

PARCEL 4:

Lots 4 and 5 (the same being the East half of the Northeast quarter) of Section 4, Township 6 North, Range 2 East, Salt Lake Base and Meridian.

EXCEPTING THEREFROM that portion lying within the bounds of The Sanctuary Subdivision and The Sanctuary First Amendment Subdivision.

PARCEL 5:

The Northwest quarter of Section 3, Township 6 North, Range 2 East, Salt Lake Base and Meridian.

EXCEPTING THEREFROM that portion lying within the bounds of The Sanctuary Subdivision and The Sanctuary First Amendment Subdivision.

PARCEL 6:

The Southwest quarter of Section 34, Township 7 North, Range 2 East, Salt Lake Base and Meridian.

PARCEL A:

A perpetual easement, appurtenant to Parcels 1, 2, 3, 4, 5 and 6 described herein, for ingress, egress and utilities over and across the existing 50' private road as more particularly described and conveyed in that certain Right of Way and Easement recorded January 14, 1998 as Entry No. 1515370 in Book 1901 at Page 2685, and in that certain Easement Agreement and Declaration of Covenants recorded September 23, 2004 as Entry No. 2058175 of official records.

PARCEL 7:

Lots 1 and 2, SANCTUARY LAKESIDE SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder on March 11, 2019 as Entry No. 2969264 in Book 85 at Page 10.

PARCEL 8:

All of Lot 99, GREEN HILL COUNTRY ESTATES, PHASE NO. 6, LOT 99 - FIRST AMENDMENT, according to the official plat thereof as recorded in the office of the Weber County Recorder on July 10, 2006 as Entry No. 2192505 in Book 64 at Page 21.

Tax Id No.: 21-126-0001, 21-126-0003, 21-126-0006, 21-126-0011, 21-126-0002, 21-130-0001, 21-130-0003, 21-130-0004, 21-130-0006, 21-001-0014, 21-001-0015, 23-012-0022, 20-169-0001, 20-169-0002 and 21-111-0001

TOGETHER WITH THE FOLLOWING WATER RIGHTS:

Base Water Right Number: 35-827 (A27608)

Water Right:	Exchange Numbers:
35-12223	E4905
35-12224	E4906
35-12225	E4907
35-12226	E4908
35-12227	E4909
35-12228	E4910
35-12829	E5365
35-12828	E5364
35-12856	E5387
35-12857	E5388
35-12853	E5384
35-12855	E5386
35-12854	E5385
35-14072	E6311