

10040674  
 3/21/2007 12:25:00 PM \$14.00  
 Book - 9438 Pg - 1318-1320  
 Gary W. Ott  
 Recorder, Salt Lake County, UT  
 FIRST AMERICAN TITLE  
 BY: eCASH, DEPUTY - EF 3 P.

**When recorded return to:**  
 Attn: Tiffany DeJarnatt  
 Utah Certified Development Company  
 2404 Washington Blvd. #1000  
 Ogden, Utah 84401

File Name: Sundance Canyon Inc.  
 Loan #: 20184960-02

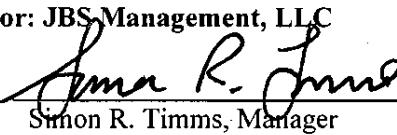
FATIA 4727061  
 Property Tax ID: 32-03-380-004-0000

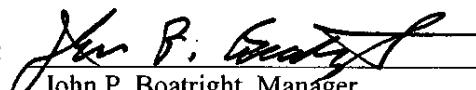
## MEMORANDUM OF LEASE

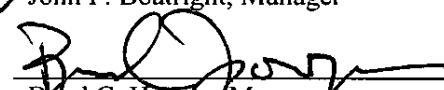
This Memorandum of Lease dated this **20th day of March, 2007**, is between **JBS Management, LLC** (herein called "Lessor") and **Sundance Canyon Inc.** (herein called "Lessee").

1. **Premises.** Lessor hereby leases to Lessee upon the terms and conditions of that certain lease dated **March 20, 2007** between the parties (herein called the "Lease") the terms and conditions of which Lease are incorporated by this reference. The premises consist of the land described on Exhibit "A" attached hereto and by reference is included herein.
2. **Term.** The term of the Lease shall be **252 months** commencing on **February 1, 2007** and ending on **February 1, 2028**, subject to renewal or extension periods as follows: **NONE**
3. **Purpose of Memorandum of Lease.** This Memorandum of Lease is prepared for the purpose of recordation and it in no way modifies the Lease.

**Lessor: JBS Management, LLC**

By:   
 Simon R. Timms, Manager

By:   
 John P. Boatright, Manager

By:   
 Boyd C. Hooper, Manager

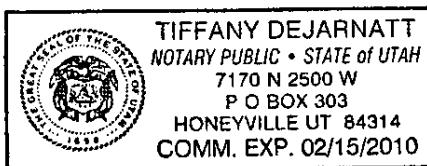
**Lessee: Sundance Canyon Inc.**

By:   
 Simon R. Timms, President

## ACKNOWLEDGEMENT

STATE OF UTAH )  
                    §  
COUNTY OF SALT LAKE )

On this 20th day of March, 2007, personally appeared before me Simon R. Timms, John P. Boatright and Boyd C. Hooper, who being by me duly sworn, did say that they are Managers of **JBS Management, LLC**, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company with full authority.

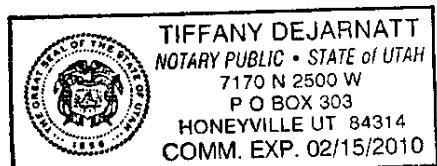


*Tiffany DeJarnatt*  
NOTARY PUBLIC  
Residing at: Ogden, Utah

## ACKNOWLEDGEMENT

STATE OF UTAH )  
                    §  
COUNTY OF SALT LAKE )

On this 20th day of March, 2007, personally appeared before me Simon R. Timms, who being by me duly sworn, did say that he is the President of **Sundance Canyon Inc.**, a corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors.



*Tiffany DeJarnatt*  
NOTARY PUBLIC  
Residing at: Ogden, Utah

**EXHIBIT "A"**

**Debtor and Trustor:** **JBS Management, LLC**  
**to assist, Sundance Canyon Inc.**

**Secured Party and Beneficiary:** **Utah Certified Development Company and**  
**The U. S. Small Business Administration**

**Real Property Description**

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**LOT 4, OF THAT CERTAIN PLAT ENTITLED "BALDAUF SUBDIVISION",  
WHICH PLAT WAS FILED IN THE OFFICE OF THE RECORDER OF THE  
COUNTY OF SALT LAKE, STATE OF UTAH ON JULY 8, 2004 AS ENTRY NO.  
9114482 IN BOOK 2004P OF PLATS AT PAGE 176.**

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**32-03-380-004-0000**

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**The address of such property is: 6948 West Rose Canyon Road, Herriman, UT 84065**

**The owner of such real property is: JBS Management, LLC, a Utah limited liability company**