

When Recorded, Return to:  
Isaacson Rosenbaum P.C.  
633 17<sup>th</sup> Street, Suite 2200  
Denver, CO 80202  
Attn. Judith M. Cloutier

10789646  
9/1/2009 12:24:00 PM \$36.00  
Book - 9760 Pg - 15-22  
Gary W. Ott  
Recorder, Salt Lake County, UT  
TITLE WEST  
BY: eCASH, DEPUTY - EF 8 P.

#### GRANT OF EASEMENT

PAUL C. YOUNG, THOMAS YOUNG JR. AND MICHAEL T. YOUNG, AS TRUSTEES OF THE YOUNG ELECTRIC SIGN COMPANY PROFIT SHARING 401(K) RETIREMENT PLAN AND TRUST DATED SEPTEMBER 13, 2002, as successors in interest to Thomas Young, Jr. and Henry Schutte, Trustees for Yesco Profit Sharing and Retirement Plan, Grantor, hereby CONVEYS and GRANTS to WEINGARTEN MILLER EQUIWEST SALT LAKE LLC, a Colorado limited liability company, Grantee, whose address is c/o Miller Weingarten Realty, LLC, 850 Englewood Parkway, Suite 200, Englewood, CO 80110, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, affirmative, perpetual, and non-revocable easements over, upon, across, and under, as the case may be, the tract of land described herein as Exhibit "X" (the "Servient Estate"), which easements shall be for the benefit of and shall be appurtenant to the contiguous tract of land described herein as Exhibit "Z" (the "Dominant Estate"), said easements to not include the outdoor advertising structure on the Servient Estate (the "Structure"), as it exists presently, and as it may be modified in the future, as follows:

An easement for access (ingress and egress) over and across the Servient Estate from the Dominant Estate so long as such access does not unreasonably interfere with or in any way unreasonably compromise the Servient Estate Owner's access to or use of the Structure. The Dominant Estate Owner shall maintain the paved portions, if any, of this easement subject to damage to such surface resulting from the Servient Estate Owner's reasonable use thereof.

A utility easement for the placement and maintenance of underground utility liens associated with the Dominant Estate Owner's development of the Dominant Estate so long as the placement of such liens does not unreasonably interfere with or in any way unreasonably compromise the Servient Estate Owner's access to or use of the Structure.

The Servient Estate Owner shall ensure that the requirements of the above-referenced easements are met. If the Servient Estate Owner does not do so after 30 days' written notice from the Dominant Estate Owner, the Dominant Estate Owner may unilaterally cure whatever discrepancies exist, and the Servient Estate Owner shall forthwith reimburse the Dominant Estate Owner for all costs of such cure.

In the event Grantor receives a bona fide offer to purchase the Servient Estate from a third party that Grantor desires to accept, the Grantor shall forthwith offer to the Grantee, in writing, the right to purchase the Servient Estate on the same terms and conditions as set forth in said third party's offer. In the event Grantee fails to accept Grantor's offer, in writing, within thirty (30)

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days of Grantee's receipt of the offer to purchase, then Grantor may sell the Servient Estate to said third party for the same terms as offered to Grantee. If Grantor proposes to sell the Servient Estate for a price lower than that offered to Grantee, then Grantor must once again offer Grantee the right to purchase the Servient Estate pursuant to the provisions of this paragraph. Transfers of the Servient Estate amongst affiliates of Grantor shall not trigger Grantee's right to purchase the Servient Estate as set forth in this paragraph.

Any notices required by this Grant of Easement shall be sent as appropriate to the following parties or their successors in writing. All parties to this Grant of Easement shall be notified of any change of address.

Grantor: Young Electric Sign Company Profit Sharing 401(K)  
Retirement Plan and Trust  
2401 Foothill Drive  
Salt Lake City, UT 84109

Grantee: Weingarten Miller Equiwest Salt Lake LLC  
c/o Weingarten Realty Investors  
2600 Citadel Plaza Drive  
Houston, Texas 77008  
Attn: President

With a copy to:  
Weingarten Realty Investors  
P. O. Box 924133  
Houston, Texas 77292  
Attn: General Counsel

With a copy to:  
Miller Weingarten Realty, LLC  
850 Englewood Parkway, Suite 200  
Englewood, CO 80110  
Attn: Steven A. Shoflick, President

With a copy to:  
Isaacson Rosenbaum P.C.  
633 17<sup>th</sup> Street, Suite 2200  
Denver, CO 80202  
Attn: William M. Silberstein, Esq.

If notice is sent by a nationally recognized overnight courier, the notice shall be effective on the date set forth in the confirmed receipt from such courier. If notice is hand delivered, the notice shall be effective on the date so delivered. If the notice is sent by certified mail, return receipt requested, postage prepaid, the notice shall be effective on the date listed as received on the return receipt. Either party may change its notice address upon written notice to the other party.

The term "Dominant Estate Owner" includes the Grantee as identified herein, and all successors in interest to the Dominant Estate.

The term "Servient Estate Owner" includes the Grantor as identified herein, and all successors in interest to any part of the Servient Estate, jointly and severally. All obligations of the Servient Estate Owner shall run with the land.

*[THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK]*

*[SIGNATURE PAGE FOLLOWS]*

WITNESS the hand of said Grantor this 31<sup>st</sup> day of August, 2009.

GRANTOR:

YOUNG ELECTRIC SIGN COMPANY PROFIT  
SHARING 401(K) RETIREMENT PLAN AND  
TRUST DATED SEPTEMBER 13, 2002

By:

Paul C. Young as Trustee

By:

Thomas Young Jr., as Trustee

By:

Michael T. Young, as Trustee

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

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of August, 2009,  
by Paul C. Young, Thomas Young Jr., and Michael T. Young, as Trustees, respectively, of  
YOUNG ELECTRIC SIGN COMPANY PROFIT SHARING 401(K) RETIREMENT PLAN  
AND TRUST DATED SEPTEMBER 13, 2002.

My Commission expires:

12/21/2010

Notary Public Residing at

Cottonwood Heights, Utah

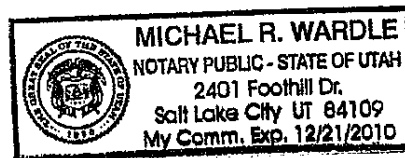


EXHIBIT X

Servient Estate

Beginning at a point 75.3 rods South and 538.05 feet East and South 19.9 rods and 55.51 feet West from the Northwest corner of Block 24, Five Acre Plat "A", Big Field Survey, and running thence East 55.51 feet; thence North 50 feet; thence West 72.72 feet, more or less, to the easterly line of the property of State Road Commission, as described in Quit Claim Deed recorded March 14, 1962 in Book 1899 at Page 634 of Official Records, thence Southeasterly along said Easterly line of State Road Commission property to the Point of Beginning.

County of Salt Lake  
State of Utah

Tax Parcel No. 15-12-330-003

EXHIBIT Z  
Dominant Estate

Parcel: 1 (Intentionally Deleted)

Parcel 2:

A parcel of land situated in Lots 5 and 6 of Block 24, Five Acre Plat "A", Big Field Survey, Salt Lake City, Utah. The boundaries of said parcel of land are described as follows: Beginning at the intersection of the Easterly no-access line of highway known as Project No. 15-7 and the South line of said Lot 5, which point is 619.20 feet East along the South line of said Lot 5 from the Southwest corner of said Lot 5; thence East 68.85 feet; thence North 455.40 feet; thence West 205.51 feet to said Easterly no-access line; thence South 18° 50' 33" East 303.62 feet; thence South 12° 58' 10" East 172.43 feet to the point of beginning.

Less any portion lying within the bounds of I-15 and I-80.  
(Tax ID No. 15-12-330-004)

Parcel 3:

Lot 5, and the North 2-1/2 feet of Lot 4, Block 6, Davis, Sharp & Stringer's Subdivision, according to the official plat thereof recorded January 30, 1890 in Book "B" of Plats at Page 110 in the office of the county recorder of said county.

EXCEPTING therefrom that portion thereof deeded to the Utah State Road Commission, described as follows: Beginning at a point 27.62 feet East from the Northwest corner of said Lot 5; and running thence West 27.62 feet; thence South 27.5 feet; thence East 32.96 feet; thence Northerly along a straight line to the point of beginning.

ALSO:

Beginning at the Northeast corner of Lot 5, Block 6, Davis, Sharp & Stringer's Subdivision, according to the official plat thereof recorded January 30, 1890 in Book "B" of Plats at Page 110 in the office of the county recorder of said county; and running thence West 97.38 feet along the South line of a 14.0 foot, wide alley, to the East right-of-way line of the Utah State Road Commission I-15; thence Northwesterly to a point in the North line of said alley, said point being 99.66 feet West and 14.0 feet North of the point of beginning; thence East along the North line of above alley 99.66 feet; thence South 14.0 feet to the point of beginning.

(Tax ID No. 15-12-376-001)

Parcel 4:

Commencing at the Southeast corner of Lot 3, Block 6, Davis, Sharp & Stringer's Subdivision according to the official plat thereof recorded January 30, 1890 in Book "B" of Plats at Page 110 in the office of the county recorder of said county; thence West 82.24 feet; thence Northwesterly 47.5 feet, more or less; thence East 92.21 feet; thence South 47.5 feet to the point of commencement.

(Tax ID No. 15-12-376-002)

Parcel 5:

Lots 17 and 18, Block 5, Davis Sharp & Stringer's Subdivision, according to the official plat thereof recorded January 30, 1890 in Book "B" of Plats at Page 110, as recorded in the office of the Salt Lake County Recorder, except for the Northern most 1.0 foot of said tract.  
(Tax ID No. 15-12-380-005)

Parcel 6:

The West 5 feet of Lot 14, and all of Lots 15, 16, Block 5, Davis Sharp & Stringer's Subdivision, according to the official plat thereof recorded January 30, 1890 in Book "B" of Plats at Page 110 as recorded in the office of the Salt Lake County Recorder, except for the Northern most 1.0 foot of said tract.  
(Tax ID No. 15-12-380-006)

Parcel 7:

Lots 34, 35, 36, 37, 38, 39, 40, 41 and 42, Block 4, Davis Sharp & Stringer's Subdivision, according to the official plat thereof recorded January 30, 1890 in Book "B" of Plats at Page 110 as recorded in the office of the Salt Lake County Recorder.  
(Tax ID No. 15-12-381-004)

Parcel 8:

Lots 31, 32 and 33, Block 4, Davis, Sharp & Stringer's Subdivision, according to the official plat thereof recorded January 30, 1890 in Book "B" of Plats at Page 110 in the office of the county recorder of said county.

Together with half vacated alley abutting on the West.  
(Tax ID No. 15-12-381-016)

Parcel 9:

Beginning South 00°01'06" East 8 feet from the Southwest corner of Lot 31, Block 4, Davis, Sharp and Stringers Subdivision according to the official plat thereof recorded January 30, 1890 in Book "B" of Plats at Page 110 in the office of the county recorder of said county, located in Block 24, 5 Acre Plat "A", Big Field Survey, said point being on the North line of an abandoned alley; and running thence North 89° 56' 40" East along said North line 82.80 feet; thence South 0° 01' 06" East 8.00 feet to the South line of said abandoned alley; thence South 89° 56' 40" West along said South line 88.80 feet; thence North 0° 01' 06" West 8.00 feet; thence North 89° 56' 40" East 6.00 feet to the point of beginning.  
(Tax ID No. 15-12-381-023)

Also Commencing at the Southeast corner of Lot 42, Block 4, Davis, Sharp and Stringers Subdivision, located in the South Half of Section 12, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence West 306 feet to a point 6 feet West of the Southwest Corner of

Lot 31, said Block 4; thence South 8 feet to the centerline of an alley running East/West; thence East 306 feet along the centerline of said alley; thence North 8 feet to the point of beginning.  
(Tax ID Nos. 15-12-381-025.)

Less and Excepting: Beginning at the Southeast corner of Lot 39, Block 24, Big Field Survey Five Acre Plat "A", a Subdivision of Section 1, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said point being on the North line of an abandoned alley; thence South 0 degrees 01'06" East 16.00 feet to the South line of said abandoned alley; thence South 89 degrees 56'40" West along said South line 142.20 feet; thence North 0 degrees 01'06" West 16.00 feet to the North line of said abandoned alley; thence North 89 degrees 56'40" East along said North line 142.20 feet to the point of beginning.

Parcel 10: (Intentionally Deleted)

Parcel 11:

A parcel of land situate in Lots 4, 5 and 6, of Block 24, five acre plat "A", Big Field Survey in Section 12, Township 1 South, Range 1 West, Salt Lake Meridian, in Salt Lake County, Utah, bounded and described as follows:

Commencing at the Southwest corner of said Lot 5; thence North 89° 56' 40" East along the South line of said Lot 5, a distance of 688.05 feet, more or less, to a point in the West line of that certain parcel of land heretofore conveyed by Thomas Young and Elmena C. Young to Oregon Short Line Railroad Company by Warranty Deed dated May 4, 1950 and recorded May 25, 1950 in Book 767 at Page 619 in the Salt Lake County Records; thence South 0° 00' 59" East along said West line, a distance of 14.96 feet to the Southwest corner of said parcel conveyed by deed dated May 4, 1950, said corner being the true point of beginning; thence North 89° 56' 40" East along the South line of said parcel of land conveyed by deed dated May 4, 1950, a distance of 35.79 feet to a point 20.0 feet Westerly measured at right angles, from the center line of a spur tract of said Railroad Company as now constructed and operated; thence parallel with said center line of spur track, North 0° 00' 59" West, a distance of 227.30 feet; thence Northwesterly along a tangent curve concave Westerly having a radius of 1,412.40 feet, the long chord of which bears North 3° 48' 59" West, a distance of 187.21 feet, and which is concentric with and 20.0 feet Southwesterly, measured radially, from said center line of spur track, an arc distance of 187.35 feet; thence North 7° 36' 59" West along a straight line tangent to the end of the last described curve and parallel with said center line of spur track, a distance of 56.75 feet; thence South 89° 56' 40" West, a distance of 15.88 feet to a point in the West line of that certain parcel of land heretofore conveyed by the Aaron E. Norman Fund, Inc., to Oregon Short Line Railroad Company by Warranty Deed dated June 5, 1950, recorded July 6, 1950 in Book 779 at Page 425 of the Salt Lake County Records; thence South 0° 00' 59" East along said West line and the Southerly extension thereof, a distance of 470.36 feet to the true point of beginning.  
(Tax ID No. 15-12-330-005)