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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
US TITLE INSURANCE AGCY
14884 HERITAGE WY #C
BLUFFDALE UT 84065
BY: KAB, DEPUTY - WI 7 P.

After recording return to:
Chris Foote Hyatt
Hartig Rhodes Hoge & Lekisch, P.C.
717 K Street
Anchorage, Alaska 99501

EASEMENT

This Easement is made this 23rd day of April, 2010 between Decker Lake LLC ("Decker") and GBTD LLC ("GBTD").

- SL 40618 v 6
1. Consideration and Grant. For good and valuable consideration, the receipt of which is hereby acknowledged, each party grants the other party the right to use for vehicle access purposes only the area ("Easement Area") described in Exhibit A attached hereto and as further shown in the map attached as Exhibit B, both of which exhibits are incorporated herein by reference. This Easement is for the surface estate only of the Easement Area. Both parties, their employees, tenants, tenants' employees, contractors, and their invitees shall be allowed to use the Easement Area for access purposes.
 2. Relationship of Parties. No partnership, limited partnership, joint venture, agency, or employment is intended to be created by this Easement.
 3. No Warranty of Fitness for Purpose. Neither party warrants or represents that the Easement Area is presently safe, healthful, or suitable for the purposes which are permitted by this Easement or that or that the Easement Area is in compliance with applicable law.
 4. Allowed Use. This Easement is granted for each party to have access to parking areas on other property owned by the party. Neither party shall not do or allow anything to be done to the Easement Area which will cause it to be unsafe.
 5. Compliance with Laws. Each party shall comply with all laws, regulations, and ordinances relating to the use of the Easement Area.
 6. Hazardous Substances. Neither party shall cause or permit any hazardous material to be brought upon, kept, or used in or about the Easement Area without the express written consent of the other party.
 7. Maintenance and Repairs. The maintenance and repair of the Easement Area, including without limitation snow plowing, sanding, and sweeping, shall be the obligation of GBTD; provided that Decker shall reimburse GBTD for one-half of the reasonable and necessary

cost of all such maintenance and repair within fifteen (15) days after receipt of an itemized invoice for such maintenance and repair for any time period that GBTD is not leasing the parking area to the north of the Easement Area. GBTD shall maintain the Easement Area in good and serviceable condition and repair. Neither party shall allow any liens or encumbrances to attach to the Easement Area.

8. Notice of Need for Repairs. Decker shall give GBTD notice of any condition in the Easement Area that reasonably and necessarily needs maintenance or repairs. GBTD shall have ninety (90) days to make such maintenance or repair; provided, however, that if the nature the maintenance or repair is such that more than ninety (90) calendar days are required for its performance, then GBTD shall not be deemed in default if it shall commence such performance within ninety (90) days and thereafter diligently pursues the same to completion.

9. Easement Runs with the Land. The Easement and the covenants, conditions, and terms of this Easement shall constitute covenants running with each portion of the property comprising the Easement Area and shall be binding upon the parties and upon all other persons claiming through the parties.

10. Reversion. All rights granted by this Easement to the Easement Area shall revert to the party owning each portion of the property used for the Easement Area at such time as both parties have ceased to use the Easement for its intended purpose for a continuous period of at least twelve (12) months.

11. Indemnification. Each party agrees to indemnify and hold the other party, its successors and assigns, harmless arising directly or indirectly out of or incident to its activities relating to the operation, existence, use, maintenance, condition of the Easement Area, exercise of the privileges granted it in this Easement, or its uncured default under the terms of this Easement. Neither party shall be liable to the other party for any damage or loss of any property of the other party, except where caused by the negligent or willful act or omission of the indemnifying party.

12. Insurance. Each party shall keep in full force and effect a policy of general liability insurance on the party's property contained in the Easement Area which includes bodily injury, property damage, and personal injury in which the limits for each shall not be less than Two Million Dollars (\$2,000,000) per occurrence. The liability policy shall name the other party as an additional insured, and each party shall provide a copy of the policy to the other party upon request. Each policy shall provide that the additional insured party shall be notified at least ten days (10) prior to the lapse of such policy.

14. Default. If either party fails to promptly perform any obligation imposed upon it by this Easement, the nondefaulting party may (but has no responsibility to) perform such obligation and defaulting party shall promptly reimburse the nondefaulting party upon presentation of the reasonable expenses incurred by the nondefaulting party.

15. Termination. This Easement shall terminate at any time as the Easement and/or Easement Area ceases to be used for the purposes stated in this Easement or upon mutual

agreement of the parties.

16. Attorney Fees. If, by reason of any default by either party in the performance of the terms and conditions or provisions of this Easement, a party deems it necessary to employ an attorney, the prevailing party shall receive all costs, expenses and reasonable attorney's fees expended or incurred by the prevailing party.

17. Waiver. Except to the extent that a party may have otherwise agreed in writing, no waiver of any breach by the other party of any of its obligations, agreements or covenants hereunder shall be deemed to be a waiver of any subsequent breach of the same or any other covenant, agreement or obligation. Nor shall any forbearance by one party to seek a remedy for any breach of the other party be deemed a waiver of rights or remedies with respect to such breach.

18. Notices. Wherever in this Easement it shall be required or permitted that notices or demands be given or served by either party to or on the other, such notice or demand shall be given or served and shall not be deemed to have been given or served unless in writing and personally delivered or sent by certified mail or telefacsimile to the other party at the following addresses:

Decker Lake LLC
Attn: Stuart Bond
3201 C Street, Suite 200
Anchorage, Alaska 99503

GBTD LLC
Attn: Christopher West
2691 South Decker Lake Lane
West Valley City, Utah 84119

Such addresses may be changed from time to time by either party serving notice as herein provided.

21. Headings. The headings used in this Easement are inserted for convenience only and shall be disregarded in construing this Easement.

22. Governing Law. This Easement shall be construed pursuant to the laws of the State of Utah.

23. Severance. If a court rules that any term of this Easement is unenforceable, the unenforceable term may be modified by the court to make it enforceable or it shall be severed and the other terms of this Easement shall remain in effect.

24. Entire Agreement. This Easement contains all the terms and conditions agreed to by the parties relating to access between properties owned by the parties, and no other agreements, oral or otherwise, regarding the subject matter of this Easement shall be deemed to

exist or bind either of the parties. This Easement shall be modified only by written amendment signed by both parties, and shall not be amended by course of conduct, acquiescence or other activities.

25. Rule of Construction. The rule of strict construction of a document against the drafter is waived in partial consideration for the other covenants contained herein, and all parties to this Easement recognize that they have been represented by separate counsel or have been afforded that opportunity in this transaction, and all terms and conditions herein have been negotiated at arms length.

GRANTOR
Decker Lake LLC

GRANTEE
GBTD LLC

By: [Signature]
Stuart Bond, Managing Member

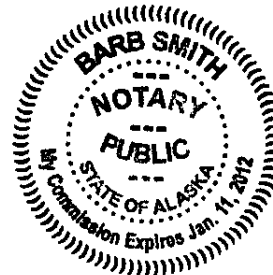
By: [Signature]
Printed Name: Christopher West
Title: PRESIDENT

ACKNOWLEDGMENTS

STATE OF ALASKA)
 :SS
THIRD JUDICIAL DISTRICT)

On the 20th day of April, 2010 personally appeared before me Stuart C. Bond, Member/Manager of Alderaan Development LLC, authorized member of **Decker Lake LLC**, the signer of the foregoing instrument who duly acknowledged said company signed the same.

[Signature]
Notary Public
My Commission Expires: 01-11-12



STATE OF UTAH)
 :SS
SALT LAKE COUNTY)

On the ^{23rd} day of April, 2010 personally appeared before me Christopher West, Member/Manager of **GBTD LLC**, the signer of the foregoing instrument who duly acknowledged said company signed the same.

[Signature]
Notary Public
My Commission Expires: 7/2/2010

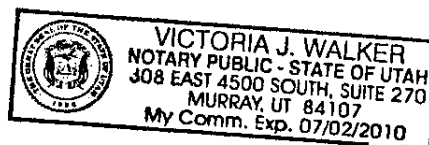


EXHIBIT A
LEGAL DESCRIPTION OF EASEMENT AREA

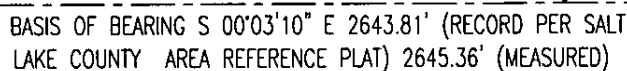
BEGINNING AT A POINT SOUTH 00°03'10" EAST ALONG THE SECTION LINE 1980.90 FEET AND SOUTH 89°56'50" WEST 990.00 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, STATE OF UTAH, AND RUNNING THENCE SOUTH 00°03'10" EAST 8.00 FEET; THENCE SOUTH 89°56'50" WEST 230.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF DECKER LAKE LANE; THENCE NORTH 00°03'10" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 24.00 FEET; THENCE NORTH 89°56'50" EAST 230.00 FEET; THENCE SOUTH 00°03'10" EAST 16.00 FEET TO THE POINT OF BEGINNING.

15 22 376015

EXHIBIT B
MAP OF EASEMENT AREA

See attached

CENTER OF SECTION 22, TOWNSHIP 1—
SOUTH, RANGE 1 WEST, SALT LAKE BASE
ADN MERIDIAN, FOUND SALT LAKE COUNTY
BRAS CAP MONUMENT (RING & LID)



PROPOSED ACCESS EASEMENT

BEGINNING AT A POINT SOUTH 00°03'10" EAST ALONG THE SECTION LINE 1980.90 FEET AND SOUTH 89°56'50" WEST 990.00 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°03'10" EAST 8.00 FEET; THENCE SOUTH 89°56'50" WEST 230.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF DECKER LAKE LANE; THENCE NORTH 00°03'10" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 24.00 FEET; THENCE NORTH 89°56'50" EAST 230.00 FEET; THENCE SOUTH 00°03'10" EAST 16.00 FEET TO THE POINT OF BEGINNING.

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