

**WHEN RECORDED, MAIL TO:**

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 Stoel Rives LLP  
 201 South Main Street, Suite 1100  
 Salt Lake City, Utah 84111

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 08/26/2010 04:20 PM \$20.00  
 Book - 9852 Pg - 6260-6265  
**GARY W. OTT**  
 RECORDER, SALT LAKE COUNTY, UTAH  
 STOEL RIVES  
 201 S MAIN STE. 1100  
 SLC UT 84111  
 BY: ZJM, DEPUTY - WI 6 P.

**Parcel No. 15-01-227-053**

## ASSIGNMENT OF GROUND LEASE

THIS ASSIGNMENT ("Assignment") is executed as of July 19, 2010, by and between Royal L. Tribe, III, as Personal Representative of THE ESTATE OF ROYAL L. TRIBE, 1369 Princeton Avenue, Salt Lake City, Utah 84105 ("Assignor"), and Royal L. Tribe, III, as Successor Trustee of THE ROYAL L. TRIBE FAMILY TRUST, under an Amended and Restated Declaration of Trust dated February 25, 2005, 1369 Princeton Avenue, Salt Lake City, Utah 84105 ("Assignee"), in contemplation of the following facts and circumstances:

### RECITALS

A. Assignor is presently the holder of a 50% interest as a landlord under that certain Ground Lease more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Ground Lease").

B. The Ground Lease relates or pertains to that certain real property, more particularly described on Exhibit "B" attached hereto and incorporated herein by reference (the "Real Property").

C. Pursuant to the Last Will and Testament of Royal L. Tribe dated February 25, 2005, in particular Paragraph V, upon the death of Royal L. Tribe, all assets of his estate not otherwise specifically disposed of by statement or written list, shall pour over into The Royal L. Tribe Family Trust, under an Amended and Restated Declaration of Trust dated February 25, 2005.

D. Royal L. Tribe died on June 10, 2010.

NOW THEREFORE, in consideration of the mutual agreements and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed by and between the parties to the Assignment, as follows:

1. **Assignment.** Assignor hereby assigns, conveys, transfers and sets over unto Assignee, all of Assignor's right, title and interest in, to and under the Ground Lease, including, without limitation, all claims and causes of action thereunder or with respect thereto, subject to the rights of the other parties under the Ground Lease.

2. **Notice to Tenant.** Following the execution and conveyance of this Assignment, Assignee shall give notice to the Tenant under the Ground Lease that Assignee has acquired the Real Property and owns the Assignor's interest in the Ground Lease.

3. **Assumptions.** Assignee assumes all of the Assignor's obligations, duties, responsibilities, and liabilities under the Ground Lease.

4. **Successors.** This Assignment shall be binding on and inure to the benefit of the parties to it, their heirs, executors, administrators, successors in interest, and assigns.


5. **Counterparts.** This Assignment may be executed in one or more counterparts, each of which shall be deemed an original and all of which taken together shall constitute one and the same instrument.

6. **Governing Law.** This Assignment shall be governed and construed in accordance with Utah law.

IN WITNESS WHEREOF, the parties have executed this Assignment as of the date first written above.

**ASSIGNOR:**

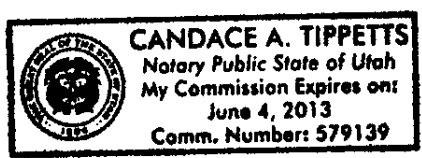
THE ESTATE OF ROYAL L. TRIBE

By   
\_\_\_\_\_  
Royal L. Tribe  
Personal Representative

STATE OF Utah )  
 : ss.  
COUNTY OF Salt Lake )

On the 9 day of July, 2010, personally appeared before me  
ROYAL L. TRIBE, III, as Personal Representative of THE ESTATE OF ROYAL L. TRIBE,  
the signer of the within instrument, who duly acknowledged to me that he executed the same.

Candace A. Tippetts  
NOTARY PUBLIC



ASSIGNEE:

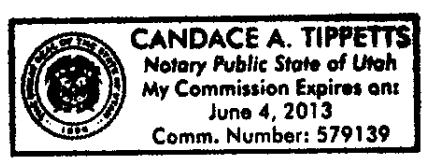
THE ROYAL L. TRIBE FAMILY TRUST

[Signature]  
Royal L. Tribe, Successor Trustee

STATE OF Utah )  
 : ss.  
COUNTY OF Salt Lake )

On the 9 day of July, 2010, personally appeared before me  
ROYAL L. TRIBE, III, as Successor Trustee of THE ROYAL L. TRIBE FAMILY TRUST,  
the signer of the within instrument, who duly acknowledged to me that he executed the same.

Candace A. Tippetts  
NOTARY PUBLIC



**Exhibit "A"**

Ground Lease dated January 26, 1978, executed by Royal L. Tribe and Richard A. Isaacson and Jean R. Isaacson and Crossroads Plaza Associates, a Utah joint venture, predecessor in interest to Property Reserve, Inc., a Utah nonprofit corporation, recorded June 16, 1978 as Entry No. 3124856 in Book 4691 at Page 1111 of Official Records, as amended by that certain Segregation of Ground Lease dated November 18, 1980 and recorded December 30, 1980 as Entry No. 3518564 in Book 5195 at Page 1307 of Official Records, and subject to an Assignment and Assumption of Ground Leases between Property Reserve, Inc. and City Creek Reserve, Inc., recorded May 2, 2007, as Entry No. 10085868, Book 9458, Pages 6338-6344 of Official Records, and as such may have been amended from time to time (the "Ground Lease").

**Exhibit "B"**

BEGINNING AT A POINT ON THE WEST LINE OF MAIN STREET, SAID POINT BEING SOUTH 00°01'35" EAST ALONG SAID WEST LINE 152.943 FEET FROM THE NORTHEAST CORNER OF BLOCK 76, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 00°01'35" EAST ALONG SAID WEST LINE 55.800 FEET; THENCE SOUTH 89°59'38" WEST 110.000 FEET; THENCE NORTH 00°01'35" WEST 55.800 FEET; THENCE NORTH 89°59'38" EAST 110.000 FEET TO THE POINT OF BEGINNING.

