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8/17/2012 1:18:00 PM \$14.00
Book - 10046 Pg - 9573-9575
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

When recorded return to:
Utah Certified Development Company
5333 South Adams Ave., Suite B
Ogden, Utah 84405

File Name: Turf Equipment & Irrigation, Inc.
Loan #: 48613950-03

NCS - 508628
Property Tax ID: 15-17-276-006-0000

MEMORANDUM OF LEASE

This Memorandum of Lease dated this **16th day of August, 2012**, is between **TEI Properties, LLC** (herein called "Lessor") and **Turf Equipment & Irrigation, Inc.** (herein called "Lessee").

1. Premises. Lessor hereby leases to Lessee upon the terms and conditions of that certain lease dated **August 16, 2012** 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 **21 years** commencing on **August 1, 2012** and ending on **August 1, 2033**, 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: TEI Properties, LLC

By: _____
Tyler B. Sorenson, Manager

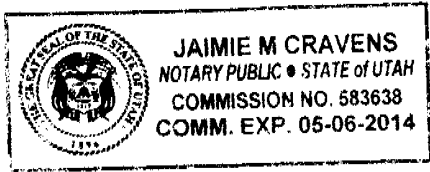
Lessee: Turf Equipment & Irrigation, Inc.

By: _____
Tyler B. Sorenson, President

ACKNOWLEDGEMENT

STATE OF UTAH)
)
COUNTY OF SALT LAKE)

On this 16th day of August, 2012, personally appeared before me Tyler B. Sorenson, who being by me duly sworn, did say that he is the Manager of **TEI Properties, LLC**, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company with full authority.

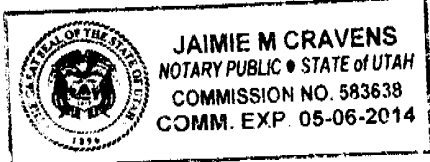


Jaimie M. Cravens
NOTARY PUBLIC
Residing at: Ogden, Utah

ACKNOWLEDGEMENT

STATE OF UTAH)
)
COUNTY OF SALT LAKE)

On this 16th day of August, 2012, personally appeared before me Tyler B. Sorenson, who being by me duly sworn, did say that he is the President of **Turf Equipment & Irrigation, 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.



Jaimie M. Cravens
NOTARY PUBLIC
Residing at: Ogden, Utah

EXHIBIT "A"

Debtor and Trustor: **TEI Properties, LLC**
 to assist, Turf Equipment & Irrigation, Inc.

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

Real Property Description

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PROPOSED AMENDED LOT 16 - NIN TECH EAST VII

A PARCEL LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND BEING A PORTION OF LOT 16, NIN TECH EAST VII RECORDED OCTOBER 16, 2008 AS ENTRY NO. 10542768 IN BOOK 2008P AT PAGE 266 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF GLADIOLA STREET (3355 WEST) AS SHOWN ON SAID SUBDIVISION PLAT, WHICH IS 2209.72 FEET NORTH 89°54'29" EAST ALONG THE SECTION LINE AND 1697.58 FEET SOUTH 00°05'34" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 17 (THE BASIS OF BEARINGS IS NORTH 89°54'29" EAST 2650.82 FEET ALONG SAID SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 17, AS SHOWN ON SAID SUBDIVISION PLAT), SAID POINT IS ON THE ARC OF A 768.00 FOOT RADIUS CURVE TO THE RIGHT, AND RUNNING THENCE SOUTHEASTERLY 307.21 FEET ALONG THE ARC OF SAID CURVE AND STREET THROUGH A CENTRAL ANGLE OF 22°55'07" (CHORD BEARS SOUTH 33°54'31" EAST 305.16 FEET); THENCE SOUTH 70°16'05" WEST 24.00 FEET; THENCE SOUTH 52°07'33" WEST 67.61 FEET; THENCE SOUTH 37°52'27" EAST 23.90 FEET; THENCE SOUTH 70°19'43" WEST 72.22 FEET; THENCE SOUTH 70°50'16" WEST 207.94 FEET; THENCE SOUTH 70°57'18" WEST 212.00 FEET; THENCE SOUTH 70°52'14" WEST 199.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH 00°02'49" WEST 260.81 FEET; THENCE NORTH 62°07'38" EAST 616.31 FEET TO THE POINT OF BEGINNING.

15-17-276-006-0000

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The address of such property is:
1630 South Gladiola Street, Salt Lake City, UT 84104

The owner of such real property is:
TEI Properties, LLC