

11568310
1/31/2013 3:32:00 PM \$16.00
Book - 10103 Pg - 8037-8039
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: Integrity First Automotive L.L.C.
Loan #: 50614150-03

NCS - 527143

Property Tax ID: 21-34-276-010-0000, 21-34-276-034-0000

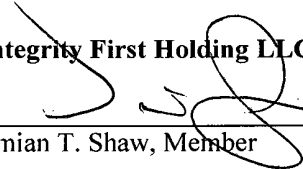
MEMORANDUM OF LEASE

This Memorandum of Lease dated this **14th day of January, 2013**, is between **Integrity First Holding LLC** (herein called "Lessor") and **Integrity First Automotive L.L.C.** (herein called "Lessee").

1. Premises. Lessor hereby leases to Lessee upon the terms and conditions of that certain lease dated **January 1, 2013** 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 **January 1, 2013** and ending on **January 1, 2034**, 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. The Memorandum of Lease, recorded January 15, 2013, as Entry No. 11556671, Book 10098 and Page 271-273, is no longer valid, in force or in effect.

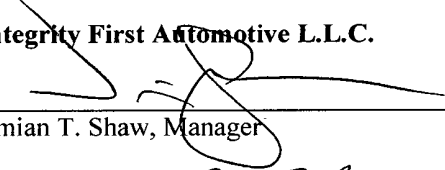
Lessor: Integrity First Holding LLC

By: _____

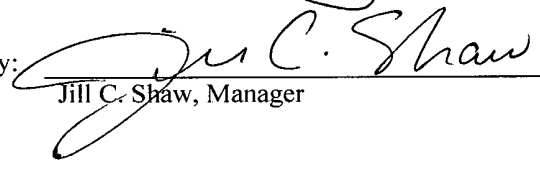

Damian T. Shaw, Member

Lessee: Integrity First Automotive L.L.C.

By: _____


Damian T. Shaw, Manager

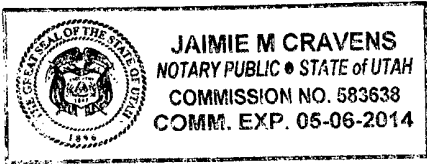
By: _____


Jill C. Shaw, Manager

ACKNOWLEDGEMENT

STATE OF UTAH)
)
 COUNTY OF SALT LAKE)

On this 14th day of January, 2013, personally appeared before me Damian T. Shaw, who being by me duly sworn, did say that he is the Member of **Integrity First Holding LLC**, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company with full authority.

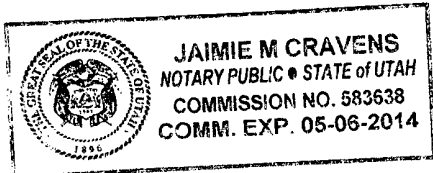


Jaimie M Cravens
 NOTARY PUBLIC
 Residing at: Ogden, Utah

ACKNOWLEDGEMENT

STATE OF UTAH)
)
 COUNTY OF SALT LAKE)

On this 14th day of January, 2013, personally appeared before me Damian T. Shaw and Jill C. Shaw, who being by me duly sworn, did say that they are Managers of **Integrity First Automotive L.L.C.**, 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

EXHIBIT "A"

**Debtor and Trustor: Integrity First Holding LLC
to assist, Integrity First Automotive L.L.C.**

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

Real Property Description

PARCEL 1:

BEGINNING AT A POINT WHICH IS SOUTH 87° 45' WEST 33.03 FEET AND SOUTH 0° 02' 15" EAST 309.29 FEET FROM THE NORTHEAST CORNER OF THE GREENWOOD INDUSTRIAL PARK, SAID POINT OF BEGINNING ALSO BEING NORTH 0° 02' 15" WEST 1,075.50 FEET AND SOUTH 89° 51' WEST 33.0 FEET FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89° 51' WEST 291.06 FEET; THENCE NORTH 0° 02' 15" WEST 154.29 FEET; THENCE NORTH 89° 51' EAST 291.05 FEET; THENCE SOUTH 0° 02' 15" EAST 154.29 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A RIGHT TO USE THE PARKING LOT ON THE PROPERTY TO THE NORTH FROM 6:00 A.M. TO 5:30 P.M. AS DESCRIBED IN THAT CERTAIN ASSIGNMENT OF LEASE RECORDED MARCH 13, 2008 AS ENTRY NO. 10372502, IN BOOK 9581, AT PAGE 8731 OF OFFICIAL RECORDS.

PARCEL 3:

BEGINNING AT A POINT WHICH IS SOUTH 87° 45' WEST 33.03 FEET AND SOUTH 0° 02' 15" EAST 309.29 FEET FROM THE NORTHEAST CORNER OF THE GREENWOOD INDUSTRIAL PARK, SAID POINT OF BEGINNING ALSO BEING NORTH 0° 02' 15" WEST 1,075.50 FEET AND SOUTH 89° 51' WEST 33.0 FEET FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89° 51' WEST 291.06 FEET; THENCE SOUTH 0° 02' 15" EAST 10.00 FEET; THENCE NORTH 89° 51' EAST 291.06 FEET; THENCE NORTH 0° 02' 15" WEST 10.00 FEET TO THE POINT OF BEGINNING.

21-34-276-010-0000, 21-34-276-034-0000

The address of such property is: 8020 South 1300 West, West Jordan, UT 84088

**The owner of such real property is:
Integrity First Holding, LLC**