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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FREDRIKSON & BYRON PA
200 S SIXTH ST STE 4000
MINNEAPOLIS MN 55402-1425
BY: LDT, DEPUTY - MA 4 P.

CONSENT AND JOINDER TO MEMORANDUM OF LEASE

WHEREAS, Fort Union Chasebrook LLC, a Utah limited liability company ("**Fort Union**") is the current tenant under the Ground Lease described on attached Exhibit A (the "**Ground Lease**") pursuant to that certain Assignment and Assumption Agreement between PDC Community Centers L.L.C., a Delaware limited liability company ("**PDC**") and Fort Union dated August 16, 2012, and recorded August 24, 2012 in Book 10049, Page 4635-4640 as Document Number 11457899 (the "**Ground Lease Assignment**"). * Concerning the property described on Attached Exhibit B.

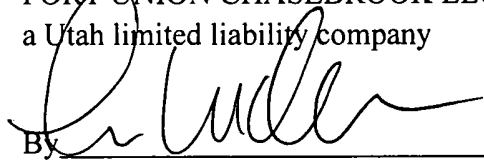
WHEREAS, prior to entering to the Ground Lease Assignment, PDC, as Lessor, entered into that certain Lease with Blazin Wings, Inc., a Minnesota corporation, as Lessee, as evidenced by Memorandum of Lease dated July 9, 2012 recorded September 27, 2012 in Book 10060, Page 7288 as Document Number 11480604 (collectively, the "**Lease**").

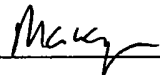
WHEREAS, Fort Union has succeeded to all of PDC's right, title and interest in and to the Lease.

THEREFORE, Fort Union hereby consents to and joins in the Lease.

Dated May 9th, 2013

FORT UNION CHASEBROOK LLC,
a Utah limited liability company


By 

Its 

STATE OF Utah)
COUNTY OF Salt Lake)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Thom Williamssen as Manager of FORT UNION CHASEBROOK LLC, a Utah limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument on behalf of FORT UNION CHASEBOOOK LLC as his/her own free and voluntary act and as the free and voluntary act of FORT UNION CHASEBROOK LLC for the uses and purposes therein set forth.

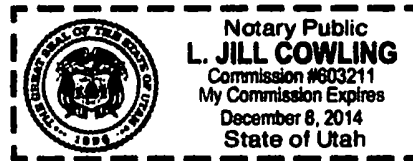
GIVEN under my hand and Notarial Seal this 9th day of May, 2013.


Notary Public

My Commission Expires:

12.8.14

Drafted by:
Fredrikson & Byron, P.A. (LML)
200 South 6th Street, Suite 4000
Minneapolis, Minnesota 55402



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Exhibit A

Ground Lease

- Unrecorded Ground Lease dated July 26, 1974 between Ambrose M. Motta and Zelda Motta, lessors and Cordova Village, as tenant.
- Unrecorded First Amendment to Lease, Release of Option, Right of First Refusal and Agreement to Subordinate dated March 5, 1979 between Ambrose and Zelda Motta, as landlord, and Price-Fort Union Company, a joint venture (successor-in-interest to Cordova Village).
- Affidavit by Paul K. Mendenhall dated November 22, 1985 and recorded November 25, 1985 as Document No.4167877.
- Assignment and Assumption of Ground Lease dated January 16, 1994 recorded as Document No. 5720028, Book 6856, Page 2614 from Price Fort Union II Company, Ltd. (P/U/a Price Fort Union Company, as assignor, to Price Development Company, Limited Partnership, as assignee.
- Memorandum of Ground Lease dated June 27, 2003 by Nancy Martin, Trustee of the Zelda Motta Trust, as landlord, and Price Development Company, Limited Partnership, as tenant, recorded July 9, 2003 in Book 8837, Page 2450.
- Assignment and Assumption of Ground Lease dated June 30, 2003 between Price Development Company, Limited Partnership, as assignor, and PDC Community Centers L.L.C., as assignee, recorded in Book 8837, Page 2456.
- Unrecorded Assignment and Assumption of Leases and Service Contracts dated June 30, 2003 between Price Development Company, Limited Partnership and PDC Community Centers L.L.C.
- Confirmation of Ground Lease and Correction and Termination of Ground Sub-Lease (Fort Union) dated May 15, 2012 by and among Fairfax Realty, Inc., GGPLP L.L.C., PDC Community Centers L.L.C. and GGP Fort Union II, LLC, and recorded on May 17, 2012 in Book 10018, Pages 1903-1913.
- Confirmatory Deed dated July 11, 2012 by PDC Community Centers L.L.C.

EXHIBIT B

Legal Description

A part of the Northwest Quarter of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point 244.78 feet South 89°52'23" West along the Section Line; and 150.00 feet South 0°07'37" East from the North Quarter Corner of said Section 29; and running thence South 0°13'44" East 91.50 feet; thence South 89°46'16" West 139.00 feet; thence North 0°13'44" West 91.50 feet; thence North 89°46'16" East 139.00 feet to the point of beginning.

Contains 12,718 sq. ft. or 0.292 acre

PID 22-29-128-007