

11723307
9/12/2013 3:41:00 PM \$18.00
Book - 10177 Pg - 284-288
Gary W. Ott
Recorder, Salt Lake County, UT
BACKMAN TITLE SERVICES
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED RETURN TO:
Mountain West Small Business Finance
2595 East 3300 South
Salt Lake City, Utah 84109
508 241

14-25-476-006

Lease

1. The Parties and The Property:

YANG PROPERTIES, LLC, a Utah limited liability company
hereinafter referred to as "Lessor", hereby leases to:

BREDMIMI, INC

hereinafter referred to as "Lessee", all those premises and personal property described in SBA Loan
Authorization, SBA 504 No. 62481050-09 situate, lying and being in
Salt Lake County, State of Utah, commonly known as:
4900 West 3500 South, West Valley City, UT 84120

and more particularly described in Exhibit "A" which is attached hereto and incorporated herein by this
reference (the "Property").

2. The Term. TO HAVE AND TO HOLD the Property, together with the appurtenances,
unto the Lessee for a term of approximately twenty (20) years commencing

September 4, 2013

, for and during the latest of

September 4, 2033

or until the SBA 504 Loan under SBA Loan Authorization No.

62481050-09

is paid in full.

3. The Lease Payment. Lessee covenants and agrees to pay Lessor a lease payment in the
sum of \$ 3,000.00 on the first day of each month during the term of this Lease
provided, however, that the amount of rent paid must be substantially the same as the debt service on
the Third Party Lender Loan and the SBA 504 Loan together with an amount necessary to cover taxes
and assessments, utilities and insurance and a repair/replacement reserve. The lease payment shall be
reduced to the extent that it is in excess of the amount needed to meet the debt service and expenses. In
the event there is more than one operating company under the terms of the SBA Loan, the lease
payments of all operating companies shall be considered together and shall be reduced, pro rata, in the
event, when considered together, they are in excess of amount needed to meet the debt service and
expenses above described.

4. The Return of the Property. Lessee further agrees to deliver up to Lessor at the
expiration of said term in as good order and condition as when the same were entered upon by Lessee,
reasonable use and wear thereof and damage by the elements excepted.

5. No Sublease or Assignment. The Lessee will not let, underlet, assign the Property, or
any part thereof, without the prior written consent of Lessor, which consent will not be unreasonably
withheld.

6. **Default/Remedies.** And Lessee further covenants and agrees that if any monthly lease payment or any part thereof shall be unpaid for 20 days after the same shall become due; or if default in any of the covenants herein contained to be kept by Lessee is not cured within 20 days from written notice, or if Lessee shall vacate such premises, Lessor may elect, without notice or legal process, to re-enter and take possession of the Property and every and any part thereof and re-let the same and apply the net proceeds so received upon the amount due or to become due under this lease, and Lessee agrees to pay any deficiency.

7. **Utilities, Taxes and Insurance.** Responsibility for utilities, taxes and insurance shall be as indicated [Lessee responsible for (T), Lessor responsible for (L)]:

Power T, Heat T, Water T, Sewer T, Telephone T, Real Property
Tax T, Personal Property Tax T, Fire Insurance on Personal Property
T, Glass Insurance T, Others:
None

8. **Maintenance and Repair.** Responsibility for the maintenance and repair of the Property shall be as indicated [Lessee responsible for (T), Lessor responsible for (L)]:

Roof L, Exterior Walls L, Interior Walls L, Structural Repair L,
Interior Decorating T, Exterior Painting L, Yard Surfacing L, Plumb-
ing Equipment L, Heating and Air Conditioning Equipment L, Electri-
cal Equipment L, Light Globes and Tubes T, Glass Breakage T, Trash
Removal T, Snow Removal T, Janitorial T, Others:
None

9. **Negligence.** Each party shall be responsible for losses resulting from negligence or misconduct of himself, his employees or invitees.

10. **Lessor's Lien.** Furniture, furnishings and personal property of Lessee may not be removed from the premises until all lease payments and other charges are fully paid, and Lessor shall have a lien upon said personal property until the same are paid in full.

11. **Attorney's Fees and Collection Costs.** In case of failure to faithfully perform the terms and covenants herein set forth, the defaulting party shall pay all costs, expenses, and reasonable attorneys' fees resulting from the enforcement of this agreement or any right arising out of such breach.

12. **SBA Loan Requirements.** In consideration of SBA Loan No. 62481050-09, Lessor and Lessee agree as follows, anything to the contrary notwithstanding:

- (a) The term of this Lease shall be equal to or longer than the term of the said SBA Loan;
- (b) Lessor and Lessee hereby assign, set over, and transfer to the Small Business Administration and Mountain West Small Business Finance all of their right, title, and interest in and to this Lease, as security for said SBA Loan; and
- (c) Lessor and Lessee hereby agree to maintain exactly the present ownership (both

identity of owners and percent of ownership) during the entire term of said SBA Loan except for ownership changes of up to 5 per cent beginning six months after the SBA 504 Loan closes.

13. **No Other Agreements.** This agreement supercedes and replaces any and all previous lease agreements between the parties; and said previous lease agreements are hereby canceled by the mutual consent of the parties.

This Lease is executed and effective September 4, 2013.

LESSOR:


YANG PROPERTIES, LLC



By: BREDMIMI, INC, Member, By: Michael Z. Yang, President

LESSEE:

BREDMIMI, INC



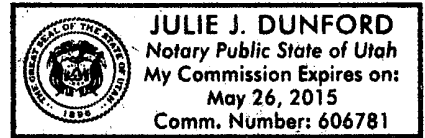
By: Michael Z. Yang, President

LEASE NOTARY PAGE

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

The foregoing instrument was acknowledged before me this 9/4/2013
by BREDMIMI, INC, Member, By: Michael Z. Yang, President
YANG PROPERTIES, LLC

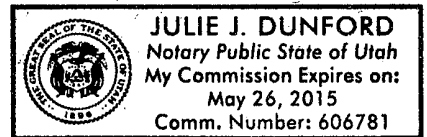
Julie J. Dunford Notary Public



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

The foregoing instrument was acknowledged before me this 9/4/2013
by Michael Z. Yang, President
BREDMIMI, INC

Julie J. Dunford Notary Public



SCHEDULE A

Order Number: 5-082141

LEGAL DESCRIPTION

Parcel 1:

Beginning at a point on the North right of way line of 3500 South Street, said point being South 89°59'22" West along the section line 645.0 feet and North 00°00'38" West 33.0 feet from the Southeast corner of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence along said right of way line South 89°59'22" West 141.0 feet; thence leaving said right of way line North 00°00'38" West 117.0 feet; thence North 89°59'22" East 141.0 feet; thence South 00°00'38" East 117.0 feet to the point of beginning.

Parcel 1A:

Together with any rights, privileges or easement contained in that certain Cross-Easement Agreement dated February 21, 1989 and recorded February 21, 1989 as Entry No. 4738354 in Book 6105 at Page 892 of official records and also contained in that certain Amendment No. 1 to Cross-Easement Agreement dated June 12, 1989 and recorded July 28, 1989 as Entry No. 4804543 in Book 6146 at page 2759 of official records and also contained in that certain Second Amended to Cross-Easement Agreement dated January 28, 2005 and recorded January 31, 2005 as Entry No. 9287430 in Book 9089 at Page 6268 of official records.

Parcel No.: 14-25-476-006