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12/20/2013 1:15:00 PM \$19.00
Book - 10200 Pg - 7212-7216
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED RETURN TO:

Commercial Loan Services
201 N Central Ave,
AZ1-1125
Phoenix, AZ 85001

F-85524F

Deed of Trust Amendment



This Deed of Trust Amendment ("Amendment") is dated as of December 2, 2013, between GARFF DODGE PROPERTY, INC., whose address is 405 S. Main Street, Suite #1200, Salt Lake City, UT 84111 (the "Trustor"), and JPMorgan Chase Bank, N.A., whose address is 201 N. Central Ave., 9th Floor, Phoenix, AZ 85004 and its successors and assigns (the "Beneficiary").

The Trustor has previously executed and delivered to JPMorgan Chase Bank, N.A., as trustee for the benefit of the Beneficiary, a Deed of Trust, Assignment of Leases and Rents, Security Agreement and Financing Statement, dated September 11, 2007 and recorded on September 11, 2007 in Entry 10224165, Salt Lake County Records (as amended and replaced from time to time, the "Deed of Trust"). The Deed of Trust encumbers the real property, and all the buildings, structures and improvements on it, described as:

Located in the City of West Valley City, County of Salt Lake, State of Utah:

See attached "Exhibit A"

(the "Premises").

Commonly known as 4175 West 3500 South, West Valley City, Utah 84120.

The Deed of Trust secures the Liabilities (as defined in the Deed of Trust), including, without limitation, the extension of credit evidenced by a Construction Loan Note, dated September 11, 2007, payable by GARFF DODGE PROPERTY, INC. to the Beneficiary, in the principal sum of Seven Million Three Hundred Thousand and 00/100 Dollars (\$7,300,000.00) (the "2007 Note").

Therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Trustor and the Beneficiary agree as follows:

1. The Deed of Trust is amended to delete the reference to the 2007 Note and replace with that certain Term Note, dated December 2, 2013, payable from GARFF DODGE PROPERTY, INC. to the Beneficiary in the principal sum of Six Million Three Hundred Ninety-Five Thousand Three Hundred Thirty-Three and 53/100 Dollars (\$6,395,333.53), including all extensions and renewals.
2. The Trustor will execute and deliver all further instruments, and shall take all other actions, as in the sole opinion of the Beneficiary are necessary or desirable to effect the intent of this Amendment.
3. Except as amended by this Amendment, all terms of the Deed of Trust are confirmed and ratified by the Trustor and the Beneficiary as if they were fully set forth in this Amendment.

ACKNOWLEDGMENT

State of Utah)
County of Salt Lake) ss

The foregoing instrument was acknowledged before me on 13 Dec, 2013, by John K. Garff, President of Garff Dodge Property, Inc.

Given under my hand and notarial seal this 13 day of December, 2013.

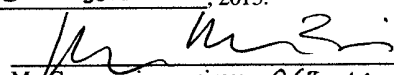
Tina Bourgeois, Notary Public
My Commission expires: 10/05/2015



State of UTAH)
) ss
County of SALT LAKE)

The foregoing instrument was acknowledged before me on DECEMBER 13, 2013, by Travis Colledge, Vice President of JPMorgan Chase Bank, N.A.

Given under my hand and notarial seal this 13th day of DECEMBER, 2013.

 , Notary Public
My Commission expires: OCT 10, 2015

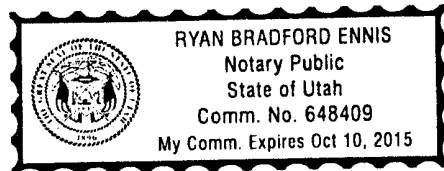


EXHIBIT A

Lot 2, GARFF-DAY SUBDIVISION (Amending and Extending Lot 1 of Henry Day Subdivision) according to the Official Plat thereof, recorded October 14, 2011 as Entry No. 11261135 in Book 2011P at Page 129 of Official Records.

LESS AND EXCEPTING FROM LOT 2, GARFF-DAY SUBDIVISION, THE FOLLOWING DESCRIBED PROPERTY:

Beginning at a point on the South line of 3500 South Street, said point being South 89°56'54" West along the section line 672.25 feet and South 00°03'06" East 40.00 feet from the Northeast corner of Section 31, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 00°03'06" East 215.00 feet; thence South 89°56'54" West 170.00 feet; thence North 00°03'06" West 215.00 feet to the South line of said 3500 South Street; thence North 89°56'54" East along said South line 170.00 feet to the point of beginning.

The following is shown for informational purposes only: Tax ID No. 15-31-226-030