

After recording, return to:

Ian S. Davis  
DURHAM JONES & PINEGAR  
111 East Broadway, Suite 900  
Salt Lake City, Utah 84111

12422790  
11/29/2016 2:19:00 PM \$17.00  
Book - 10505 Pg - 2712-2715  
Gary W. Ott  
Recorder, Salt Lake County, UT  
BARTLETT TITLE INS AGCY  
BY: eCASH, DEPUTY - EF 4 P.

Tax Parcel ID No.: 33-11-402-002

### MEMORANDUM OF LEASE

This is a Memorandum of that certain Commercial and Industrial Lease (Single Tenant Modified Gross) dated October 19, 2016, (the "Lease") wherein Big Rock Properties, LLC ("Landlord"), demised and leased, and does hereby demise and lease, to Ridge Rock, Inc.. ("Tenant"), the premises described on Exhibit "A" for a term of at least 20 years, all as more fully set forth in the Lease, and that certain Lease Addendum dated November 22, 2016 which is incorporated herein in its entirety.

The addresses of Landlord and Tenant are as follows:

Landlord:

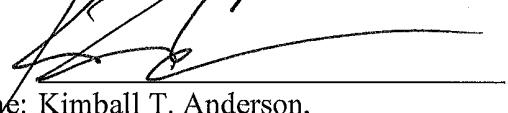
Big Rock Properties, LLC  
985 West 14600 South  
Bluffdale, Utah 84065

Tenant:

Ridge Rock, Inc.  
985 West 14600 South  
Bluffdale, Utah 84065

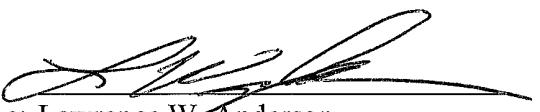
IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Lease on November 22, 2016.

BIG ROCK PROPERTIES, LLC,  
a Utah limited liability company

By:   
Name: Kimball T. Anderson,  
aka Torrey Anderson  
Its: Member

RIDGE ROCK, INC.,  
a Utah corporation

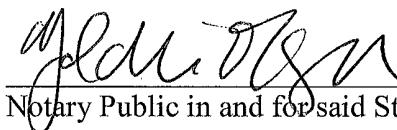
By:   
Name: Lawrence W. Anderson,  
aka L. Wayne Anderson  
Its: President

By:   
Name: Lawrence W. Anderson,  
aka L. Wayne Anderson  
Its: Member

STATE OF UTAH )  
: ss.  
County of Salt Lake )

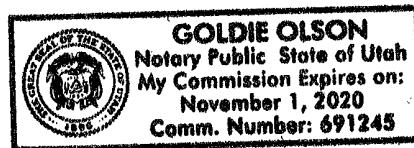
On November 22, 2016, before me Goldie Olson, a Notary Public in and for said state, personally appeared Kimball T. Anderson, aka Torrey Anderson, a Member of BIG ROCK PROPERTIES, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed within the instrument and acknowledged to me that he executed the same in his/her authorized capacities, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public in and for said State

My Commission Expires:

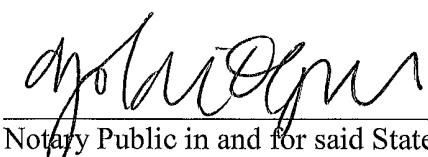
[seal]



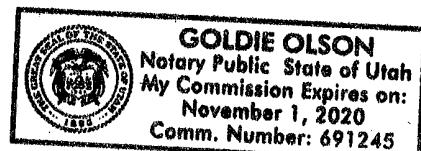
STATE OF UTAH )  
: ss.  
County of Salt Lake )

On November 22, 2016, before me Goldie Olson, a Notary Public in and for said state, personally appeared Lawrence W. Anderson, aka L. Wayne Anderson, a Member of BIG ROCK PROPERTIES, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed within the instrument and acknowledged to me that he executed the same in his/her authorized capacities, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public in and for said State

My Commission Expires:



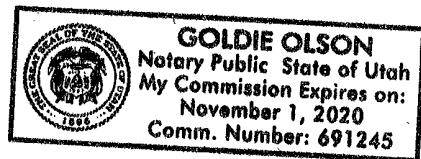
STATE OF UTAH )  
: ss.  
County of Salt Lake )

On November 22, 2016, before me Goldie Olson, a Notary Public in and for said state, personally appeared Lawrence W. Anderson, aka L. Wayne Anderson, President of RIDGE ROCK, INC., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed within the instrument and acknowledged to me that he executed the same in his authorized capacities, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Goldie Olson  
Notary Public in and for said State

My Commission Expires:



**EXHIBIT "A"**

Legal Description of the Demised Premises

The following real property is located in Salt Lake County, Utah:

Beginning at a point which is West 2227.23 feet from the East Quarter Corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°05'10" West 541.05 feet (540.247 feet by deed); thence South 89°36'28" West 409.59 feet; thence North 00°59'54" East 499.60 feet (498.89 feet by deed); thence North 84°12'50" East 142.07 feet (143.4 feet by deed); thence North 30.00 feet; thence East 260.35 feet (260.353 feet by deed) to the point of beginning.

Together with a 50 foot private right of way described as follows: Beginning at a point which is West 2512.45 feet and South 32.52 feet from the East Quarter Corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 49°13'42" West 155.87 feet; thence South 00°59'54" West 1276.67 feet; thence North 89°00'06" West 50.00 feet; thence North 00°59'54" East 1299.03 feet; thence North 49°13'42" East 106.84 feet; thence North 84°12'50" East 87.18 feet to the point of beginning.

Less and excepting that portion of land conveyed to City of Bluffdale by that certain Warranty Deed recorded January 20, 2015 as Entry No. 12208854 in Book 10396 at Page 9118.

Parcel No. 33-11-402-002