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2/7/2017 9:27:00 AM \$18.00  
Book - 10527 Pg - 5260-5263  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 4 P.

**When recorded return to:**  
Utah Certified Development Company  
5333 South Adams Ave., Suite B  
Ogden, Utah 84405

File Name: Maxtec, LLC  
Loan #: 91717750-05

FATCO NCS 829500  
Property Tax ID: 15-23-176-007-0000 and 15-23-176-009-0000


### MEMORANDUM OF LEASE

This Memorandum of Lease dated this **1st day of February, 2017**, is between **The Brierley Family, LLC** (herein called "Lessor") and **Maxtec, LLC** (herein called "Lessee").

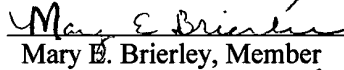
1. Premises. Lessor hereby leases to Lessee upon the terms and conditions of that certain lease dated **June 2, 2014** between the parties (herein called the "Lease") the terms and conditions of which Lease are incorporated by this reference. The premises consist of the land described on Exhibit "A" attached hereto and by reference is included herein.
2. Term. The term of the Lease shall be **5 years** commencing on **June 2, 2014** and ending on **June 1, 2019**, subject to renewal or extension periods as follows: **Lessee shall have two (2) options to renew this lease for a five (5) year term by giving Lessor one (1) year written notice prior to the end of the primary Lease term. Addendum to Lease Agreement adds an additional six (6) year option to renew, thereby extending the lease for a possible lease period of twenty-one (21) years.**
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.

**Lessor: The Brierley Family, LLC**

By:

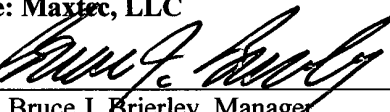
  
Bruce J. Brierley, Member

By:

  
Mary E. Brierley, Member

**Lessee: Maxtec, LLC**

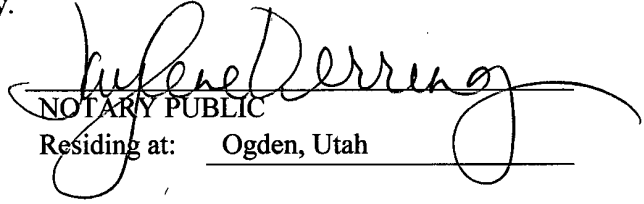
By:

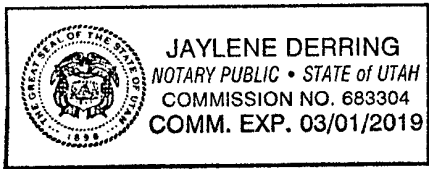
  
Bruce J. Brierley, Manager

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
  §  
COUNTY OF SALT LAKE )

On this 1st day of February, 2017, personally appeared before me Bruce J. Brierley and Mary E. Brierley, who being by me duly sworn, did say that they are Members of **The Brierley Family, LLC**, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company with full authority.

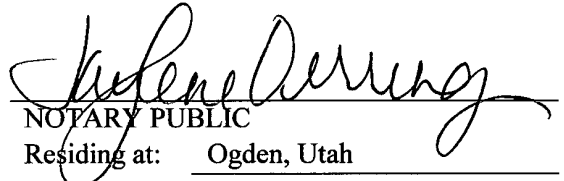
  
NOTARY PUBLIC  
Residing at: Ogden, Utah

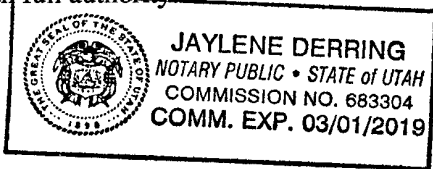


**ACKNOWLEDGEMENT**

STATE OF UTAH )  
  §  
COUNTY OF SALT LAKE )

On this 1st day of February, 2017, personally appeared before me Bruce J. Brierley, who being by me duly sworn, did say that he is the Manager of **Maxtec, LLC**, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company with full authority.

  
NOTARY PUBLIC  
Residing at: Ogden, Utah



**EXHIBIT "A"**

**Debtor and Trustor:**     **The Brierley Family, LLC**  
                                  **to assist, Maxtec, LLC**

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

**Real Property Description**

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**PARCEL 1:**

**A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT SOUTHWEST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 1473.08 FEET SOUTH AND 1586.99 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 23; THENCE NORTHEASTERLY 165.36 FEET ALONG THE ARC OF A 450-FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 14°36'16" EAST 164.43 FEET TO THE POINT OF COMPOUND CURVATURE OF A 745.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 182.80 FEET ALONG THE ARC OF SAID CURVE, CHORD BEARS NORTH 32°09'38" EAST 182.34 FEET; THENCE EASTERLY 44.91 FEET ALONG THE ARC OF A 90.00-FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 73°09'12" EAST 44.45 FEET; THENCE SOUTH 41°54'55" EAST 403.95 FEET; THENCE WEST 450.91 FEET TO THE POINT OF BEGINNING.**

**PARCEL 2:**

**A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE EAST LINE OF 1070 WEST STREET (A PRIVATE ROADWAY), SAID POINT BEING SOUTH 0°02'35" WEST 1460.82 FEET ALONG THE QUARTER SECTION LINE AND EAST 4222.64 FEET FROM THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 464.86 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE JORDAN RIVER; THENCE SOUTH 41°54'55" EAST 469.88 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF THE JORDAN RIVER TO THE NORTH LINE OF 2320 SOUTH STREET; THENCE SOUTH 89°55'00" WEST 771.74 FEET ALONG THE NORTH LINE OF 2320 SOUTH STREET; THENCE NORTHWESTERLY 20.26 FEET ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER BEARS NORTH 48°32'35" EAST AND LONG CHORD BEARS NORTH 20°43'43" WEST 19.82 FEET, WITH A CENTRAL ANGLE OF 41°27'25") ALONG THE NORTH LINE OF 2320 SOUTH STREET, TO THE EAST LINE OF 1070 WEST STREET; THENCE NORTH 332.24 FEET ALONG THE EAST LINE OF 1070 WEST STREET TO THE POINT OF BEGINNING.**

**EXCEPTING THERE FROM THAT PORTION DEEDED TO UTAH TRANSIT AUTHORITY, IN WARRANTY DEED RECORDED AUGUST 28, 2012 AS ENTRY NO. 11459146 IN BOOK 10050 AT PAGE 1081 OF OFFICIAL RECORDS AND RE-RECORDED NOVEMBER 05, 2012 AS ENTRY NO. 11508216 IN BOOK 10074 AT PAGE 2222 OF OFFICIAL RECORDS.**

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**A PARCEL OF LAND IN FEE, FOR THE "WEST VALLEY LIGHT RAIL TRANSIT" A UTAH TRANSIT AUTHORITY PROJECT, BEING SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHWEST CORNER OF SAID PROPERTY, WHICH POINT IS SOUTH 0°10'18" WEST 1804.21 FEET AND SOUTH 89°52'17" EAST 4233.07 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22; THENCE NORTH 89°55'00" EAST 28.65 FEET ALONG THE SOUTH LINE OF SAID PARCEL; THENCE NORTH 34°49'36" WEST 29.03 FEET, THENCE NORTH 00°03'40" WEST 107.66 FEET; THENCE SOUTH 89°56'20" WEST 6.00 FEET; THENCE NORTH 00°03'40" WEST 114.34 FEET; THENCE NORTH 02°37'24" EAST 37.93 FEET; THENCE SOUTH 89°44'14" EAST 7.31 FEET; THENCE NORTH 17°33'30" EAST 21.44 FEET; THENCE NORTH 00°06'01" WEST 46.65 FEET TO THE NORTH LINE OF SAID PARCEL; THENCE ALONG THE BOUNDARY LINES OF SAID PARCEL OF LAND THE FOLLOWING 3 COURSES AND DISTANCES; (1) THENCE SOUTH 89°54'00" WEST 28.90 FEET; (2) THENCE SOUTH 00°05'59" EAST 332.24 FEET; (3) THENCE SOUTHERLY 20.26 FEET ALONG THE ARC OF A 28.00- FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 20°49'43" EAST 19.82 FEET TO THE POINT OF THE BEGINNING.**

**15-23-176-007-0000 and 15-23-176-009-0000**

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**The address of such property is: 2249 & 2305 South 1070 West, West Valley City, UT 84119**

**The owner of such real property is:  
The Brierley Family, LLC, a Utah limited liability company**