

WHEN RECORDED MAIL TO:
Cottonwood Title Insurance Agency, Inc.
1996 East 6400 South, Suite 120
Salt Lake City, UT 84121

12625162
9/27/2017 4:36:00 PM \$15.00
Book - 10603 Pg - 1547-1549
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

File No.: 81096-AM

SUBORDINATION AGREEMENT

The undersigned First Capital Commercial is the beneficiary under a Mortgage dated August 22, 2016 and recorded August 23, 2016 as 12349035 of the official records of the Salt Lake County Recorder's Office covering the following described property located in Salt Lake County, State of Utah:

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 27-20-401-010 (for reference purposes only)

The undersigned hereby subordinates its interest under the said Mortgage to that certain Modification of Trust Deed Granted by Vision Dance Holdings, LLC, as Trustor, in favor of Rock Canyon Bank as Beneficiary, the amount not to exceed Two Million One Hundred and Eighteen Thousand, Forty Three Dollars and 0/100 Cents (\$2,118,043.00), which Modificaion of Trust Deed is Dated September, 2017 and embraces the real property described above and recorded on SEP. 27, 2017, as Entry No. 12625150, in Book 10603 at Page 1445 of official records.

The aforementioned Modification modifies that certain Trust Deed Granted by Vision Dance Holdings, LLC, as Trustor, in favor of Rock Canyon Bank as Beneficiary, for One Million Eight Hundred Eighty-Eight Thousand And No/100 Dollars (\$1,888,000.00), which Trust Deed is Dated August 22, 2016, as Entry No. 12349004, in Book 10467 at Page 4718 of official records in Salt Lake County.

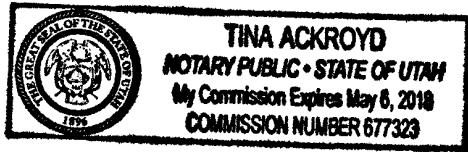
This subordination shall become effective immediately upon recording of the same.

This agreement is for the sole purpose of subordinating the interest of First Capital Commercial to the Modification of Trust Deed to Rock Canyon Bank and for no other reason. The interest of First Capital Commercial shall retain its priority over any other interests or liens of record on the subject property.

Dated this 25 day of September, 2017

First Capital Commercial

By: Troy S —
Name: TROY STRINGER
Its: EXEC. VICE PRESIDENT



State of Utah)

County of Salt Lake)

On the 25th of September, 2017, personally appeared before me
who being by me duly sworn did say, that they the said Troy Stringam is
the Exec. Vice Pres. of First Capital Commercial, and that the within and foregoing
instrument was signed on behalf of said First Capital Commercial and acknowledged to me that the said
corporation executed the same with authority.

Tina Ackroyd

Tina Ackroyd
NOTARY PUBLIC

EXHIBIT A

Beginning at a point on the center of section line said point being South 00°00'42" West 889.207 feet from the center of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, and running thence South 89°48'16" East 348.48 feet; thence South 00°00'42" West 125.00 feet; thence North 89°48'16" West 348.48 feet; thence North 00°00'42" East 125.00 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within the 3600 West Street.

ALSO LESS AND EXCEPTING THEREFROM the following:

A part of the Southeast quarter of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in South Jordan, Salt Lake County, Utah:

Beginning at a point on the Easterly line of the original asphalt pavement along 3600 West Street being 889.207 feet South 00°00'42" West along the quarter section line; and 9.64 feet South 89°48'16" East from the center of said Section 20; and running thence South 89°48'16" East 23.36 feet along the North line of Grantor's Property; thence South 00°00'42" West 125.00 feet along a line parallel to and being 33.00 feet perpendicularly distant Easterly from the quarter section line to the South line of Grantor's Property; thence North 89°48'16" West 26.26 feet along said South line to a point on the Easterly line of the original asphalt pavement along 3600 West Street; thence along said Easterly line the following four courses: North 00°00'49" West 88.09 feet; North 23°35'32" East 8.33 feet; North 00°31'48" East 26.23 feet; and North 11°39'52" West 3.11 feet to the point of beginning.