

MEMORANDUM OF LEASE (OFF-SITE PARKING AGREEMENT)

THIS MEMORANDUM OF LEASE (this "Memorandum") is executed by  
and between:

\_\_\_\_\_  
[Name]

Ken Hatch

Keppel One, LLC

[Address]

LESSOR

\_\_\_\_\_  
[Name]

801 Convention Center

Galaxy LLC

[Address]

LESSEE

- Lessor and Lessee ("Parties") have entered into a Lease Agreement concerning **23** spaces ("Lease") located on Lot one at 1055 West North Temple Salt Lake City Utah 84116 and to be share with lot two located in the same address to comply with the zoning guidelines.

**Reception Center** – Unit 1, requires only 29 parking spaces in the TSA-SP-T zoning and currently has 56 spaces available.

**Convention Center** – Unit 2, requires only 83 parking spaces in the TSA-SP-T zoning and currently has 60 spaces available. The 23 spaces leased will be use to meet this requirement at 83 parking spaces.

- The Lease is effective from April 19, 2018 to April 30<sup>th</sup>, 2028.
- The Parties certify that the Lease is intended be a legally binding agreement

12901120  
12/11/2018 01:41 PM \$18.00  
Book - 10737 Pg - 6138-6142  
ADAM GARDINER  
RECORDER, SALT LAKE COUNTY, UTAH  
JAVIER ARMENTA  
3600 S STATE ST  
SLC UT 84115  
BY: NPP, DEPUTY - WI 5 P.

under the laws of the State of Utah

- The Parties certify that the parking facilities that are the subject of the Lease are not being used by any person or entity to satisfy the parking requirements of the Code, except by Lessee through the Lease.
- The Parties acknowledge that the Lease is required to have an effective term of at least ten years.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Memorandum upon the dates set forth below.

**"LESSOR"**

SIGNED:

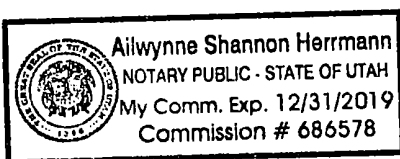
PRINTED:

*Ken L Hatch*  
KEN L HATCH

THE STATE OF UTAH      §  
   §  
COUNTY OF SALT LAKE   §

This instrument was acknowledged before me on the  
20<sup>th</sup> day of April, 2018, by  
Kenneth Hatch

(Notary Seal)



*Ailwynne Shannon Herrmann*

Notary Public, State of Utah

"LESSEE"

SIGNED:

PRINTED:

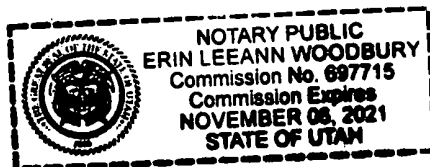
THE STATE OF UTAH      §  
   §  
COUNTY OF SALT LAKE   §

This instrument was acknowledged before me on the  
20 day of April, 2018, by  
Javier Armenta

(Notary Seal)

erin woodbury

Notary Public, State of Utah



## AFFIDAVIT OF CONSENT

STATE OF UTAH                    )  
  ) SS  
COUNTY OF SALT LAKE    )

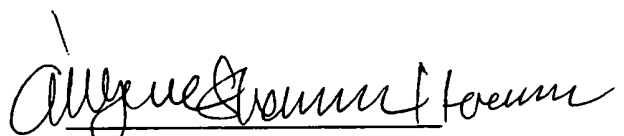
### VERIFICATION

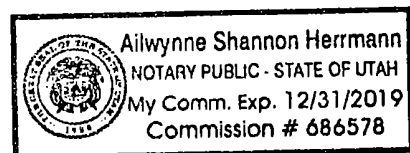
COMES NOW, the undersigned and state on oath:

1. I, Ken hatch (Keppel One, LLC), consent to give permission to Javier Armenta to apply for a Conditional Use for the Convention Center located at 1055 West North Temple, Salt Lake City, Utah 84116

  
Ken Hatch (Keppel One, LLC)

SUBSCRIBED AND SWORN TO before me this 20<sup>th</sup> day of April,  
2018.

  
NOTARY PUBLIC



My Commission Expires:

12/31/2019



## SALT LAKE COUNTY RECORDER

**Parcel Details for: 08353790020000**

Acreage:	Address:	Land Value:	Building Value:	Total Value:
0.0100	1055 W NORTHTEMPLE ST	2,051,200.00	331,300.00	2,382,500.00

Legal Description
UNIT 2, FAIRPARK COMMERICAL CONDOMINIUMS 10175-6952

Owner Name	Trustee Name	PR	Interest	Owner AKA	LifeEstate	Executor	Admin	Guardian	Conservator	Custodian
KEPPEL ONE, LLC			56%							
NIELSON DIANE			7%							
CORBETT CYNTHIA R			7%							
CORBETT RUSSELL			30%							
CORBETT CYNTHIA R			30%							

*Javier Amador*

 A large, stylized handwritten signature in black ink, appearing to read "Javier Amador".