

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 30th, 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
JAVIER ARMENTA
3600 S STATE ST
SLC UT 84115
BY: APP, DEPUTY - MI 5 P.

ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH

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: Ken L. Hatter

PRINTED: KEN L HATTER

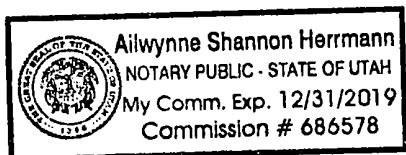
THE STATE OF UTAH §

§

COUNTY OF SALT LAKE §

This instrument was acknowledged before me on the
20th day of April, 2018, by
Ailwynne L. Hatter

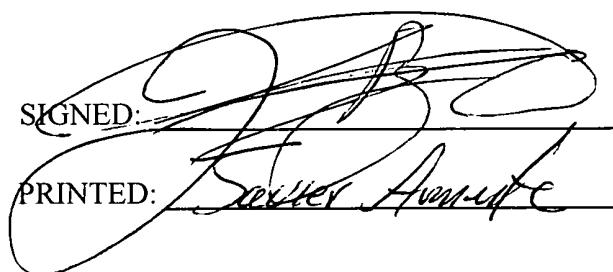
(Notary Seal)



Ailwynne Shannon Herrmann

Notary Public, State of Utah

“LESSEE”

SIGNED: 
PRINTED: Javier Armenta

THE STATE OF UTAH §

§

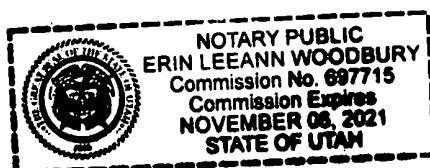
COUNTY OF SALT LAKE §

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

(Notary Seal)



Notary Public, State of Utah



AFFIDAVIT OF CONSENT

STATE OF UTAH)
) SS
COUNTY OF SALT LAKE)

VERIFICATION

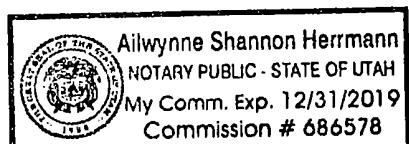
COMES NOW, the undersigned and state on oath:

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
Ken Hatch (Keppel One, LLC)

SUBSCRIBED AND SWORN TO before me this 20th day of April,
2018.

Alfred James Forman
NOTARY PUBLIC



My Commission Expires:

12/31/2019



SALT LAKE COUNTY RECORDER

Parcel Details for: 08353790020000

Acreage:	Address:	Land Value:	Building Value:	Total Value:
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0.0100	1055 W NORTHTEMPLE ST	2,051,200.00	331,300.00	2,382,500.00
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Legal Description	
UNIT 2, FAIRPARK COMMERCIAL CONDOMINIUMS 10175-6952	

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