

When recorded mail to:
Pinnacle Title
5292 South College Drive Suite 104
Salt Lake City, UT 84123

12979927
5/1/2019 3:53:00 PM \$16.00
Book - 10776 Pg - 3832-3834
RASHELLE HOBBS
Recorder, Salt Lake County, UT
PINNACLE TITLE CO.
BY: eCASH, DEPUTY - EF 3 P.

Termination of Lease

Pinnacle File No.: 132195SL

Labrum Holdings, LLC (the "Lessor"), and **DJ Repairs, Inc.** (the "Lessee") have previously entered into a lease agreement dated November 10, 2003, for real estate located at 3327 West 12600 South, Riverton, UT 84065. Said property is located in Salt Lake County, State of Utah and is described as:

See Attached Exhibit "A"

Parcel No.: 27-32-200-030, 27-32-200-031, 27-32-200-050

By mutual agreement, the parties have decided that the lease agreement is hereby terminated. All rights, duties and obligations to lease the premises, along with any amendments of said lease are hereby terminated and canceled.

Memorandum of Lease between Labrum Holdings, LLC, a Utah Limited Liability Company, as Lessor and DJ Repairs, Inc, as Lessee, dated November 10, 2003, for a term of 252 months (Ending on October 1, 2024). Recorded November 12, 2003, as Entry No. 8888494, in Book 8909, Page 6590, Salt Lake County, Utah.

Subordination Agreement- Lease, by and between Labrum Automotive Center, Inc (Lessee) Labrum Holdings, LLC, a Utah Limited Liability Company (Borrower) and Bank of the West (Lender) Recorded 3/25/2011 as Entry No. 11156126, in Book 9913 Page 7396, office of the Salt Lake County Recorder.

Assignment of Lease and Subordination Agreement, by and and between DJ Repairs, Inc and Labrum Holdings, LLC, a Utah Limited Liability Company, Recorded 11/12/2003 as Entry No. 8888495 in Book 8909 Page 6593, official records.

Dated this 30 day of April, 2019

LESSOR:

Labrum Holdings, LLC

By: 

Don J. Labrum, Manager


LESSEE:

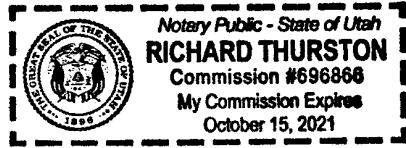
DJ Repairs, Inc.

By: 
Don J. Labrum, President

STATE OF UTAH }
 }ss.
COUNTY OF Salt Lake }

On the 30 day of April, 2019, personally appeared before me Don J. Labrum, Manager by me duly sworn did say that he is the said Member of Labrum Holdings, LLC, and that the within and foregoing instrument was signed in behalf of said Limited Liability Company by authority of its Operating Agreement, and said Limited Liability Company executed the same.

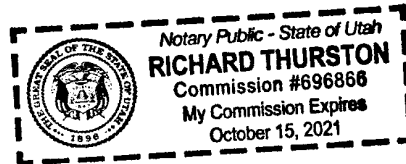

NOTARY PUBLIC



STATE OF UTAH }
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NOTARY PUBLIC



Order Number: 132195SL

EXHIBIT "A"

Parcel 1: (27-32-200-030)

Beginning North 89°53'40" East 1714.36 feet and South 0°10'32" West 61.56 feet from the North Quarter Corner of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°53'40" East 62.12 feet; thence South 0°10'32" West 351.63 feet, more or less; thence South 89°54'58" West 62 feet; thence North 0°10'32" East 349.84 feet to beginning.

Parcel 2: (27-32-200-031)

Beginning South 89°53'40" West 806.61 feet and South 0°10'32" West 58.09 feet, more or less from the Northeast corner of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°10'32" West 353.35 feet; thence South 89°54'58" West 58.75 feet; thence North 0°10'32" East 351.63 feet; thence North 89°53'40" East 58.70 feet to beginning.

Parcel 3: (27-32-200-050)

Beginning South 89°53'40" West 685.86 feet and South 0°10'32" West 33 feet; thence South 89°53'40" West 62 feet; thence South 0°10'32" West 52.39 feet from the Northeast corner of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°10'32" West 326.07 feet; thence South 89°54'58" West 58.75 feet; thence North 0°10'32" East 353.35 feet; thence North 89°53'40" East 26.52 feet; thence South 45°46'59" East 31.61 feet; thence North 89°53'40" East 9.52 feet to beginning.

Parcel Number: 27-32-200-030, 27-32-200-031, 27-32-200-050