

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

File Name: McNeil's Auto Care, Inc.  
Loan #: 3763037005

13059766  
8/27/2019 8:48:00 AM \$40.00  
Book - 10821 Pg - 1669-1671  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 3 P.

FATCO NCS-966625

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**TAX ID: 27-32-200-030; 27-32-200-031 and 27-32-200-050**

### MEMORANDUM OF LEASE

This Memorandum of Lease dated this 22nd day of August, 2019, is between **PGM Properties LLC** (herein called "Lessor") and **McNeil's Auto Care, Inc.** (herein called "Lessee").

1. **Premises.** Lessor hereby leases to Lessee upon the terms and conditions of that certain lease dated **22nd day of August, 2019** 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 300 months commencing on **August 1, 2019** and ending on **October 31, 2044**, subject to renewal or extension periods as follows: **One (1) 60 month extension.**

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.

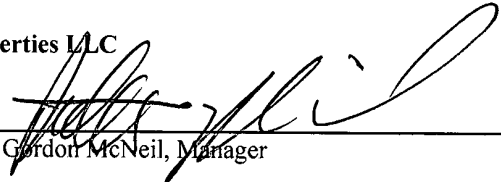
A US Small Business Administration ("SBA") 504 Loan is being provided for the described property. To remain compliant with federal regulations, monthly lease payments cannot exceed the total of the following:

- a. Monthly debt service payments to the SBA;
- b. Monthly debt service payments to the associated Third Party Lender holding a first lien position as of the date of this recording,
- c. Any payment(s) to a lender authorized by SBA; and
- d. An additional payment(s) to cover the Lessor's direct expenses of holding the property, such as routine maintenance, insurance and property taxes.

Lease payments may not include amounts for accelerated payments on the liens noted above.

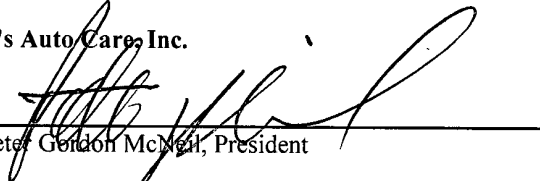
**LESSOR:**

**PGM Properties LLC**

By:   
Peter Gordon McNeil, Manager

**LESSEE:**

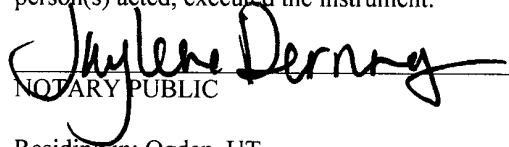
**McNeil's Auto Care, Inc.**

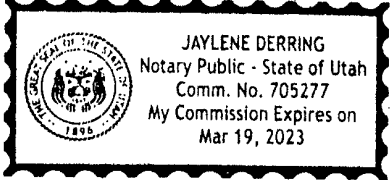
By:   
Peter Gordon McNeil, President

**NOTARY ACKNOWLEDGEMENT**

STATE OF UTAH )  
 )  
 ) SS:  
 )  
COUNTY OF SALT LAKE )

On this 22nd day of August, 2019, before me personally appeared **Peter Gordon McNeil, Manager** personally known to me or proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity for **PGM Properties LLC**, and that by their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

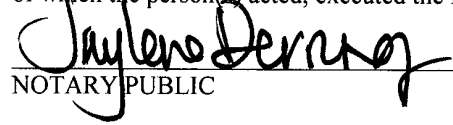
  
NOTARY PUBLIC  
Residing in: Ogden, UT

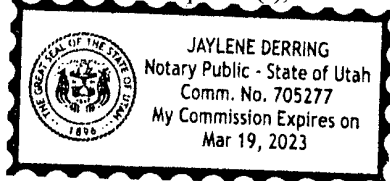


**NOTARY ACKNOWLEDGEMENT**

STATE OF UTAH )  
 )  
 ) SS:  
 )  
COUNTY OF SALT LAKE )

On this 22nd day of August, 2019, before me personally appeared **Peter Gordon McNeil, President** personally known to me or proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity for **McNeil's Auto Care, Inc.**, and that by their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

  
NOTARY PUBLIC  
Residing in: Ogden, UT



**EXHIBIT "A"**

**REAL PROPERTY DESCRIPTION**

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.