

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

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8/27/2019 8:48:00 AM \$40.00
Book - 10821 Pg - 1672-1676
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 5 P.

FATCO NCS-966625

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

Assignment of Lease and Subordination Agreement

This Assignment of Lease and Subordination Agreement is entered into by **McNeil's Auto Care, Inc.** ("Lessee") and **PGM Properties LLC** ("Lessor").

WHEREAS, Lessee has heretofore leased from Lessor by lease dated **August 22, 2019**, for a term of **300** months (the "Lease") certain real property (the "Leased Premises") known as **3311 West 12600 South , Riverton , UT 84065-7263**, located in the county of **Salt Lake**, State of Utah and described as follows:

See Attached Exhibit "A"

WHEREAS, Utah Certified Development Company and the Small Business Administration (jointly referred to as "Assignee") have authorized the making of an SBA 504 Loan, Loan No. **3763037005**, to Lessor in the amount of **\$602,000.00**, due and payable on or before a time to be determined by the U.S. Secretary of the Treasury (the "Loan").

WHEREAS, the Loan is for the benefit of both Lessee and Lessor, in that the funds are to be used for the benefit of the business conducted on the Leased Premises purchased and/or renovated by Loan proceeds.

NOW, THEREFORE, in consideration of disbursement of the Loan or any part thereof, and for other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Lessee and Lessor covenant and agree as follows:

1. Assignment of Lease.

a. Lessee, with the consent of Lessor, hereby assigns, transfers, and conveys the Lease unto Assignee, as security for the Loan, to have and to hold for and during the remainder of the term mentioned in the Lease, and all renewals and extensions of the Lease term.

b. Lessor, with the consent of Lessee, hereby assigns, transfers, and conveys the Lease unto Assignee, as security for the Loan, to have and to hold for and during the remainder of the term mentioned in the Lease, and all renewals and extensions of the Lease term.

2. No Default. Lessee is not now in default in the performance of the Lease; and Lessee and Lessor will each perform the covenants and conditions required of them by the Lease for the term of the Loan and any extensions or renewals of it.

3. Modification to Lease. Except as otherwise herein permitted, Lessee and Lessor will not, alone or by agreement between them, modify or terminate the Lease without consent of Assignee. Lessee and Lessor may, at their discretion, modify the amount of rent paid by Lessor under the Lease provided that the modified amount (1) shall never be less than the original amount specified in the Lease and (2) shall be sufficient to cover Lessor's expenses

related to the Leased Premises including, but not limited to, Lessor's total debt service for the Lease Premises, expenditures for insurance, real and personal property taxes, and expenditures for maintaining the condition and value of the Leased premises. Under no circumstances shall the rental amount exceed the amount ordinary and reasonable for like space under rental market conditions existing at the time of modification.

4. Notice of Default. Lessee and Lessor shall give to Assignee prompt written notice of any default by the other party to the Lease. This notice shall specify the nature of the default and shall be mailed to Assignee at:

Utah Certified Development Company
5333 S Adams Ave, Suite B
Ogden, Utah 84405

- and -

U.S. Small Business Administration
2237 Federal Building
125 South State Street, Rm. 2231
Salt Lake City, Utah 84138

5. Cure of Default. Notwithstanding any provision of the Lease to the contrary, should any default under the Lease occur, Assignee shall have sixty (60) days after receipt of notice pursuant to Paragraph 4, at the sole option and discretion of Assignee, to cure the default. If the nature of the default is such that it cannot reasonably be cured within a sixty (60) day period, Assignee shall have additional time reasonably necessary to cure the default. During this 60 day or reasonable period neither Lessee nor Lessor will take action without Assignee's written consent to enforce any claim arising from the default.

6. Assignee's Rights upon Default. In the event of default by Lessor in the performance of any of the obligations under the terms of the Loan, including but not limited to provisions of the note to Assignee evidencing the Loan, any renewal or extension thereof, or any other agreement made in connection therewith, including Lessee's agreements herein, Assignee may, at its option and discretion, without notice, using such force as may be necessary, enter the Leased Premises and do any one or more of the following:

- a. Remove all property of Lessor or Lessee therefrom that is hypothecated as collateral for the Loan;
- b. Sell the property referred to in paragraph a. on the leased premises;
- c. Transfer and assign the Lease and Lessor's rights therein to parties satisfactory to Assignee, and upon assignment, the obligations of the Lease shall be binding on the transferee.

In the event Assignee shall only undertake the options provided in paragraph a. or b., it shall have no obligation other than payment of rent accruing during the period of its possession of the Leased Premises. In the event Assignee shall transfer the Lease as provided in paragraph c., Assignee will cure all defaults in the Lease, and its sole other obligation shall be the payment of rent which accrued prior to the transfer of the Lease.

7. Subordination of Lessor's Lien. Lessor agrees to, and does hereby, subordinate any lien Lessor may now or hereafter have on the property of Lessee that is now or hereafter security for the Loan to Assignee's lien or liens on said property and to Assignee's rights herein.

8. Representation of Ownership. Lessor hereby represents and warrants that title to the Leased Premises is held by Lessor in fee simple and that Lessor has full power and authority to enter into this Agreement.

9. Subordination of Lease. All rights under the Lease together with any and all right, interest, estate, title, lien, or charge against or respecting the Leased Premises (or any portion thereof) by virtue of the Lease, shall be and the same are hereby made subject, subordinate, inferior, and junior to the lien and title of Assignee represented by Assignee's Note and security instruments related to the Loan, including without limitation the Promissory Note,

Deed of Trust, Security Agreement and UCC Financing Statements (filed with the Uniform Commercial Code Division for the State of Utah and as fixture filings in Salt Lake County, Utah) (the "Loan Documents") and to all rights, powers, title, and authority of Assignee under or in any way related to or arising out of the Loan Documents and to all sums heretofore or hereafter advanced on the security of the Loan Documents or any of them, including all sums advanced or costs incurred as fees, expenses, disbursements, or charges in connection with the Loan Documents or the Loan. The Lease Rights, together with any and all right, interest, estate, title, lien, or charge against or respecting the Leased Premises (or any portion thereof) by virtue of the Lease, are hereby subordinated to the Loan Documents the same and as fully as if the Loan Documents had been executed and delivered (and recorded or filed, as applicable, in the case of those Loan Documents identified in Paragraph E hereof as items (ii), (iv), and (v)) prior to execution, deliver and filing of the Lease and the same and as fully as if the Loan Documents had been joined in and executed by Lessee (as well as by each of the persons who in fact is a party to the Loan Document concerned).

10. This Agreement shall be binding upon and inure to the benefit of the personal representatives, successors and assigns of the parties hereto.

Dated this 22nd day of August, 2019.

LESSOR:

PGM Properties LLC

By: _____

[Signature]
Peter Gordon McNeil, Manager

LESSEE:

McNeil's Auto Care, Inc.

By: _____

[Signature]
Peter Gordon McNeil, President

NOTARY ACKNOWLEDGEMENT

STATE OF UTAH)

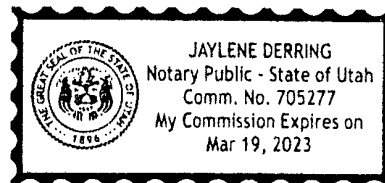
ss:

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.

[Signature]

NOTARY PUBLIC
Residing in: Ogden, UT



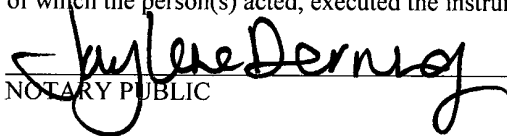
NOTARY ACKNOWLEDGEMENT

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

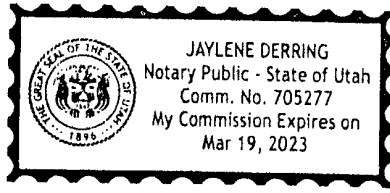


EXHIBIT "A"

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.