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2/14/2020 11:37:00 AM \$40.00  
Book - 10896 Pg - 6699-6702  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
US TITLE  
BY: eCASH, DEPUTY - EF 4 P.

**WHEN RECORDED, PLEASE RETURN TO:**

Loan Administration  
Dwight Capital LLC  
9400 4<sup>th</sup> Street North, Suite 103  
Saint Petersburg, Florida 33702

*Space Above for County Recorder's Use*

Tax Parcel I.D. Number - 27-04-177-036

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**MEMORANDUM OF OPERATOR LEASE**

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THIS MEMORANDUM OF OPERATOR LEASE ("Memorandum") is made and entered into effect as of the 1<sup>st</sup> day of February, 2020, by and between **KNIGHTSHAYES LAND HOLDINGS LLC**, a Utah limited liability company ("Landlord"), and **ALL SEASONS HEALTH SERVICES COMPANY**, a Utah corporation ("Tenant").

1. Purpose of Memorandum. This Memorandum is prepared for the purpose of recording a notification as to the existence of that certain Lease Agreement, dated April 1, 2015, between Landlord and Tenant (the "Lease"), but in no way amends or modifies the express and particular provisions of the Lease. In the event of a conflict between the terms, conditions, provisions, or defined terms of the Lease and the terms, conditions, provisions, or defined terms of this Memorandum, the terms, conditions, provisions, and defined terms of the Lease shall govern and control.

2. Definitions. Unless otherwise indicated in this Memorandum, all capitalized terms used in this Memorandum shall have the same meaning, scope, and definition assigned to such terms in the Lease.

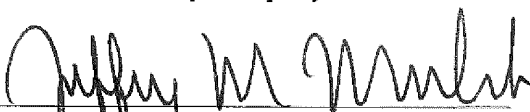
3. Term and Premises. Landlord and Tenant confirm and represent that the primary term of the Lease commenced on April 1, 2015 and extends for a period of twenty-five (25) years, as further set forth in the Lease. Landlord and Tenant confirm that the "Premises" described in the Lease affects certain real property and improvements located in the City of West Jordan, Salt Lake County, Utah, which real property is more particularly described on Exhibit "A" attached hereto (the "Premises"). Tenant confirms that its primary use of the Premises is the operation of a fifty (50) bed assisted living facility. Tenant confirms that it has leased and continues to lease the Premises from Landlord pursuant to the terms and conditions of the Lease.

4. Counterparts. This Memorandum may be executed in two (2) or more counterparts, each of which shall be deemed an original for all purposes, but all of which taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, Landlord and Tenant have caused their duly authorized representatives to execute and deliver this Memorandum of Operator Lease as of the day and year first above written.


**LANDLORD:**

**KNIGHTSHAYES LAND HOLDINGS LLC,**  
a Utah limited liability company

By:   
Jeffrey M. Merchant, Manager

**TENANT:**

**ALL SEASONS HEALTH SERVICES COMPANY,**  
a Utah corporation

By:   
Jeffrey M. Merchant, President

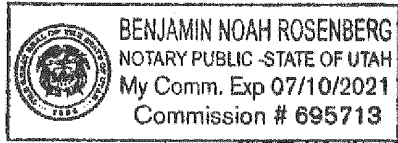
ACKNOWLEDGMENT OF LANDLORD

STATE OF Utah

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COUNTY OF Salt Lake

) SS:  
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Before me, a Notary Public in and for said County and State, personally appeared Jeffrey M. Merchant, Manager of Knightshayes Land Holdings LLC, a Utah limited liability company, who, after having been duly sworn, acknowledged the execution of the foregoing Memorandum of Operator Lease for and on behalf of Knightshayes Land Holdings LLC.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and official seal in said County, State of Utah, as of this 5th day of February, 2020.

My Commission Expires:

7/10/21

Benjamin Noah Rosenberg  
Notary Signature

County of Residence:

Salt Lake

Benjamin Noah Rosenberg  
Notary Printed

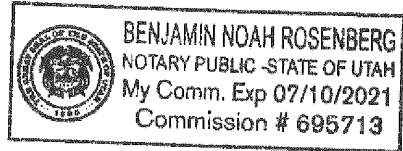
ACKNOWLEDGMENT OF TENANT

STATE OF Utah

)

COUNTY OF Salt Lake

) SS:  
)



Before me, a Notary Public in and for said County and State, personally appeared Jeffrey M. Merchant, President of All Seasons Health Services Company, a Utah corporation, who, after having been duly sworn, acknowledged the execution of the foregoing Memorandum of Operator Lease for and on behalf of All Seasons Health Services Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and official seal in said County, State of Utah, as of this 5th day of February, 2020.

My Commission Expires:

7/10/21

Benjamin Noah Rosenberg  
Notary Signature

County of Residence:

Salt Lake

Benjamin Noah Rosenberg  
Notary Printed

**EXHIBIT "A"**  
**TO**  
**MEMORANDUM OF OPERATOR LEASE**

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**Legal Description of Premises**

The real property referenced in the foregoing Memorandum of Operator Lease as part of the "Premises" is located in the City of West Jordan, Salt Lake County, Utah, and is more particularly described as follows:

Lot 305, JORDAN VIEW ESTATES NO. 3, according to the official plat thereof on file and of record in the SALT LAKE County Recorder's Office,

Less and excepting the following: Beginning at the Southeast corner of Lot 305, Jordan View Estates No. 3 Subdivision as recorded in the Salt Lake County Recorders Office; and running thence South 89°55'24" West 7.00 feet along the South line of said Lot 305; thence North 00°00'54" East 145.00 feet to the North line of said Lot 305; thence North 89°54'24" East 7.00 feet along the North line to the Northeast corner of said Lot 305; thence South 0°00'54" West 145.00 feet along the East line of said Lot 305 to the point of beginning.

Lot 306, JORDAN VIEW ESTATES NO. 3, according to the official plat thereof on file and of record in the SALT LAKE County Recorder's Office.

Less and excepting the following: Beginning at the Southeast corner of Lot 306, Jordan View Estates No. 3 Subdivision, according to the official plat thereof recorded in the Salt Lake County Recorders Office; and running thence South 89°55'14" West 7.00 feet along the South line of said Lot 306; thence North 0°00'54" East 145.49 feet to the North line of said Lot 306; thence North 89°54'24" East 7.00 feet along the North line to the Northeast corner of said Lot 306; thence South 0°00'54" West 145.49 feet along the East line of said Lot 306 to the point of beginning.

Situated in Salt Lake County, State of Utah

APN: 27-04-177-036-0000