

When recorded mail to:
Truong Properties, LLC
1559 W 3860 S
West Valley City, UT 84119

CT-109602-CAB

13252726
4/24/2020 12:11:00 PM \$40.00
Book - 10932 Pg - 9089-9091
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Affidavit of Lease Termination and Termination of Notice of Option to Purchase Real Property

We, the undersigned Vi Cao and David Ha Truong, acting as Managers of Truong Properties, LLC, a Utah limited liability company (Owner), do hereby affirm the following:

1. Owner has owned fee title to the herein described property (Property) since 5/16/18 and is fully aware of the terms and status of the Property and is qualified in every way to give this affidavit.
2. Owner was Lessor under a Lease with JTB Properties, LLC, a Utah limited liability company (Lessee).
3. Said Lease was evidenced by a Notice of Option to Purchase Real Property (Notice) recorded as Entry 12947605 in Book 10759 at Page 5325 March 12, 2019, records of Salt Lake County.
4. Notice contained a provision that "Unless extended by written agreement of Seller (Owner), the Purchase Option must be exercised on or before November 30, 2019.
5. Lessee did not exercise the option to purchase before the deadline stated above
6. Lessee voluntarily vacated the Property on or about 12/18/20
7. The Lease pertained to Property located in Salt Lake County, State of Utah, and more particularly described as:

See Exhibit A attached hereto and made part hereof

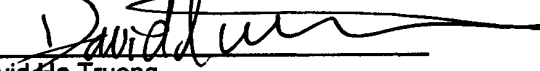
Tax Parcel Numbers 16-06-151-028(for reference purposes only)


8. In light of the foregoing facts, the undersigned, in consideration of the issuance by Stewart Title Guaranty Company of a policy of Title Insurance covering the said Property in the manner described, the undersigned, hereby promises, covenants and agrees to hold harmless, protect and indemnify Stewart Title Guaranty Company against any claim, charge, loss, damage, expense and charge based on or arising out of the above referenced Lease or Option Right or any attempted enforcement of said Lease or Option Right..

REMAINDER OF PAGE BLANK INTENTIONALLY

Signed this 12th day of MARCH, 2020.

Truong Properties, LLC a Utah limited liability company

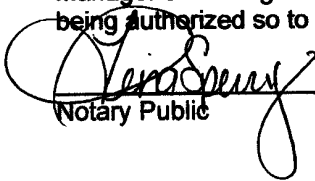
BY: 
David Ha Truong
Manager

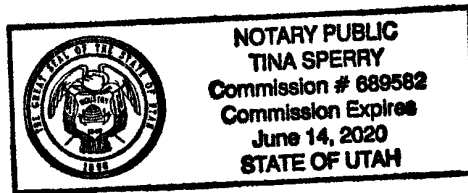
BY: 
Vi Cao
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 12th day of MARCH, 2020, personally appeared before me David Ha Truong, Manager of Truong Properties, LLC, a Utah limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

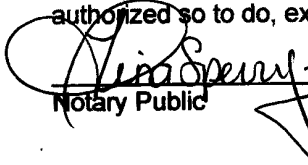

Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 12th day of MARCH, 2020, personally appeared before me Vi Cao, Manager of Truong Properties, LLC, a Utah limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

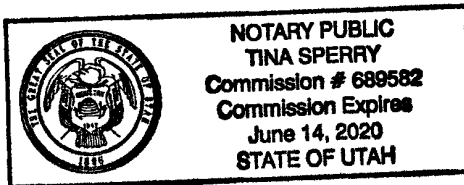


EXHIBIT A

Commencing at a point 129 feet North of the Southwest corner of Lot 2, Block 70, Plat "A", Salt Lake City Survey, and running thence East 39 feet; thence North 41 feet; thence West 52 feet, more or less, to the East line of Commercial Street (now Regent Street); thence South 01°30' West 41 feet; thence East 13 feet, more or less, to the point of commencement.

ALSO: Commencing 170 feet North from the Southwest corner of Lot 2, Block 70, Plat "A", Salt Lake City Survey; thence East 39 feet, more or less, to the Southeast corner of existing brick wall; thence North 18 inches, more or less, to the Northeast corner of said brick wall; thence West 52 feet, more or less, along the North side of said brick wall to the East line of Regent Street, formerly known as Commercial Street; thence South 01°30' West along the East line of said Regent Street 18 inches, more or less, to the Southwest corner of said brick wall, at a point due West from the point of commencement; thence East 13 feet, more or less, to the place of commencement.

ALSO: Beginning 59 feet North, 39.5 feet East 21 feet North and 39.5 feet East and 86 feet North from the Southeast corner of Lot 3, Block 70, Plat "A", Salt Lake City Survey; thence West 40 feet; thence South 37 feet; thence East 40 feet; thence North 37 feet to beginning.

ALSO: Beginning at a point which is North 89°52'37" West 16.07 feet along the North line of 200 South Street and North 01°15'18" East 171.83 feet along the East line of Regent Street and South 89°52'37" East 51.47 feet from the Southwest corner of Lot 2, Block 70, Plat "A", Salt Lake City Survey, said point being also North 00°03'21" East 171.80 feet along the West line of said Lot 2 and South 89°52'37" East 39.00 feet from the Southwest corner of Lot 2 and running thence South 00°03'21" West 5.51 feet; thence South 89°52'37" East 40.00 feet to the West side of Plum Alley; thence North 00°03'21" East along said West line of Plum Alley 5.51 feet; thence North 89°52'37" West 40.00 feet to the point of beginning.