

WHEN RECORDED, RETURN TO:

Fabian VanCott
215 S. State Street, Suite 1200
Salt Lake City, UT 84111
Attn: Andy B. Sellers

13735720
8/4/2021 10:29:00 AM \$40.00
Book - 11216 Pg - 9612-9614
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FABIAN & CLENDENIN
BY: eCASH, DEPUTY - EF 3 P.

APN: 26-11-151-004

MEMORANDUM OF LEASE

1. Leased Premises. ACJ Property, LLC, a Utah limited liability company (“**Landlord**”), and BDR Manufacturing, LLC, a Utah limited liability company (“**Tenant**”) are parties to that certain “Lease Agreement” dated July 1, 2021 (the “**Lease**”), whereby Landlord has leased to Tenant, and Tenant has leased from Landlord, subject to the terms, covenants, and conditions contained therein, certain real property located at 9706 South Prosperity Road, West Jordan, Utah 84081, as more fully set forth in the Lease (the “**Premises**”) and described on Exhibit A attached hereto.

Term. The term of the Lease is ten (10) years with the initial term expiring on June 30, 2031. Tenant has two three-year options to extend the term

Right of First Refusal/Purchase Option. Tenant has a right of first refusal and a purchase option, all as more fully described in the Lease.

Lease Terms. The terms of the Lease are hereby incorporated in this Memorandum of Lease by this reference.

Conflict/Interpretation. The purpose of this Memorandum of Lease is to impart notice of the Lease. In the event of any conflict between the terms of this Memorandum of Lease and the Lease, the Lease shall control. Nothing contained in this Memorandum of Lease is intended to alter, modify, or amend any of the provisions of the Lease, which remains in full force and effect according to all of the terms and provisions thereof.

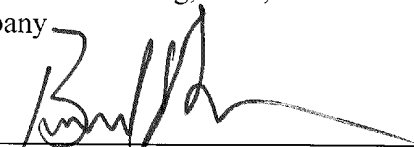
Inquiries. Inquiries may be directed to either party to the Lease at the address identified on the records of the Division of Corporation and Commercial Code for the State of Utah.

[Signature Pages Follow]

IN WITNESS WHEREOF, Tenant has executed this Memorandum of Lease.

TENANT:

BDR Manufacturing, LLC, a Utah limited liability company


By: 
Brad Robeson, Manager

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 8th day of July, 2021, by Brad Robeson as Manager of BDR Manufacturing, LLC, a Utah limited liability company.

Witness my hand and official seal.

My commission expires:


Notary Public

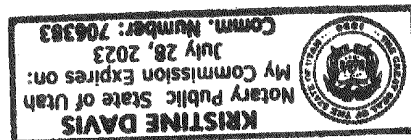


EXHIBIT A TO MEMORANDUM OF LEASE

That certain real property situated in the County of Salt Lake, State of Utah, and more particularly described as follows:

LOT 31 B, AMENDED LOT 31 BINGHAM BUSINESS PARK PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.