

PREPARED AND UPON
RECORDATION, PLEASE RETURN TO:

RD Management LLC
810 Seventh Avenue, 10th Floor
New York, New York 10019

13952685 B: 11339 P: 3434 Total Pages: 6
05/16/2022 12:15 PM By: bmeans Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA
215 S STATE ST STE 380 SALT LAKE CITY, UT 841112371

MEMORANDUM OF TENANCY IN COMMON AGREEMENT

This MEMORANDUM OF TENANCY IN COMMON AGREEMENT is dated as of May 9, 2022 and made effective as of May 16, 2022 (this "Agreement") by and among the parties listed on Schedule A attached hereto (each referred to as "Tenant" and, collectively, the "Tenants") with respect to that certain improved real property listed on Schedule B attached hereto (the "Real Property"), together with the fixtures and items of tangible and intangible property (other than property belonging to lessees at the Real Property) used in connection with and/or located on or at the Real Property, as well as any agreements including, without limitation, all leases, licenses, and occupancy agreements with respect to space at the Real Property (collectively, the "Personalty," and, together with the Real Property, the "Premises").

1. The Tenants entered into that certain Tenancy In Common Agreement ("TIC Agreement") dated as of the date hereof, which sets forth the Tenants' rights and obligations with respect to the ownership, management, operation, and disposition of their respective interests in the Premises.
2. Each Tenant owns the percentage undivided interest in the Premises as a tenant in common as listed on Schedule A.
3. The purpose of this Agreement is to: (i) set forth the names of the Tenants and each Tenants' respective undivided interest in the Premises; (ii) declare the intention of the Tenants that their relationship with respect to the Premises is a tenancy in common; and (iii) state that the Tenants do not intend any provision of the TIC Agreement to be construed as establishing a partnership, joint venture, or other entity.
4. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, and all such counterparts shall together constitute one and the same instrument.

(no further text; signatures appear on following page)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

MFJF Salt Lake LLC, a Utah limited liability company

By: 
Name: Richard Birdoff
Title: Manager

RB Salt Lake LLC, a Utah limited liability company

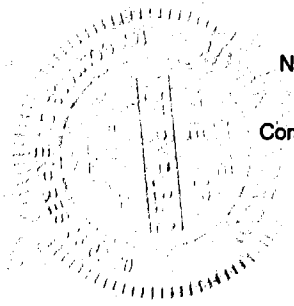
By: 
Name: Richard Birdoff
Title: Manager

(End of Signature Page)

State of New York)
 ss.:
County of New York)

On the 9 day of May in the year 2022, before me, the undersigned **Richard Birdoff** personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Myra Padron
Signature and Office of individual
taking acknowledgment



MYRA PADRON
Notary Public, State of New York
No. 01PA6188217
Qualified in Nassau County
Commission Expires June 2, 2024

SCHEDULE A

TENANT INFORMATION

Name and Address of Tenant	Percentage Interest
MFJF Salt Lake LLC c/o RD Management LLC 810 Seventh Avenue – 10 th Floor New York, New York 10019 Attention: Legal Department Email: rbirdoff@rdmanagement.com , jlipari@rhtax.com and snachman@rdmanagement.com	52.66%
RB Salt Lake LLC c/o RD Management LLC 810 Seventh Avenue – 10 th Floor New York, New York 10019 Attention: Legal Department Email: rbirdoff@rdmanagement.com and snachman@rdmanagement.com	47.34%
TOTAL	100.0%

SCHEDULE B

Description of the Real Property
(two pages)

Real property in the City of Salt Lake City, County of Salt Lake, State of Utah, described as follows:

PARCEL 1:

THE NORTH 160 FEET OF LOT 6, EXCEPT THE NORTH 90 FEET OF THE EAST 85 FEET THEREOF, AND THE NORTH 160 FEET OF THE EAST 77.5 FEET OF LOT 5, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY IN THE CITY AND COUNTY OF SALT LAKE, STATE OF UTAH.

LESS AND EXCEPTING FROM PARCEL 1 THAT PORTION OF SUBJECT PROPERTY CONVEYED TO UTAH TRANSIT AUTHORITY, A PUBLIC TRANSIT DISTRICT, BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 21, 2001 AS ENTRY NO. 8099008 IN BOOK 8544 AT PAGE 6764 OF OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 6, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT BEING SOUTH 89° 58' 06" WEST 130.45 FEET FROM THE NORTHEAST CORNER OF SAID LOT 6 AND RUNNING SOUTH 61° 53' 52" WEST 8.28 FEET; THENCE SOUTH 89° 58' 06" WEST 5.70 FEET; THENCE SOUTH 0° 01' 50" EAST 6.00 FEET; THENCE SOUTH 89° 58' 06" WEST 10.88 FEET; THENCE NORTH 0° 01' 50" WEST 6.00 FEET; THENCE SOUTH 89° 58' 06" WEST 75.14 FEET; THENCE NORTH 61° 57' 28" WEST 8.27 FEET TO THE NORTH LINE OF LOT 6; THENCE NORTH 89° 58' 06" EAST 106.32 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

BASIS OF BEARING IS THE SALT LAKE CITY MONUMENTS ON 400 SOUTH STREET AT 800 EAST STREET AND 900 EAST STREET.

PARCEL 2:

THE SOUTH 5 FEET OF LOT 6 AND THE SOUTH 5 FEET OF THE EAST 77.5 FEET OF LOT 5, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY IN THE CITY AND COUNTY OF SALT LAKE, STATE OF UTAH.

PARCEL 3:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 33 FEET; THENCE WEST 120.5 FEET; THENCE SOUTH 2 FEET; THENCE WEST 143 FEET; THENCE NORTH 45° WEST 49.5 FEET; THENCE EAST 298.5 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A RIGHT OF WAY FOR RETAINING WALL FOOTINGS OVER, ACROSS OR UNDER THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 33 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 7, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 2 FEET; THENCE WEST 120.5 FEET; THENCE NORTH 2 FEET; THENCE EAST 120.5 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

THE WEST 50 FEET OF THE EAST 127.5 FEET OF LOT 5, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY,

ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, STATE OF UTAH.

PARCEL 6 (PARKING LOT):

THE NORTH 90 FEET OF THE EAST 85 FEET OF LOT 6, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY IN THE CITY AND COUNTY OF SALT LAKE, STATE OF UTAH.

The above referenced parcels 1 through 5 are also known as Tax Parcel No. 16-05-330-009-000 and the above referenced parcel 6 is also known as Tax Parcel No. 16-05-330-010-000.