

14162796 B: 11450 P: 3689 Total Pages: 5
10/12/2023 03:06 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS IRV
18500 VON KARMAN AVE., SUITE 61RVINE, CA 92612

WHEN RECORDED RETURN TO:

Lake Park Warehouse Holdings, LLC
595 South Riverwoods Parkway, Suite 400
Logan, Utah 84321

Tax Parcel No. 15-30-226-008-0000

MEMORANDUM OF LEASE

Lake Park Warehouse Holdings, LLC / Nusano, Inc.

THIS MEMORANDUM (this "*Memorandum*") is entered into as of the 10th day of July, 2023, between **LAKE PARK WAREHOUSE HOLDINGS, LLC**, a Utah limited liability company ("*Landlord*"), formerly known as "Nusano Warehouse Holdings, LLC," whose address is 595 South Riverwoods Parkway, Suite 400, Logan, Utah 84321, and **NUSANO, INC.**, a Delaware corporation ("*Tenant*"), whose address is 28575 Livingston Ave., Valencia, California 91355. (Landlord and Tenant are referred to in this Memorandum collectively as the "*Parties*.")

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. **Definitions.** As used in this Memorandum, each of the following terms shall have the indicated meaning:

"*Lease*" means the Lease, dated September 10, 2021, entered into between Landlord, as landlord, and Tenant, as tenant, as amended, which covers the Premises.

"*Premises*" means the real property located in Salt Lake County, Utah, described as follows:

Lot 1A, LAKE PARK PLACE SUBDIVISION – LOT 1 AMENDED, according to the official plat thereof, on file and of record in the Office of the Salt Lake County Recorder, State of Utah.

2. **Lease.** The Parties are the parties to the Lease.

3. **Term.** The initial term of the Lease will expire twenty (20) Lease Years after the BMR Commencement Date (as those terms are defined in the Lease), unless sooner terminated in accordance with the Lease. The initial term of the Lease may be extended by Tenant for four (4) additional periods of five (5) years each.

When Recorded Return To: _____
First American Title Insurance Company
National Commercial Services
18500 Von Karman Ave, Suite 600
Irvine, CA 92612
File No: NCS - 1170090-SAI

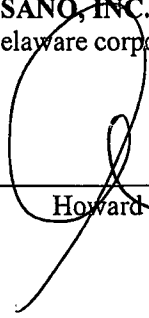
Memorandum of Lease
Lake Park Warehouse Holdings, LLC / Nusano, Inc.

4. Certain Rights. The Lease contains a right of first offer, right of first refusal and option to purchase the Premises during the term of the Lease.

5. Memorandum. This Memorandum only briefly summarizes some of the provisions of the Lease, and reference should be made to the Lease for the full text of all the provisions of the Lease, which are incorporated in this Memorandum by this reference. In the event of any conflict between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall control. On the expiration of the term or sooner termination of the Lease, Tenant shall, within ten (10) calendar days after written request by Landlord, execute, acknowledge and deliver to Landlord any reasonable instrument submitted by Landlord to Tenant to terminate this Memorandum of record, and to provide record notice of such expiration or termination. If Tenant fails to comply in a timely manner with the immediately preceding sentence, Landlord may itself, without any other signature being necessary, execute, acknowledge and record such an instrument, which shall be effective for all purposes to terminate this Memorandum of record, including, without limitation, for the purpose of the issuance of any commitment for title insurance or policy of title insurance by any title company, as to which this Memorandum shall not then be shown as an encumbrance of the Premises.

TENANT:

NUSANO, INC.,
a Delaware corporation

By  _____
Howard Lewin, COO

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Howard Lewin, COO of Nusano, Inc.

(Seal)

Notary Public

My Commission Expires:

Residing at:

See attached California Acknowledgment

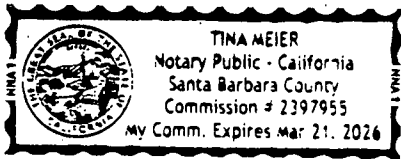
CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Santa Barbara }
On October 10, 2023 before me, Tina Meier - Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Howard Charles Lewin
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Memorandum of Lease
Document Date: July 10, 2023 Number of Pages: 4
Signer(s) Other Than Named Above: Lake Park Holdings - Dell Loy Hansen

Capacity(ies) Claimed by Signer(s)

Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer is Representing: