

14215373 B: 11477 P: 4328 Total Pages: 5
03/12/2024 04:39 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIDELITY NATIONAL TITLE NCS PHOENIX - 1 E WASHINGTON
1 E WASHINGTON STPHOENIX, AZ 85004

After recording please return to:
Fidelity National Title Insurance Company
One East Washington Street, Suite 450
Phoenix, Arizona 85004
Attn: Kelli J. Vos, AVP

Space above for County Recorder's Use

MEMORANDUM OF LEASE

THIS **MEMORANDUM OF LEASE** is entered into this 23rd day of August, 2023, by and between **Believe Holdings, LLC**, a Utah limited liability company ("**Lessor**"), whose address is 321 West 2660 North, Lehi, UT 84043 and **CWP WEST LLC**, a Delaware limited liability company ("**Lessee**"), whose address is 222 E. 5th Street, Tucson, Arizona 85705.

RECITALS:

- A. Lessor and Lessee entered into a Lease Agreement on March 11, 2021 ("Lease"); and
- B. The parties desire to enter into this Memorandum of Lease to give record notice of the existence of said Lease.

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the parties acknowledge and agree that:

1. Defined terms not otherwise defined herein shall have the meanings ascribed to them in the Lease.
2. Lessor has leased to Lessee under the Lease certain premises located in the City of Murray, County of Salt Lake, State of Utah, together with all improvements, appurtenances, easements and privileges belonging thereto, all as legally described in Exhibit "A" attached hereto and made a part hereof and hereinafter collectively referred to as the "Leased Premises."
3. The term of the Lease is for twenty (20) years with four (4) five (5) year options to extend the term, subject to the terms of the Lease. The initial term of the Lease will expire on August 31, 2043.
4. This Memorandum of Lease is made and executed by the parties hereto for the purpose of recording the same in the office of the public records of Salt Lake County, Utah, and is subject in each and every respect, to the rents and other terms, covenants and conditions of the Lease and this Memorandum of Lease is executed and delivered with the understanding and

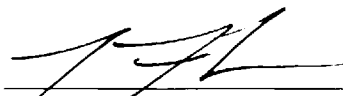
agreement that the same shall not in manner or form whatsoever, alter, modify or vary the rents and other terms, covenants and conditions of the Lease.

[SIGNATURE PAGES FOLLOW]

SIGNATURE PAGE TO
MEMORANDUM OF LEASE

LESSEE:

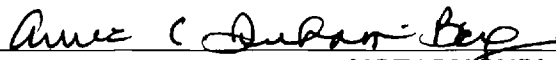
CWP WEST LLC,
a Delaware limited liability company

By: 
Name: James Throckmorton
Title: Vice President

(SEAL)

STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

~~September, 2020~~ ^{August 2023} The foregoing instrument was acknowledged before me this 21st day of August ~~September, 2020~~, by James Throckmorton, the Vice President of CWP West LLC, a Delaware limited liability company.


NOTARY PUBLIC

Print Name: Anne C. Graham-Bergin

My Commission Expires:

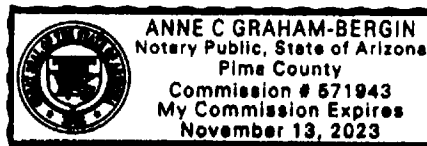


EXHIBIT A TO
MEMORANDUM OF LEASE

LEGAL DESCRIPTION

Lot 1, MISTER CARWASH – MILLCREEK SUBDIVISION, recorded March 9, 2023 as Entry No. 14080457 in Book 11405 at Page 5011.