

14219079 B: 11479 P: 3976 Total Pages: 7
03/21/2024 04:25 PM By: adavis Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

WHEN RECORDED MAIL TO:

QuikTrip Corporation
1116 East Broadway Road
Tempe, AZ, 85282
Attention Dustin Daft

File No.: 170534-MCH

Memorandum of Lease

In Reference to Tax ID Number(s):

07-36-151-011, 07-36-151-009 and 07-36-151-010

MEMORANDUM OF LEASE
[T-Mobile Site]

This Memorandum of Lease is executed this 19th day of March, 2024, by and between **QuikTrip Corporation**, an Oklahoma corporation ("Landlord") and **Nupetco Associates, LLC** a Utah limited liability company ("Tenant").

1. Landlord and Tenant entered into a Ground Lease Agreement (the "Agreement") on the date first stated above, affecting portions of the following described real property (the "Land") located in Salt Lake County, Utah:

PARCEL 1 (Tax Parcel 07-36-151-011):

Beginning at a point which is 2689.96 feet South and 583.55 feet East of the Northwest corner of Section 36, Township 1 North, Range 2 West, Salt Lake Base and Meridian and running thence South 89°58' West 279.51 feet along the North right of way line of Amelia Earhart Drive; thence North 00°02' West 202.16 feet; thence North 89°58' East 50.69 feet; thence North 00°02' West 82.84 feet; thence North 89°58' East 399.52 feet; thence South 00°02' East 92.50 feet; thence South 89°58' West 170.50 feet; thence South 00°02' East 192.50 feet to the point of beginning.

PARCEL 2 (Tax Parcel 07-36-151-009):

Beginning at a point which is 2488.11 feet South and 53.92 feet East of the Northwest corner of Section 36, Township 1 North, Range 2 West, Salt Lake Base and Meridian and running thence North 00°02'54" East 312.84 feet along the East right of way line of 5600 West thence North 89°58' East 246.25 feet; thence South 00°02' East 50.00 feet; thence North 89°58' East 66.00 feet; thence South 00°02' East 180.00 feet; thence South 89°58' West 12.00 feet; thence South 00°02' East 82.84 feet; thence South 89°58' West 300.69 feet to the point of beginning.

PARCEL 3 (Tax Parcel 07-36-151-010):

Beginning at a point which is 2404.86 feet South and 753.89 feet East of the Northwest corner of Section 36, Township 1 North, Range 2 West, Salt Lake Base and Meridian and running thence South 89°58' West 387.32 feet; thence North 00°02' West 180.00 feet; thence North 89°58' East 189.32 feet; thence North 00°02' West 10.00 feet; thence North 89°58' East 198.00 feet; thence South 00°02' East 190.00 feet to the point of beginning.

PARCEL 4:

A non-exclusive right of way for access over those portions of Common Access Roads as defined in that certain Restated and Amended Declaration of Covenants, Conditions and Restrictions for Admiral Byrd Plaza recorded February 18, 1983 as Entry No. 3761024 in Book 5439 at Page 286 of official records.

The portion of the Land that is affected by the Agreement, other than the access and utility easements appurtenant thereto, is situated along a portion of the northernmost boundary of Parcel 2 of the Land at the more northerly of the two northeast corners of Parcel 2 and is surrounded by an existing fence.

2. The Agreement is coterminous with the Site Lease Agreement between W. Charles Swanson Irrevocable Trust, a Utah trust, and Western PCS II Corporation, a Delaware corporation, dated October 12, 1995 (the **T-Mobile Site Lease**), affecting a portion of the Land, as amended by the First Amendment to Site Lease agreement, dated June 8, 2007, between W. Charles Swanson Irrevocable Trust and T-Mobile West Corporation, a Delaware corporation, as successor in interest to Western PCS II Corporation. The current term of the T-Mobile Site Lease will expire on May 31, 2027, and such lease shall automatically renew for up to two (2) additional five-year terms unless the Tower Tenant gives notice of election not to renew at least 90 days prior to the expiration of the current term or 90 days prior to the expiration of the potential renewal term expiring on May 31, 2032. At the latest, the T-Mobile Site Lease will expire on May 31, 2037, unless extended by agreement of the parties thereto.

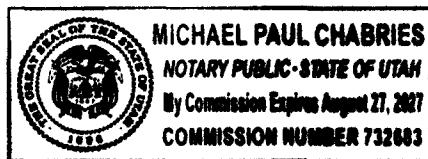
IN WITNESS WHEREOF the parties to the Agreement have executed this Memorandum of Lease as of the date first stated above.

NUPETCO ASSOCIATES, LLC
a Utah limited liability company

By: Wayne S. Petty
Name: Wayne S. Petty
Title: Manager

STATE OF UTAH §
§
COUNTY OF SALT LAKE §

This instrument was acknowledged before me on the 19TH day of MARCH, 2024, by Wayne G. Petty, the Manager of **NUPETCO ASSOCIATES, LLC**, a Utah limited liability company on behalf of said entity.



Aug 27, 2027
132683

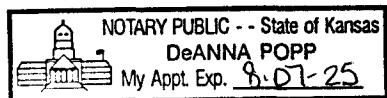
Michael P. Chabries

Notary Public, State of Utah
Printed Name: MICHAEL P. CHABRIES
My commission expires: 8-27-2027

STATE OF KANSAS §
§
COUNTY OF JOHNSON §

The foregoing instrument was acknowledged before me this 14th day of MARCH, 2024, by Jason Accord, the Regional Director of Real Estate of **QuikTrip Corporation**, an Oklahoma corporation.

[SEAL]



DeAnna Popp
Notary Public
Name: DeAnna Popp
Residing at: 5725 Foxridge Dr.
Mission, KS 66202

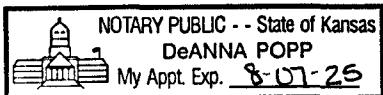
QuikTrip Corporation
An Oklahoma corporation

By: JA
Name: Jason Acord
Title: Regional Director of Real Estate

STATE OF KANSAS §
 §
COUNTY OF JOHNSON §

The foregoing instrument was acknowledged before me this 19th day of March,
2024, by Jason Acord, the Director of Real Estate of **QuikTrip Corporation**, an Oklahoma
corporation.

[SEAL]



DeAnna Popp
Notary Public
Name: DeAnna Popp
Residing at: 5125 Foxridge Dr
MISSION KS 66202

EXHIBIT B

Depiction of Premises
(other than appurtenant easements)
ALTA/NSPS Survey dated August 9, 2018

