

WHEN RECORDED MAIL TO:

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

14219080 B: 11479 P: 3983 Total Pages: 5
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 120SALT LAKE CITY, UT 84121

File No.: 170534-MCH

Memorandum of Lease

In Reference to Tax ID Number(s):

07-36-151-010

MEMORANDUM OF LEASE
[SBA 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:

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.

APN # 07-36-151-010

The principal portion of the Land that is affected by the Agreement lies along the northern boundary of the Land near the northeast corner thereof and is depicted in the drawing attached hereto as **Exhibit B-1**.

2. The Agreement is coterminous with the Communications Site Lease Agreement (Ground), dated August 30, 2001, between W. Charles Swanson Irrevocable Trust d/b/a S.C. General, a Utah trust and Nextel West Corp., a Delaware corporation, d/b/a Nextel Communications, as amended by (1) the First Amendment to Communications Site Lease Agreement (Ground), dated January 3, 2007, (2) the Amendment described in the Memorandum of Amendment to Communications Site Lease Agreement (Ground), recorded May 8, 2008, (3) the Second Amendment to Memorandum of Agreement recorded July 5, 2011, and (4) the Amendment to Communications Site Lease Agreement (Ground) dated June 27, 2013, and recorded December 30, 2013. The current term of such Communications Site Lease Agreement will expire on March 31, 2027, and shall automatically renew for ten (10) additional five-year terms unless the Tower Tenant gives notice of election not to renew prior to the expiration of the current term or prior to the expiration of any succeeding term through and including the term

expiring on March 31, 2072. At the latest, such Communications Site Lease Agreement will expire on March 31, 2077.

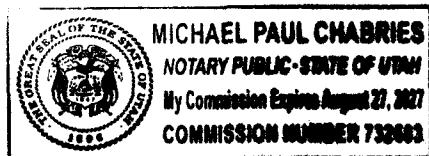
IN WITNESS WHEREOF the parties to the Agreement have executed this Memorandum of Lease as of the date first stated above.

NUPETCO ASSOCIATES, LLC
a Utah limited liability company

By: Wayne G. Petty
Name: Wayne G. 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

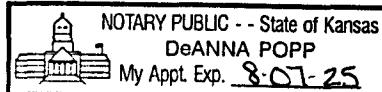
QuikTrip Corporation
An Oklahoma corporation

STATE OF ~~UTAH~~ ^{Kansas}
§
COUNTY OF SALT LAKE [§]
Johnson

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

The foregoing instrument was acknowledged before me this 19th day of March, 2024, by
Jason Acord, 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

Exhibits to Memorandum of Lease:

EXHIBIT B-1 - Property Diagram

EXHIBIT B-1

BK 9834 PG 7692

