

After recording return to:

JPMorgan Chase Bank, NA
1111 Polaris Parkway, Suite 1E
Mail Code OH1-0241
Columbus, OH 43240
Attn: Lease Administration

(Chase PID# _____)

(Space Above For Recorder's Use)

MEMORANDUM OF LEASE

This Memorandum of Lease ("**Memorandum**"), dated to be effective as of August 14, 2024, is entered into by KMW DEVELOPMENT L.L.C., a Utah limited liability company ("**Landlord**") and JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a national banking association, d/b/a CHASE BANK ("**Tenant**"). Landlord is the owner of that certain real property more particularly described in **Exhibit "A"** ("**Landlord's Property**") attached hereto and incorporated herein by reference, on the terms set forth therein.

1. Grant of Lease; Term.

(a) Landlord leases to Tenant, and Tenant leases from Landlord, a portion of Landlord's Property, which premises are more particularly described on **Exhibit "B"** attached hereto and incorporated herein, for a term of fifteen (15) years, subject to the provisions of that certain Ground Lease between the parties hereto, dated August 1, 2024 ("**Lease**"). The provisions of the Lease are incorporated herein by this reference.

(b) The Lease grants Tenant three (3) options of five (5) years each to renew the term of the Lease, on the terms set forth therein.

2. Purpose. This Memorandum is prepared for the purpose of recordation only, and it in no way modifies the provisions of the Lease. In the event of any inconsistency between the provisions of this Memorandum and the Lease, the provisions of the Lease shall prevail.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the date first set forth above on the dates and at the places indicated in their acknowledgments below.

LANDLORD:

KMW DEVELOPMENT L.L.C., a Utah limited liability company

By: WOODBURY CORPORATION, a Utah corporation, Manager

By: [Signature]
O. Randall Woodbury, Vice Chairman

By: [Signature]
W. Richards Woodbury, Chairman

By: MILLROCK CAPITAL II, LLC, a Utah limited liability company, Its Manager

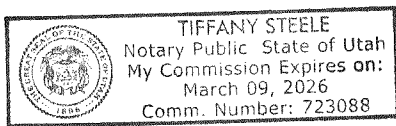
By: [Signature]
Steven Peterson, Manager

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 16th day of Aug., 2024, by O. Randall Woodbury, the Vice Chairman of Woodbury Corporation, a Utah corporation, Manager of KMW Development L.L.C., a Utah limited liability company, for and on behalf of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Seal]

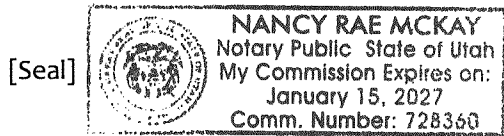


[Signature]
NOTARY PUBLIC

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 15th day of August, 2024, by W. Richards Woodbury, the Chairman of Woodbury Corporation, a Utah corporation, Manager of KMW Development L.L.C., a Utah limited liability company, for and on behalf of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

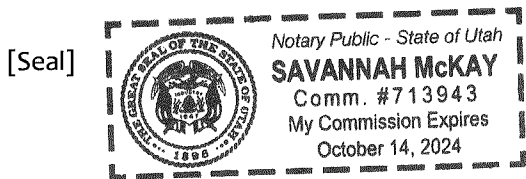


Nancy Rae McKay
NOTARY PUBLIC

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 15 day of August, 2024, by Steven Peterson, the Manager of Millrock Capital II, LLC, a Utah limited liability company, Manager of KMW Development L.L.C., a Utah limited liability company, for and on behalf of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Savannah McKay
NOTARY PUBLIC



TENANT:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a national banking association, d/b/a CHASE BANK

[Handwritten Signature]

By: _____
Name: Rodney E. Johnson
Title: Vice President

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 23 day of JULY, 2024, by RODNEY JOHNSON, a VICE PRESIDENT of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a national banking association, for and on behalf of said association.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Handwritten Signature]
NOTARY PUBLIC

[Seal]

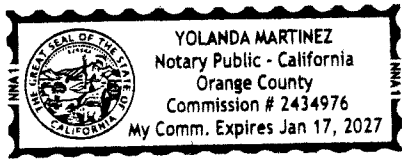


Exhibit "A"

Landlord's Property

A parcel of land that is described as Block C Royal Holladay Hills Subdivision #2, platted, and recorded as Entry #13700581, in Book 2021P, on Page 171, in the office of the Sale Lake County Recorder. Said parcel of land is also located in the Northeast quarter of Section 9 and in the Northwest quarter of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, City of Holladay, Utah.



Exhibit "B"

Leased Premises

ROYAL HOLLADAY SUBDIVIDED BLOCK C
DEEDS CREATED 7/29/2024

Parcel of land being a portion of the Royal Holladay Hills Subdivision # 2" Block C, recorded December 3, 2021, as Entry No. 13839649 in Book 11278 at Page 4 in the office of the Salt Lake County Recorder. Which also lies within the N.E. 1/4 OF SEC. 9, T. 2 S., R. 1 E. S.L.B.&M.

LOT 1

Beginning at a point that is along the North bounds of Block C of the Royal Holladay Hills Subdivision # 2", recorded December 3, 2021, as Entry No. 13839649 in Book 11278 at Page 4 in the office of the Salt Lake County Recorder. Said point lies North 00° 03' 51" West a distance of 1431.39 feet along Section Line and West 1086.876 feet from the East Quarter corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base & Meridian.

Thence S 03° 32' 26" E a distance of 230.06 feet, Thence S 87° 46' 26" W a distance of 29.56 feet, Thence N 25° 35' 14" W a distance of 18.58 feet to the beginning of a curve, Said curve bears to the left through a central angle of 33° 34' 24", having a radius of 35.00 feet along the arc a distance of 20.51, and whose long chord bears N 42° 22' 26" W a distance of 20.22 feet, Thence N 59° 09' 38" W a distance of 125.72 feet to the beginning of a curve, Said curve bears to the right through a central angle of 36° 43' 49", having a radius of 14.00 feet along the arc a distance of 8.97, and whose long chord bears N 40° 47' 44" W a distance of 8.82 feet, Thence N 22° 25' 49" W a distance of 48.16 feet to the beginning of a curve, Said curve bears to the right through a central angle of 58° 56' 43", having a radius of 20.00 feet along the arc a distance of 20.58, and whose long chord bears N 07° 02' 32" E a distance of 19.68 feet, Thence N 36° 30' 54" E a distance of 4.50 feet to the beginning of a curve, Said curve bears to the left through a central angle of 103° 12' 39", having a radius of 13.00 feet along the arc a distance of 23.42, and whose long chord bears N 15° 05' 26" W a distance of 20.38 feet, Thence N 66° 41' 45" W a distance of 13.14 feet, Thence N 59° 51' 15" W a distance of 4.97 feet, Thence N 77° 30' 21" E a distance of 6.57 feet, Thence N 86° 48' 56" E a distance of 38.75 feet, Thence N 10° 25' 18" W a distance of 24.11 feet, Thence N 87° 46' 26" E a distance of 145.01 feet to the point of beginning. Containing 29, 240 Square feet or 0.67 Acres.

TOGETHER WITH A non-exclusive easement for vehicular, non-vehicular, and pedestrian ingress and egress, as set forth and disclosed by that certain Declaration of Easements, Covenants, and Restrictions Regarding Common Areas for Royal Holladay Hills Subdivision, recorded December 3, 2021, as Entry No. 13839649 in Book 11278 at Page 4 in the office of the Salt Lake County Recorder.

