

RECORDING REQUESTED BY:  
Mountain West REIT, LLC  
c/o Taylor Derrick Capital, LLC  
2298 W. Horizon Ridge Pkwy #213  
Henderson, NV 89052  
Loan # 1123

APN: 33-17-176-002, 33-17-176-005, 33-17-400-021 AND 33-17-251-016 (Additional Property)

ORT File 2379547HM

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**MODIFICATION OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING**

THIS MODIFICATION OF DEED OF TRUST dated February 24, 2025, is made and executed between **DAI SPRINGS, LLC**, a Utah limited liability company (the Accommodation Trustor), **DAICLH, LLC**, a Utah limited liability company (the "Trustor" or "Borrower") and Mountain West REIT, LLC, whose address is 404 N 300 W, Salt Lake City, UT 84103 ("Lender").

Lender, Accommodation Trustor and Trustor have entered into a Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated December 22, 2023 and recorded in the office of the Salt Lake County Recorder on December 28, 2023 as Entry Number 14189643 in Book 11463 at Page 9475 (the "Deed of Trust").

**REAL PROPERTY DESCRIPTION.** The Deed of Trust covers the real property located in Salt Lake County, State of Utah, as described therein.

**MODIFICATION.** Lender, Accommodation Trustor and Borrower hereby modify the Deed of Trust to **encumber additional real property** located in Salt Lake County, State of Utah, more particularly described as follows:

**SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF**

**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the Secured Promissory Note secured by the Deed of Trust (the "Note"). It is the intention of Lender

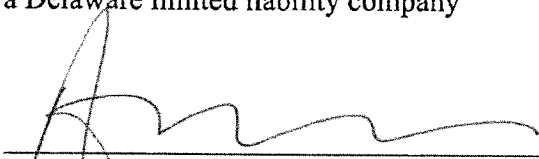
to the Deed of Trust and all parties, makers and endorser to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, if any, shall not be released by virtue of this Modification.

**ACCOMMODATION TRUSTOR AND TRUSTOR ACKNOWLEDGE HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND AGREES TO ITS TERMS.**

THIS MODIFICATION OF DEED OF TRUST IS DATED February 24, 2025.


**LENDER:**

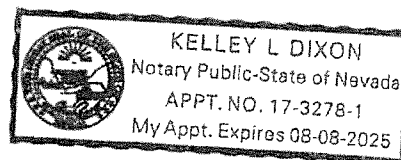
**MOUNTAIN WEST REIT, LLC**  
a Delaware limited liability company

  
By: Andrew Menlove, Authorized Agent

STATE OF NEVADA        }  
                                      } ss.  
COUNTY OF CLARK       }

The foregoing instrument was ACKNOWLEDGED before me on this 24<sup>th</sup> day of February, 2025, by Andrew Menlove, Authorized Agent of Mountain West REIT, LLC, a Delaware limited liability company.

  
Notary Public



**BORROWER:**

**DAICLH, LLC**

a Utah limited liability company



By: Bryan Flamm

Its: duly authorized Manager

**ACCOMMODATION TRUSTOR:**

**DAI SPRINGS, LLC,**

a Utah limited liability company



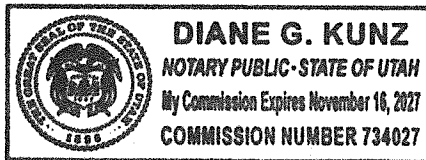
By: Bryan Flamm

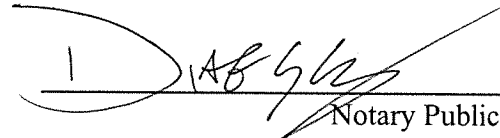
Its: duly authorized Manager

STATE OF Utah }

COUNTY OF Salt Lake }

The foregoing instrument was ACKNOWLEDGED before me on this 24<sup>th</sup> day of February, by Bryan J. Flamm, duly authorized Manager of DAICLH, LLC, a Utah limited liability company.

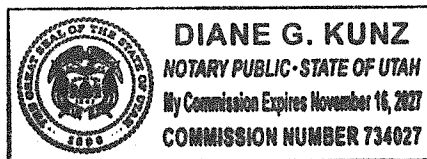


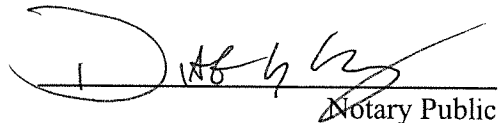
  
Notary Public

STATE OF Utah }

COUNTY OF Salt Lake }

The foregoing instrument was ACKNOWLEDGED before me on this 24<sup>th</sup> day of February, by Bryan Flamm, duly authorized Manager of DAI SPRINGS, LLC, a Utah limited liability company.



  
Notary Public

**SCHEDULE A  
ADDITIONAL PROPERTY**

The land referred to in herein is described as follows:

***SWAP TO DAI 5.1 ACRES LEGAL DESCRIPTION***

All of Parcel 33-17-251-016 as Identified by the Salt Lake County Recorder, said parcel being located in the Northeast Quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: S00°31'33"E between the North Quarter Corner and the South Quarter Corner of Section 17), located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located on the southwesterly right-of-way line of Mountain View CORRIDOR (SR-85), said point also located S00°31'33"W 2088.55 feet along the section line and S89°28'27"E 656.26 feet from the North Quarter Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence along said right-of-way the following six (6) courses: (1) S58°50'53"E 12.47 feet; thence (2) Southeasterly along the arc of a non-tangent curve to the left having a radius of 15,235.00 feet (radius bears: N34°09'49"E) a distance of 470.27 feet through a central angle of 01°46'07" Chord: S56°43'15"E 470.26 feet; thence (3) S48°43'05"E 113.83 feet; thence (4) S58°10'01"E 74.21 feet; thence (5) S73°47'17"E 67.96 feet; thence (6) Southeasterly along the arc of a non-tangent curve to the left having a radius of 15,235.00 feet (radius bears: N31°26'51"E) a distance of 40.08 feet through a central angle of 00°09'03" Chord: S58°37'41"E 40.08 feet to the 40 acre line; thence along said 40 acre line S00°36'08"W 132.36 feet to a northerly deed line of that Special Warranty Deed thereof recorded September 5, 2023 as Entry No. 14148451, in Book 11442, at Page 6837 in the Salt Lake County Recorder's Office; thence along said deed the following two (2) courses: (1) S88°45'22"W 656.20 feet; thence (2) along said Deed line N00°33'50"E 565.19 feet to the point of beginning.

Containing 5.13 acres +/-