

181619-CPB
PT of TAX ID: 15-19-124-012
WHEN RECORDED, MAIL TO:

14411546 B: 11586 P: 9669 Total Pages: 4
07/18/2025 02:00 PM By: tpham 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

QOZ 201CC TWO, LLC
10701 South River Front parkway, Suite 135
South Jordan, Utah 84095
Attention: David S Layton

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (the "Memorandum") is made and entered into as of July 18, 2025, by and between 201CC LAND, LLC, a Utah limited liability company ("Landlord"), and QOZ 201CC TWO, LLC, a Utah limited liability company (together with its successors and/or assigns, "Tenant").

WITNESSETH:

WHEREAS, the parties hereto have mutually executed and delivered that certain Ground Lease Agreement dated the date hereof (the "Lease"), which is incorporated herein by reference; and

WHEREAS, it is the desire of the parties to execute, deliver and record this Memorandum for the purpose of evidencing record the existence of said Lease.

NOW, THEREFORE, the parties mutually consent and agree as follows:

1. Lessor has leased unto Tenant upon the terms and conditions set forth in the Lease, the tract of land located within the boundaries described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Property").

2. The term of the Lease shall commence on the date hereof, and shall terminate on the date which is seventy-five (75) full calendar years after the date hereof.

3. This Memorandum shall not amend or modify the Lease in any manner whatsoever. All rights, duties and responsibilities of the parties with relation to the subject matter thereof shall be controlled by the Lease and shall be unaffected hereby. This Memorandum may be executed in counterparts

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the date first written above.

LANDLORD:

201CC LAND, LLC, a Utah limited liability company

By:

Name: David S Layton
Title: Manager

TENANT:

QOZ 201CC TWO, LLC, a Utah limited liability company

By:

Name: David S Layton
Title: Manager

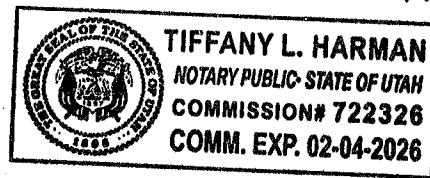
STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On this 7th day of July, 2025, personally appeared before me David S Layton, the Manager of 201CC LAND, LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said limited liability company.

My Commission Expires: 02/04/2026

Wm. J. Morris
NOTARY PUBLIC
Residing at: Salt Lake City, UT

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



On this 7th day of July, 2025, personally appeared before me David S Layton, the Manager of QOZ 201CC TWO, LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said limited liability company.

My Commission Expires: 02/04/2026

Wm. J. Morris
NOTARY PUBLIC
Residing at: Salt Lake City, UT

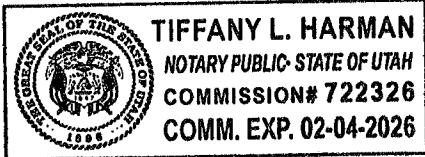


EXHIBIT A
PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH $00^{\circ}01'05''$ EAST ALONG THE SECTION LINE, 459.51 FEET AND SOUTH $89^{\circ}49'50''$ EAST 206.97 FEET FROM THE WITNESS MONUMENT TO THE NORTH QUARTER CORNER OF SAID SECTION 19; THENCE SOUTH $89^{\circ}49'50''$ EAST 390.46 FEET; THENCE SOUTH 738.09 FEET TO A POINT ON A CURVE TO THE RIGHT WITH A RADIUS OF 25.50 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 40.13 FEET, THROUGH A CENTRAL ANGLE OF $90^{\circ}10'10''$; THENCE NORTH $89^{\circ}49'50''$ WEST 364.89 FEET; THENCE NORTH 763.66 FEET TO THE POINT OF BEGINNING.

Part of Tax Id No.: 15-19-126-012