

35-288-0006

47-224-0002

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Space Above Line Reserved For Recorder's Use

149529-JVP

149530-JVP

**SUBORDINATION, NON-DISTURBANCE  
AND ATTORNMENT AGREEMENT**

**THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT** ("Agreement") is made this 21 day of October, 2021, by New Vistas Property Holdings, LLC, a Utah limited liability company ("Tenant"), for the benefit of UMB BANK, N.A., ("Lender"), and consented to by STS-CONNECTION, LLC, a Utah limited liability company ("Landlord").

**WHEREAS**, Lender has made, or will make, a loan to Landlord (Landlord sometimes referred to hereinafter as the "Borrower") (the "Loan") evidenced by a promissory note (the "Note") by Borrower and payable to the order of Lender, the payment of the Note being secured by certain deed of trust, assignment of rents and leases and security agreements, and other collateral agreements (all such agreements, together with the Note, are collectively referred to as the "Loan Documents"); and

**WHEREAS**, Tenant and Landlord are the current parties to that certain Lease dated July 3, 2018 (together with all amendments, extensions, and renewals of such lease, the "Lease") for certain premises commonly known as 2279 Mountain Vista Lane, Provo, UT and 1919 Ironton Blvd., Provo, Utah (the "Premises") in the Landlord's real property, as further described on **Exhibit A** attached hereto (the "Property") that is part of the collateral for the Loan; and

**WHEREAS**, Tenant desires an agreement of Lender not to disturb the Lease, on the terms and conditions hereinafter set forth, and Lender has agreed to provide the same; and

**WHEREAS**, in consideration of Lender's agreement not to disturb the Lease, Lender desires an agreement of Tenant to subordinate the Lease and its rights thereunder to the lien of the Loan Documents and to attorn to Lender in the event Lender exercises any of its rights and remedies under the Loan Documents including without limitation a public sale in foreclosure of the liens created by the Loan Documents, the acceptance of a deed in lieu of such public sale, or any similar transaction (a "Foreclosure"), and Tenant has agreed to provide same; and

**WHEREAS**, these recitals are incorporated in this Agreement and made a part hereof for all purposes;

**WHEREAS**, these recitals are incorporated in this Agreement and made a part hereof for all purposes;

**NOW, THEREFORE**, for and in consideration of the mutual promises contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lender and Tenant hereby agree as follows:

1. Subordination of the Lease. The Lease and all of Tenant's rights thereunder are, and shall remain, expressly subordinate and inferior to the Loan Documents and the liens and security interests created thereby, regardless of how often or in what manner the Note, together with the liens securing the same, and any of the other Loan Documents may be renewed, extended, increased, changed, or altered.

2. Non-Disturbance. So long as Tenant is not in default in the payment of rent or in the performance of any of Tenant's other obligations under the Lease:

- a. Tenant's possession and occupancy of the Premises and Tenant's rights and privileges under the Lease shall not be diminished or interfered with by Lender or its successors or assigns in the exercise of any of its rights or remedies under the Loan Documents including a Foreclosure; and
- b. Lender will not join Tenant as a party defendant in any action or proceeding for the purpose of terminating Tenant's interest and estate under the Lease because of any default by Borrowers under the Loan Documents, unless required by applicable law.

3. Tenant's Attornment. In the event of a Foreclosure or in the event Lender succeeds to Landlord's interest as landlord under the Lease, Tenant shall attorn to Lender or to any other purchaser of the Property by the Foreclosure (a "Purchaser"), as the case may be, and shall recognize Lender or such Purchaser as the landlord under the Lease. Such attornment shall be effective and self-operative without the execution of any further instrument on the part of the parties hereto. Tenant agrees, however, to execute and deliver at any time and from time to time, upon the request of Lender, Landlord, or a Purchaser:

- a. any instrument, certificate, or other document which Lender, Landlord, or a Purchaser may deem necessary or desirable to evidence such attornment; and
- b. any instrument, certificate, or other document pertaining to the Lease and consisting of statements, if true, (1) that the Lease is in full force and effect, (2) the date through which rentals have been paid, (3) the date of the commencement of the term of the Lease, (4) the nature of any amendments or modifications to the Lease, and (5) that no default or state of facts, which with notice, lapse of time, or both would constitute a default, exists on the part of either party to the Lease.

4. Lender's Attornment. In the event of a Foreclosure or in the event Lender succeeds to Landlord's interest as landlord under the Lease and if Tenant is not in default under the Lease and no event has occurred which with notice, lapse of time, or both, would constitute a default under the Lease, then Lender or a Purchaser, as the case may be, shall have all of the interests, rights, and remedies under the Lease that Landlord had or would have had if Lender or such Purchaser had not succeeded to the Landlord's interests. From and after the Tenant's attornment, Lender or such Purchaser shall be bound to Tenant under the Lease; provided, however, Lender or such Purchaser shall not be:

- a. liable for any act, omission or failure of performance of any prior landlord (including Landlord);

- b. bound by any rent or other sums due the landlord under the Lease which Tenant might have paid for more than the current month to any prior landlord (including Landlord);
- c. liable for the return of any security deposit not actually received by the Lender or Purchaser, as applicable;
- d. bound by any amendment, extension, or renewal of the Lease made without Lender's knowledge and consent;
- e. subject to any offset or defenses which Tenant might have against any prior landlord (including Landlord); or
- f. bound by this Agreement if the Lease has expired.

5. Casualty; Condemnation. Notwithstanding anything to the contrary contained in the Lease, at Lender's option the provisions of the Loan Documents shall control the distribution and application for all insurance proceeds payable with respect to any casualty at the Property and of all awards or other compensation payable for the condemnation of all or any portion of the Property or any interest therein or by way of negotiated settlement or conveyance in lieu of condemnation; provided, however, nothing contained in this Agreement shall require Tenant to pay Landlord or Lender any proceeds that Tenant separately receives for Tenant's separate claims due to such casualty or condemnation.

6. Notice of Landlord's Default. Tenant shall give Lender prompt written notice of any default by Landlord under the Lease and shall provide Lender a copy of any notice that Tenant gives Landlord under or about the Lease, including, without limitation, a notice of Landlord's default or of an occurrence which with notice, lapse of time, or both would constitute a default by Landlord under the Lease. Tenant shall provide such copy to Lender at the same time that Tenant gives such notice to Landlord. The filing of an action for damages or the cancellation or termination of the Lease by Tenant shall be effective only after Lender has received such notice and has failed within thirty (30) days after receipt of same to cure Landlord's default. However, if more than thirty (30) days shall be required due to the nature of the default, Lender shall be allowed to use more than said thirty (30) days to cure said default if within said thirty (30) day period Lender commences and diligently proceeds to cure the default, but in no event shall such date extend later than sixty (60) days after the date of Lender's receipt of the notice of default.

7. Assignment. Tenant acknowledges that Borrower will make an assignment of leases and rents in favor of Lender that will absolutely assign the Lease and the rents thereunder to Lender. If in the future there is a default by Borrower in the performance and observance of the terms of the deed of trust/mortgage, Lender may, at its option under the Assignment, require that all rents and other payments due under the Lease be paid directly to it. Upon notification to that effect by Lender, Landlord hereby authorizes and directs Tenant and the Tenant agrees to pay the rent and any payments due under the terms of the Lease to Lender. The Assignment does not diminish any obligations of Landlord under the Lease or impose any such obligations on Lender.

8. No Abridgment of Landlord's Rights as Landlord. Nothing contained in this Agreement is intended, nor shall it be construed, to abridge or to affect adversely any of Landlord's rights or remedies under the Lease in the event of Tenant's default under the Lease.

9. Notice. Any notice or communication with respect to this Agreement shall be written, sent by United States mail, postage prepaid, registered or certified mail, return receipt requested, or by telefax, and addressed as follows:

To Lender: UMB BANK, N.A.  
1008 OAK STREET  
KANSAS CITY, MO 64106  
Attention: LOAN OPERATIONS DEPT

To Tenant: Hall Property Holdings, LLC, a Utah limited liability company formerly known as New Vistas Property Holdings, LLC

**IF GIVEN IN ACCORDANCE WITH THE TERMS OF THIS PARAGRAPH 9, THEN THE NOTICE OR OTHER COMMUNICATION WILL BE DEEMED GIVEN AS OF THE DATE OF DEPOSIT IN AN OFFICIAL RECEPTACLE OF THE UNITED STATES MAIL. ANY PARTY MAY DESIGNATE A DIFFERENT ADDRESS OR ADDRESSEE FOR PURPOSES OF THIS PARAGRAPH 9 BY GIVING TEN (10) DAYS PRIOR WRITTEN NOTICE OF THE CHANGE TO ALL OTHER PARTIES.**

10. Governing Law. The internal substantive laws of the State of Utah shall govern the validity and construction of this Agreement.

11. Amendments; Binding Effect. This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by the parties hereto. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors, and assigns. Specifically, for purposes of this Agreement, the term "Lender" shall include any holder(s) of any of the indebtedness or other obligations secured by the Loan Documents. Tenant agrees that this Agreement shall be in full force and effect, notwithstanding that the date on which Tenant executes this Agreement may precede the making of the Loan and the date of the Loan Documents. Tenant hereby irrevocably makes and appoints Landlord as its agent for the delivery of this Agreement to Lender.

12. Execution in Counterparts. This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed to be an original and all of which counterparts, taken together, shall constitute but one and the same instrument. Delivery of an executed counterpart of this Agreement by telefacsimile or PDF e-mail shall be equally as effective as delivery of an original executed counterpart of this Agreement. Any party delivering an executed counterpart of this Agreement by telefacsimile or PDF e-mail also shall deliver an original executed counterpart of this Agreement but the failure to deliver an original executed counterpart shall not affect the validity, enforceability, and binding effect of this Agreement.

**[Remainder of Page Intentionally Blank. Signature Page Follows]**

IN WITNESS WHEREOF, the parties have executed this Subordination, Non-Disturbance and Attornment Agreement as of the date first written above.

TENANT: Hall Property Holdings, LLC, a Utah limited liability company formerly known as New Vistas Property Holdings, LLC

By: [Signature]  
Name: Brett Wilkey  
Title: Authorized Representative

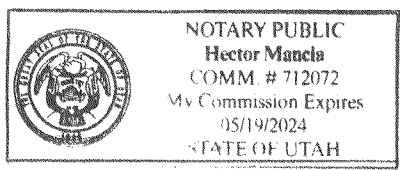
STATE OF Utah )  
 ) ss  
COUNTY OF Utah )

On this 18 day of October, 2021, before me appeared Brett Wilkey to me personally known, who, being by me duly sworn, did say that he/she is Authorized Representative of Hall property holdings LLC, a limited liability company, and that said instrument was signed on behalf of said entity and acknowledged said instrument to be the free act and deed of said entity.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year first above written.

[Signature]  
Notary Public

My Commission Expires: 05/19/2024



IN WITNESS WHEREOF, the parties have executed this Subordination, Non-Disturbance and Attornment Agreement as of the date first written above.

LANDLORD: STS-Connection, LLC  
a Utah limited liability company

By: [Signature]  
Name: THOMAS D. STUART  
Title: MANAGER

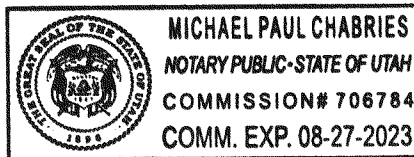
STATE OF UTAH )  
 ) ss  
COUNTY OF DAVIS )

On this 8<sup>th</sup> day of NOVEMBER, 2021, before me appeared THOMAS D. STUART to me personally known, who, being by me duly sworn, did say that he/she is MANAGER of STS- CONNECTION, LLC, a UTAH LLC, and that said instrument was signed on behalf of said entity and acknowledged said instrument to be the free act and deed of said entity.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year first above written.

[Signature]  
Notary Public

My Commission Expires:



IN WITNESS WHEREOF, the parties have executed this Subordination, Non-Disturbance and  
Attornment Agreement as of the date first written above.

LENDER: UMB BANK, N.A.  
a national association

By: [Signature]  
Name: JASON BOURMANN  
Title: PERSONAL ASSET

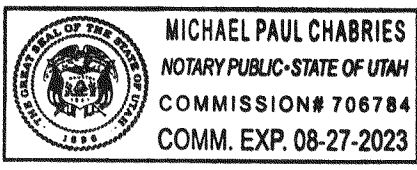
STATE OF UTAH )  
 ) ss  
COUNTY OF DAVIS )

On this 8<sup>TH</sup> day of NOVEMBER, 2021, before me appeared  
JASON BOURMANN to me personally known, who, being by me duly sworn, did say that he is  
RELATIONSHIP OFFICER of UMB BANK N.A., and that said instrument was signed on  
behalf of said Bank and acknowledged said instrument to be the free act and deed of said Bank.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal  
in the County and State aforesaid on the day and year first above written.

[Signature]  
Notary Public

My Commission Expires:



**EXHIBIT A**

Legal Description



File No. 149529-JVP & 149530-JVP.

**EXHIBIT A  
PROPERTY DESCRIPTION**

Lot 2, PLAT "A", NOVATEK SUBDIVISION, Provo, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's office, recorded January 31, 2003 as Entry No. 15505:2003.

Tax Id No.: 47-224-0002

A portion of Lot 2, PLAT "H", BILLINGS TECHNOLOGY PARK SUBDIVISION (Including an Amendment and Vacation of Lots 1, 2 & 3, Billings Technology Park Plat "A"), according to the official plat thereof on file and of record in the Utah County Recorder's office, recorded December 20, 1996 as Entry No. 102561:1996, more particularly described as follows:

Commencing at the Westerly most point of Lot 2, Plat "H", Billings Technology Park Subdivision, said point being South 39.02 feet and East 489.13 feet from the North quarter corner of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence along said lot line North 47°53'42" East 150.69 feet; thence South 41°32'59" East 99.883 feet; thence South 47°48'33" West 151.311 feet; thence North 41°11'44" West 100.118 feet to the point of beginning.

Tax Id No.: 35-288-0006