

Tax Serial Number:
48:382:0009

RECORDATION REQUESTED BY:
Bank of American Fork, a Division of People's
Intermountain Bank
Orem
1280 South 800 East
Orem, UT 84097

WHEN RECORDED MAIL TO:
Bank of American Fork, a Division of People's
Intermountain Bank
Orem
1280 South 800 East
Orem, UT 84097

SEND TAX NOTICES TO:
MERCEDES HOLDING LLC
117 N MAIN ST
SPANISH FORK, UT 84660

FOR RECORDER'S USE ONLY

PE 032549-P



MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated February 26, 2018, is made and executed between MERCEDES HOLDING LLC ("Trustor") and Bank of American Fork, a Division of People's Intermountain Bank, whose address is Orem, 1280 South 800 East, Orem, UT 84097 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated April 12, 2017 (the "Deed of Trust") which has been recorded in UTAH County, State of Utah, as follows:

RECORDED ON APRIL 14, 2017, AS ENTRY NUMBER 35802:2017, PAGES 1 THRU 9, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in UTAH County, State of Utah:

Lot 9, OVERLAND INDUSTRIAL AMENDED SUBDIVISION, Springville, Utah, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

The Real Property or its address is commonly known as 451 NORTH 1650 WEST, SPRINGVILLE, UT 84663. The Real Property tax identification number is 48:382:0009.

MODIFICATION. Lender and Trustor hereby modify the Deed of Trust as follows:

INCREASE LOAN AMOUNT FROM \$1,198,925.00 TO \$1,577,600.00 AND EXTEND MATURITY DATE TO JULY 12, 2018.

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 promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND TRUSTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED FEBRUARY 26, 2018.

TRUSTOR:

MERCEDES HOLDING LLC

By:


BLAIR SCHMOEKEL, Manager of MERCEDES HOLDING LLC

MODIFICATION OF DEED OF TRUST (Continued)

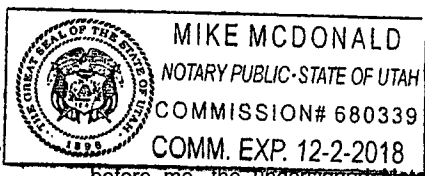
LENDER:

BANK OF AMERICAN FORK, A DIVISION OF PEOPLE'S INTERMOUNTAIN BANK

X [Signature]
Authorized Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah)
COUNTY OF Utah) SS



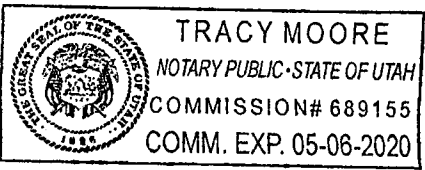
On this 26th day of February, 2018, before me, the undersigned Notary Public, personally appeared BLAIR SCHMOEKEL, Manager of MERCEDES HOLDING LLC, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By [Signature]
Notary Public in and for the State of Utah

Residing at Orem, Utah
My commission expires 12-2-18

LENDER ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UTAH) SS



On this 26th day of February, 2018, before me, the undersigned Notary Public, personally appeared Mike McDonald and known to me to be the authorized agent for Bank of American Fork, a Division of People's Intermountain Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Bank of American Fork, a Division of People's Intermountain Bank, duly authorized by Bank of American Fork, a Division of People's Intermountain Bank through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of Bank of American Fork, a Division of People's Intermountain Bank.

By [Signature]
Notary Public in and for the State of UTAH

Residing at Orem
My commission expires 5-6-2020