

Addendum Page 1 of 2
Russell Shirts Washington County Recorder
06/23/2020 09:01:40 AM Fee \$0.00 By STATE
OF UTAH SCHOOL AND INSTITUTIONAL TRUST
LANDS ADMINISTRATION

After Recording Please Return To:
State of Utah School and Institutional Trust Lands Administration
2303 N Coral Canyon Blvd Ste 100A
Washington, UT 84780

**EXCLUSIVE POSSESSION ADDENDUM NO. 9 TO
DEVELOPMENT LEASE AGREEMENT NO. 1100**

This EXCLUSIVE POSSESSION ADDENDUM NO. 9 TO DEVELOPMENT LEASE AGREEMENT NO. 1100 (the "Addendum"), is effective May 20, 2020 (the "Effective Date"), by and between the State of Utah, through the School and Institutional Trust Lands Administration (the "Lessor"), and Desert Color St. George, LLC (the "Lessee").

Effective September 11, 2017, the parties entered into Development Lease Agreement No. 1100 (the "Lease"), under which certain lands in Washington County, Utah (the "Premises") were leased to Lessee to be subdivided and developed for residential and other related purposes.

Pursuant to section 2.4 of the Lease, Lessor has the right to enter, occupy, use and control the Premises until such time as exclusive possession and use is provided pursuant to the terms of the Lease.

1. The parties hereby acknowledge that one or more of the conditions described in the Lease has been met and that Lessee has exclusive possession and use of a certain portion of the Premises (the "Exclusive Possession and Use Parcel"). The Exclusive Possession and Use Parcel is more particularly described as follows:

DC Resort Phase P4

Beginning at a point which is North 01°09'22" East 82.60 feet along the West Section line and North 90°00'00" East 683.91 feet from the West Quarter Corner of Section 25, Township 43 South, Range 16 West of the Salt Lake Base and Meridian; running thence North 30°10'28" West 95.18 feet, to a point of non-tangency, said point also being on the arc of a curve to the right having a radius of 45.00 feet; thence Northwesterly 69.93 feet along the arc of said curve through a central angle of 89°02'34", the radial direction bears North 25°04'30" West, to a point of non-tangency, thence North 63°58'05" East 3.74 feet; to a point of non-tangency, said point also being on the arc of a curve to the right having a radius of 50.00 feet; thence Northeasterly 147.60 feet along the arc of said curve through a central angle of 169°08'29", the radial direction bears North 51°45'19" East, to a point on a reverse curve to the left having a radius of 45.00 feet; thence Northeasterly 76.54 feet along the arc of said curve through a central angle of 97°26'56", the radial direction bears North 40°53'48" East, to the point of tangency, thence North 33°26'51" East 381.84 feet; thence South 45°59'17" East 19.19 feet; thence South 49°16'05" East 58.75 feet; thence South 52°31'59" East 57.00 feet; thence South 33°26'51" West 359.50 feet; thence South 16°44'20" West 69.27 feet; thence North 79°48'59" West 36.43 feet; thence South 59°49'32" West 110.00 feet, to the point of beginning.
NW of Section 25, T 43S R 16W, SLB&M
Contains 78,753 sq.ft. 1.81 acres

2. Lessee's exclusive possession and use of the Exclusive Possession and Use Parcel

Addendum No. 9 to Development Lease Agreement No. 1100
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commences on the Effective Date.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum on the day
and year first written above.

STATE OF UTAH, SCHOOL AND INSTITUTIONAL
TRUST LANDS ADMINISTRATION

By: [Signature]
Name: Kyle Pasley
Title: Assistant Director

APPROVED AS TO FORM:

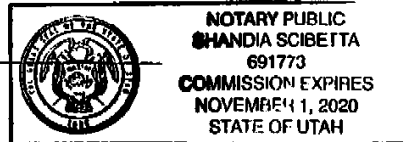
[Signature]
Special Assistant Attorney General

Desert Color St. George, LLC
By: [Signature]
Name: MITCHELL DANSIE
Title: MANAGER

STATE OF UTAH)
:ss.
COUNTY OF WASHINGTON)

On this 17th day of June, 2020, personally appeared before me Kyle
Pasley, the Assistant Director of the School and Institutional Trust Lands Administration, who
acknowledged that he, being duly authorized, did execute the foregoing instrument on behalf of
the School and Institutional Trust Lands Administration.

[Signature]
Notary Public



STATE OF Utah)
:ss.
COUNTY OF Washington)

On this 19th day of June, 2020, personally appeared before me
Mitchell Dansie, the Manager of Desert Color St. George LLC, who
acknowledged that he/she, being duly authorized, did execute the foregoing instrument on behalf
of Desert Color St. George, LLC.

[Signature]
Notary Public

