

RECORDING REQUESTED BY AND WHEN
RECORDED RETURN TO:

Ryan M. Spencer
Red Bridge Capital IV LLC
6440 S. Wasatch Blvd., Suite 200
Salt Lake City, Utah 84121

184962-CAS

TIN 22-023-0041

**AMENDMENT TO
DEED OF TRUST, WITH ASSIGNMENT OF LEASES AND
RENTS, SECURITY AGREEMENT, AND FIXTURE FILING**

This Amendment to Deed of Trust with Assignment of Leases and Rents, Security Agreement, and Fixture Filing (the “**Amendment**”) is dated April 9, 2025, among ALO STORAGE PROVO, LLC, a Utah limited liability company with an address of 368 East Riverside Drive, Suite 3A, St. George, Utah 84790 (the “**Owner**”); COTTONWOOD TITLE INSURANCE AGENCY, INC., whose address is 1996 East 6400 South, Suite 120, Salt Lake City, Utah 84121 (the “**Trustee**”); and RED BRIDGE CAPITAL IV LLC, a Utah limited liability company with an address at 6440 S. Wasatch Blvd., Suite 200, Salt Lake City, Utah 84121 (the “**Beneficiary**”).

The Owner, as trustor, previously signed that certain Deed of Trust with Assignment of Leases and Rents, Security Agreement, and Fixture Filing dated December 10, 2024, to the trustee named therein for the benefit of the Beneficiary, as the beneficiary, which was recorded in the official records of Utah County, Utah, on December 13, 2024, as entry number 87749;2024 (as amended, the “**Deed of Trust**”), which encumbers certain real property located in Utah County, Utah, more particularly described in Exhibit A.

The Deed of Trust secures, among other things, repayment of a secured promissory note dated December 10, 2024 (as amended, the “**Note**”), in the principal amount of up to \$2,185,000, which evidences financing extended by the Beneficiary to the Owner.

The Owner has requested that the Beneficiary modify and amend the Note to, among other things, modify the financing available to the Beneficiary pursuant to the terms of the Note to reflect a Loan (as defined in the Deed of Trust) of up to \$2,335,000 (the “**Modified Loan Amount**”). The Owner and the Beneficiary, among others, have entered into that certain Loan Modification Agreement dated contemporaneously with this Amendment. The Owner and the Beneficiary desire to enter into this Amendment to amend the Deed of Trust to secure repayment of the Modified Loan Amount.

The parties therefore agree as follows:

1. The definition of "Note" and "Secured Obligations" in the Deed of Trust are hereby modified and amended to reflect the Modified Loan Amount.

2. The Owner acknowledges and agrees that, as of the date of this Amendment, it has received adequate consideration in exchange for the execution of this Amendment and the amendments and modifications contained in this Amendment.

3. Except for the amendment stated above, the Deed of Trust remains in full force and effect, and the Deed of Trust is in all respects ratified, confirmed, and approved. All of the terms and conditions of the Deed of Trust are incorporated in this Amendment by reference.

4. This Amendment may be executed in any number of counterparts, each of which will be an original, but all of which will constitute one and the same instrument.

5. This Amendment will be governed by the laws of the state of Utah, without giving effect to its conflicts of laws provisions.

6. The Deed of Trust as modified by this Amendment is binding upon and inure to the benefit of the Owner, Trustee, and the Beneficiary and their respective successors and assigns.

7. As amended by this Amendment, the Deed of Trust is ratified and confirmed and continues in full force and effect.

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The parties have signed this Amendment to Deed of Trust with Assignment of Leases and Rents, Security Agreement, and Fixture Filing as of the date in the introductory paragraph.

OWNER:

ALO STORAGE PROVO, LLC

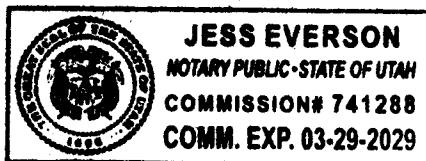
By: 

Name: Michael Wade

Title: Manager

STATE OF UTAH)
)ss)
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 9 day of APRIL, 2025, by Micheal Wade, the manager of ALO Storage Provo, LLC.



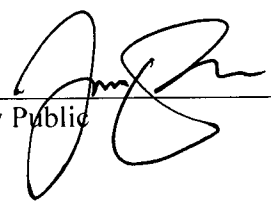

Notary Public

EXHIBIT A**LEGAL DESCRIPTION**

That certain real property owned by the Owner and situated in the Utah County, state of Utah and described as follows:

Commencing South 863.310 feet and East 1094.890 feet from the West Quarter corner of Section 7, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°01'22" East 205.00 feet; thence South 89°36'28" West 10.00 feet; thence North 00°01'22" East 326.752 feet to the South line of railroad right of way; thence South 50°16'46" East 14.241 feet; thence Southeasterly on a curve to the right having a radius of 3117.88 feet a distance of 259.725 feet (chord bears South 51°22'22" East 259.85 feet) along said right of way; thence South 00°01'48" East 159.900 feet; thence South 89°41'40" West 2.523 feet; thence South 00°01'48" East 199.210 feet; thence South 89°36'28" West 201.680 feet to the place of beginning.

LESS AND EXCEPTING therefrom those portions conveyed to the Utah Transit Authority in that certain Warranty Deed recorded August 24, 2009 as Entry No. 92511:2009, being more particularly described as follows:

Beginning at a point on the West right of way line of the Union Pacific Railroad and at the Northwest corner of the grantor's property, said point being South 01°03'26" East 357.93 feet along the section line and North 88°56'34" East 1090.24 feet from the West Quarter corner of said Section 7; thence 275.10 feet along the arc of a 2831.93 foot radius curve to the right, chord bears South 51°04'54" East 275.00 feet, through a central angle of 05°33'57" along said railroad right of way to the Northeast corner of the grantor's property; thence South 00°01'48" East 44.41 feet along the East line of the grantor's property; thence North 50°24'07" West 160.92 feet; thence North 50°07'45" West 48.23 feet; thence 68.27 feet along the arc of a 2518.00 foot radius curve to the left, chord bears North 50°54'22" West 68.27 feet, through a central angle of 01°33'13" to the West line of the grantor's property; thence North 00°01'22" East 40.63 feet along said West line to the point of beginning.

AND:

Beginning at a point on the Westerty right of way line of the Union Pacific Railroad and at the Northwest corner of the grantor's property, said point being North 01°03'26" West 2384.53 feet along the section line and North 88°56'34" East 976.47 feet from the Southwest corner of said Section 7; thence 140.24 feet along the arc of a 2831.93 foot radius curve to the right, chord bears South 55°17'00" East 140.22 feet, through a central angle of 02°50'14" along said railroad right of way to the Northeast corner of the grantor's property; thence South 00°01'22" West 40.63 feet along the East line of the grantor's property; thence 143.58 feet along the arc of a 2518.00 foot radius curve to the left, chord bears North 53°18'59" West 143.56 feet, through a central angle of 03°16'02" to the West line of the grantor's property; thence North 00°11'39" West 34.73 feet along said West line to the point of beginning.