

WHEN RECORDED RETURN TO:
Mountain West Small Business Finance
2595 East 3300 South
Salt Lake City, Utah 84109

6-046555
12-074-0036

Lease

1. **The Parties and The Property:**

DROF PROPERTIES, L.L.C.
hereinafter referred to as "Lessor", hereby leases to:

BRAVO LLC

hereinafter referred to as "Lessee", all those premises and personal property described in SBA Loan Authorization, SBA 504 No. 44534050-05 situate, lying and being in Davis County, State of Utah, commonly known as: 620 East 1700 South, Clearfield, UT 84015

and more particularly described in Exhibit "A" which is attached hereto and incorporated herein by this reference (the "Property").

2. **The Term.** TO HAVE AND TO HOLD the Property, together with the appurtenances, unto the Lessee for a term of approximately twenty (20) years commencing

May 5, 2011, for and during the latest of

May 5, 2031 or until the SBA 504 Loan under SBA Loan Authorization No.

44534050-05 is paid in full.

3. **The Lease Payment.** Lessee covenants and agrees to pay Lessor a lease payment in the sum of \$ 20,000.00 on the first day of each month during the term of this Lease provided, however, that the amount of rent paid must be substantially the same as the debt service on the Third Party Lender Loan and the SBA 504 Loan together with an amount necessary to cover taxes and assessments, utilities and insurance and a repair/replacement reserve. The lease payment shall be reduced to the extent that it is in excess of the amount needed to meet the debt service and expenses. In the event there is more than one operating company under the terms of the SBA Loan, the lease payments of all operating companies shall be considered together and shall be reduced, pro rata, in the event, when considered together, they are in excess of amount needed to meet the debt service and expenses above described.

4. **The Return of the Property.** Lessee further agrees to deliver up to Lessor at the expiration of said term in as good order and condition as when the same were entered upon by Lessee, reasonable use and wear thereof and damage by the elements excepted.

5. **No Sublease or Assignment.** The Lessee will not let, underlet, assign the Property, or any part thereof, without the prior written consent of Lessor, which consent will not be unreasonably withheld.

6. **Default/Remedies.** And Lessee further covenants and agrees that if any monthly lease payment or any part thereof shall be unpaid for 20 days after the same shall become due; or if default in any of the covenants herein contained to be kept by Lessee is not cured within 20 days from written notice, or if Lessee shall vacate such premises, Lessor may elect, without notice or legal process, to re-enter and take possession of the Property and every and any part thereof and re-let the same and apply the net proceeds so received upon the amount due or to become due under this lease, and Lessee agrees to pay any deficiency.

7. **Utilities, Taxes and Insurance.** Responsibility for utilities, taxes and insurance shall be as indicated [Lessee responsible for (T), Lessor responsible for (L)]:

Power T, Heat T, Water T, Sewer T, Telephone T, Real Property
Tax T, Personal Property Tax T, Fire Insurance on Personal Property
T, Glass Insurance T, Others:
None

8. **Maintenance and Repair.** Responsibility for the maintenance and repair of the Property shall be as indicated [Lessee responsible for (T), Lessor responsible for (L)]:

Roof L, Exterior Walls L, Interior Walls L, Structural Repair L,
Interior Decorating T, Exterior Painting L, Yard Surfacing L, Plumb-
ing Equipment L, Heating and Air Conditioning Equipment L, Electri-
cal Equipment L, Light Globes and Tubes T, Glass Breakage T, Trash
Removal T, Snow Removal T, Janitorial T, Others:
None

9. **Negligence.** Each party shall be responsible for losses resulting from negligence or misconduct of himself, his employees or invitees.

10. **Lessor's Lien.** Furniture, furnishings and personal property of Lessee may not be removed from the premises until all lease payments and other charges are fully paid, and Lessor shall have a lien upon said personal property until the same are paid in full.

11. **Attorney's Fees and Collection Costs.** In case of failure to faithfully perform the terms and covenants herein set forth, the defaulting party shall pay all costs, expenses, and reasonable attorneys' fees resulting from the enforcement of this agreement or any right arising out of such breach.

12. **SBA Loan Requirements.** In consideration of SBA Loan
No. 44534050-05, Lessor and Lessee agree as follows, anything to the contrary
notwithstanding:

- (a) The term of this Lease shall be equal to or longer than the term of the said SBA Loan;
- (b) Lessor and Lessee hereby assign, set over, and transfer to the Small Business Administration and Mountain West Small Business Finance all of their right, title, and interest in and to this Lease, as security for said SBA Loan; and
- (c) Lessor and Lessee hereby agree to maintain exactly the present ownership (both

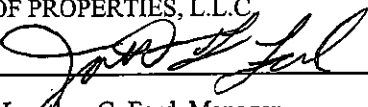
identity of owners and percent of ownership) during the entire term of said SBA Loan except for ownership changes of up to 5 per cent beginning six months after the SBA 504 Loan closes.

13. **No Other Agreements.** This agreement supercedes and replaces any and all previous lease agreements between the parties; and said previous lease agreements are hereby canceled by the mutual consent of the parties.

This Lease is executed and effective May 5, 2011.

LESSOR:

DROF PROPERTIES, L.L.C.


By: Jonathan G. Ford, Manager

LESSEE:

BRAVO LLC

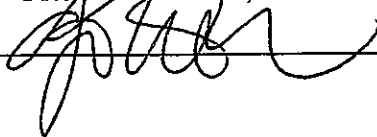

By: Michael J. Ford, Manager

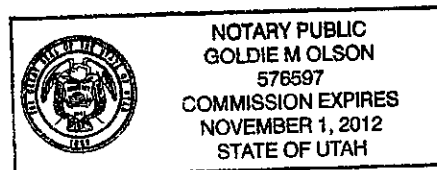
LEASE NOTARY PAGE

STATE OF Utah)
COUNTY OF Davis)
:ss.

The foregoing instrument was acknowledged before me this
by Jonathan G. Ford, Manager

DROI PROPERTIES, L.L.C.

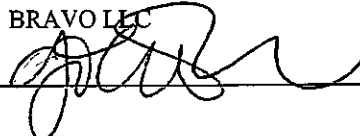

Notary Public

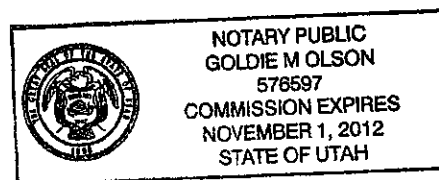
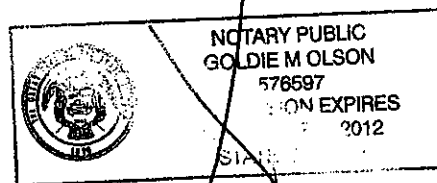


STATE OF Utah)
COUNTY OF Davis)
:ss.

The foregoing instrument was acknowledged before me this
by Michael J. Ford, Manager

BRAVO LLC


Notary Public



SCHEDULE A

Order Number: 6-046555

LEGAL DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 13, Township 4 North, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Southerly right of way line of State Road 108 (1700 South Street), which is 128.25 feet South 00°09'46" West and 455.97 feet South 89°50'14" East from the North Quarter corner of Section 13, and running thence South 88°32'17" East 57.57 feet along said right of way to a point, which is 110.00 feet perpendicular from the center line of said road at Engineer's Station 70+00.00; thence South 88°15'06" East 268.81 feet along said road; thence South 00°13'56" West 281.93 feet to the Northerly boundary line of Fox Hollow Phase 2 Subdivision; thence North 89°46'04" West 121.03 feet along said subdivision to the Northeast corner of Fox Hollow Phase 1 Subdivision; thence North 89°46'04" West 205.00 feet along said subdivision to the Easterly right of way line of 575 East Street; thence North 00°11'08" East 290.28 feet along said road to the point of beginning.

Subject to the following 20' wide ingress and egress easement:

A 20.00 foot wide easement for ingress and egress, over, across and through a parcel of land located in the northeast Quarter of Section 13, Township 4 North, Range 2 West, Salt Lake Base and Meridian, which is 10.00 feet on both sides of the following described centerline:

Beginning at a point on the Easterly right of way line of 575 East Street, which is 388.53 feet South 00°09'46" West and 455.87 feet South 89°50'14" East from the North Quarter corner of said Section 13, and running thence South 89°48'52" East 9.98 feet to a point of curvature with a 30.00 foot radius curve to the right; thence Southeasterly 12.99 feet along the arc of said curve through a central angle of 24°48'52" (chord bears South 77°24'26" East 12.89 feet) to a tangent line; thence South 65°00'00" East 22.63 feet to a point of curvature with a 30.00 foot radius curve to the left; thence Southeasterly 12.97 feet along the arc of said curve through a central angle of 24°46'04" (chord bears South 77°23'02" East 12.87 feet) to a tangent line; thence South 89°46'04" East 270.36 feet to the end of said easement.

Parcel No.: 12-074-0038