

2713573

NOTICE OF INTEREST AND MEMORANDUM OF LEASE

TO WHOM IT MAY CONCERN:

PLEASE TAKE NOTICE that MAJESTIC INVESTMENT COMPANY, a Utah corporation, with offices at 254 South Sixth East, Salt Lake City, Utah, is the holder of certain rights and interests in the fee title of certain real property by virtue of a Ground Lease agreement executed on the 11th day of April, 1975, by and between GRANTEE SHOPPING CENTER, a General Partnership, HENRY S. PICKRELL and BARBARA M. PICKRELL, his wife, as Lessor, and MAJESTIC INVESTMENT COMPANY, as Lessee. Said real property is situated in Salt Lake County, State of Utah, and described as follows:

PARCEL 1.

Beginning at a point on the West side of 2700 West Street, said point being South 865.72 feet and West 50.00 feet from the N.E. corner of the N.W. 1/4 of Section 33, T. 1 S., R. 1 W., Salt Lake Base and Meridian, and running thence: S 00°00'44" W 90.67 feet along the West line of 2700 West Street; thence S 89°56'20" W 156.22 feet to a point 30.00 feet East of an existing building; thence running parallel to and 30.00 feet away from the said building for the next three courses and distances: N 00°00'44" E 2.33 feet; thence N 89°56'20" E 27.00 feet; thence N 00°00'44" E 88.34 feet; thence N 89°56'20" E 129.22 feet to the point of beginning.

Contains: 0.270 acres

PARCEL 2.

Beginning at a point on the West side of 2700 West Street, said point being South 956.39 feet and West 50.00 feet from the N.E. corner of the N.W. 1/4 of Section 33, T.1 S., R. 1 W., Salt Lake Base and Meridian and running thence: S 00°00'44" W 90.67 feet along the West line of 2700 West Street; thence S 89°56'20" W 156.22 feet to a point 30.00 feet East of an existing building; thence running parallel to and 30.00 feet away from the said building N 00°00'44" E 90.67 feet; thence N 89°56'20" E 156.22 feet to the point of beginning.

Contains: 0.325 acres

TOGETHER with an easement for sewer, water and other utility purposes, and a right of way for ingress and egress over the following described property: Beginning at a point on the West side of 2700 West Street, said point being South 1047.06 feet and West 50.00 feet from the Northeast corner of the Northwest quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°00'44" West 18.0 feet along the West line of 2700 West Street; thence South 89°56'20" West 482.16 feet; thence North 00°00'44" East 18.0 feet; thence North 89°56'20" East 482.16 feet to the point of beginning.

ALSO TOGETHER with an easement for sewer, water and other utility purposes, and a right of way for ingress and egress over the following described property: Beginning at a point South 865.72 feet and West 179.22 feet from the Northeast corner of the Northwest quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian,

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Recorded at Request of WESTERN STATES TITLE CO.  
at 953 m. rec. paid \$ 2.10 KATIE L. DIXON, Recorder,  
Salt Lake County, Utah, By [Signature] Dept. Date JUN 4 1975

TJ-37286  
TJ-37287

and running thence South 89°56'20" West 30.0 feet to an existing brick building; thence along said building for the next three courses and distances: South 00°00'44" West 58.34 feet; thence South 89°56'20" West 27.0 feet; thence South 00°00'44" West 123.0 feet; thence North 89°56'20" East 30.0 feet; thence North 00°00'44" East 93.0 feet; thence North 89°56'20" East 27.0 feet; thence North 00°00'44" East 88.34 feet to the point of beginning.

ALSO TOGETHER with an unlimited right of way over and across the following described property: Beginning at a point on the West side of 2700 West Street, said point being South 865.72 feet and West 33.0 feet from the Northeast corner of the Northwest quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 0°0'44" West 181.34 feet along the West line of 2700 West Street; thence South 89°56'20" West 17 feet; thence North 0°0'44" East 181.34 feet; thence North 89°56'20" East 17 feet to the point of beginning.

The term of said lease is for thirty-five (35) years, commencing on the 1st day of May, 1975, and ending on the 30th day of April, 2010, unless sooner terminated as therein provided. Lessee is given the absolute right under said lease to grant a "Leasehold Mortgage" security interest therein and to assign the lease as collateral for such security interest, provided that no other security interest therein is outstanding at the time such security interest is granted, all of which is set forth in said Ground Lease agreement.

That all right, title and interest accruing to the Lessee under said Ground Lease agreement is hereby asserted against the said described property.

MAJESTIC INVESTMENT COMPANY, a  
Utah corporation

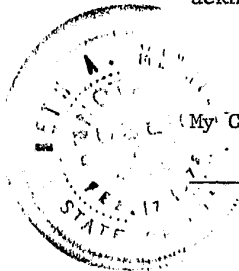
By *Keith L. Knight*  
President

GRANGER SHOPPING CENTER, a General  
Partnership

By *Henry D. Tibbels*  
Partner

STATE OF UTAH            )  
                                  ) ss.  
COUNTY OF SALT LAKE )

On the 8th day of May, 1975, personally appeared before me KEITH L. KNIGHT, known to me to be the President of the corporation that executed the within instrument, who being by me duly sworn, did say that he is said officer of the MAJESTIC INVESTMENT COMPANY, that the seal affixed to said instrument is the corporate seal of said corporation, that said instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and he acknowledged to me that said corporation executed the same.



My Commission Expires:

2-17-79

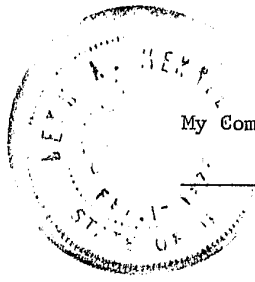
*Beth A. Merrill*  
Notary Public  
Residing at Salt Lake City, Utah

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STATE OF UTAH            )  
                                  ) ss.  
COUNTY OF SALT LAKE )

On the 8th day of May, 1975, personally appeared before me HENRY S. PICKRELL, who, being by me duly sworn, did say that he is a Partner of GRANGER SHOPPING CENTER, and that said instrument was signed on behalf of said Granger Shopping Center by authority, and said Henry S. Pickrell acknowledged to me that he as such Partner executed the same.

Beth A. Merrill  
Notary Public  
Residing at Salt Lake City, Utah



My Commission Expires:  
2-17-79

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