



W2934474

E# 2934474 PG 1 OF 5
Leann H. Kilts, WEBER COUNTY RECORDER
06-Aug-18 0400 PM FEE \$23.00 DEP JC
REC FOR: FIRST AMERICAN TITLE-NCS-SLC1
ELECTRONICALLY RECORDED

When recorded return to:

Utah Certified Development Company
5333 South Adams Ave., Suite B
Ogden, Utah 84405

File Name: The Wash Factory
Loan #: 94639250-04

FATC0 NCS-851099

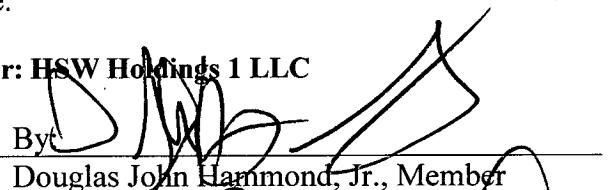
Property Tax ID: 08-051-0249

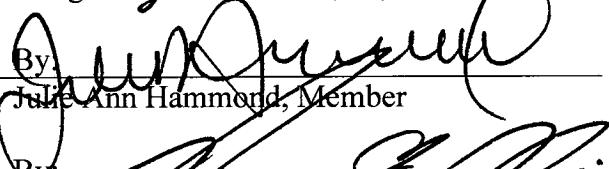
MEMORANDUM OF LEASE

This Memorandum of Lease dated this **3rd day of August, 2018**, is between **HSW Holdings 1 LLC** (herein called "Lessor") and **JLCW, Inc.** (herein called "Lessee").

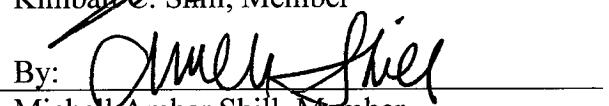
1. **Premises.** Lessor hereby leases to Lessee upon the terms and conditions of that certain lease dated **July 1, 2018** between the parties (herein called the "Lease") the terms and conditions of which Lease are incorporated by this reference. The premises consist of the land described on Exhibit "A" attached hereto and by reference is included herein.
2. **Term.** The term of the Lease shall be **21 years** commencing on **July 1, 2018** and ending on **July 1, 2039**, subject to renewal or extension periods as follows: **NONE**
3. **Purpose of Memorandum of Lease.** This Memorandum of Lease is prepared for the purpose of recordation and it in no way modifies the Lease.

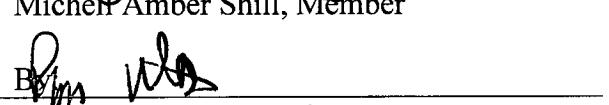
Lessor: HSW Holdings 1 LLC

By: 
Douglas John Hammond, Jr., Member

By: 
Julie Ann Hammond, Member

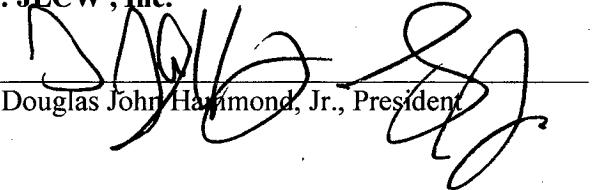
By: 
Kimball C. Shill, Member

By: 
Michell Amber Shill, Member

By: 
Ryan B. Walton, Member

By: 
Jeni J. Walton, Member

Lessee: JLCW, Inc.

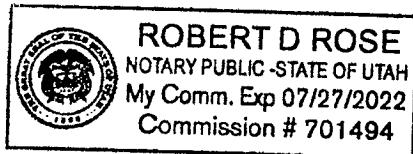
By: 

Douglas John Hammond, Jr., President

ACKNOWLEDGEMENT

STATE OF UTAH)
)
COUNTY OF WEBER)

On this 3rd day of August, 2018, personally appeared before me Douglas John Hammond, Jr., Julie Ann Hammond, Kimball C. Shill, Michell Amber Shill, Ryan B. Walton, and Jeni J. Walton, who being by me duly sworn, did say that they are Members of **HSW Holdings 1 LLC**, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company with full authority.

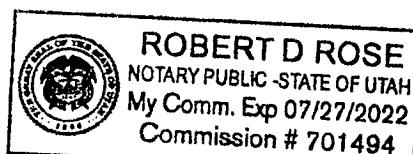


NOTARY PUBLIC
Residing at: Ogden, Utah

ACKNOWLEDGEMENT

STATE OF UTAH)
)
COUNTY OF WEBER)

On this 3rd day of August, 2018, personally appeared before me Douglas John Hammond, Jr., who being by me duly sworn, did say that he is the President of **JLCW, Inc.**, a corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors.



NOTARY PUBLIC
Residing at: Ogden, Utah

EXHIBIT "A"

Debtor and Trustor: **HSW Holdings 1 LLC**
to assist, JLCW, Inc.
dba: The Wash Factory

**Secured Party and
Beneficiary:** **Utah Certified Development Company and
The U. S. Small Business Administration**

Real Property Description

A PART OF THE NORTHEAST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT WHICH IS SOUTH 743.50 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 10 AND RUNNING THENCE SOUTH 89°55'30" EAST 91.0 FEET; THENCE SOUTH 330.00 FEET; THENCE NORTH 89°18' WEST 1331.02 FEET; THENCE NORTH 0°44'30" EAST 8.54 FEET; THENCE WEST 14.78 FEET; THENCE NORTH 115.00 FEET; THENCE NORTH 89°33' WEST 277.64 FEET TO THE EAST LINE OF MIDLAND DRIVE; THENCE NORTH 38°01' EAST 241.10 FEET ALONG SAID EAST LINE TO AN EXISTING FENCE; THENCE SOUTH 89°55'30" EAST 1383.73 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 16.5 FOOT RIGHT OF WAY DESCRIBED AS FOLLOWS: A 16.5 FOOT RIGHT OF WAY ACROSS A PART OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: SAID RIGHT OF WAY BEING 8.25 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH IS SOUTH 1072.37 FEET AND NORTH 89°18' WEST 1162.98 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 10; RUNNING THENCE NORTH 5°15' WEST 91.23 FEET, THENCE WESTERLY ALONG THE ARC OF 51.91 FOOT RADIUS CURVE TO THE LEFT 79.59 FEET, THENCE SOUTH 86°54' WEST 319.0 FEET TO THE EAST LINE OF MIDLAND DRIVE.

LESS AND EXCEPTING THE PORTION OF LAND ON THE WEST FOR THE WIDENING OF SR-108 (MIDLAND DRIVE) KNOWN AS PROJECT NO. S-0108(30)11 AS DISCLOSED IN PERSONAL REPRESENTATIVE'S DEED RECORDED APRIL 22, 2014 AS ENTRY NO. 2683470 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT WHICH IS 739.41 FEET (RECORD 743.50 FEET) SOUTH AND 1380.54 FEET (RECORD 1383.73 FEET) NORTH 89°55'30" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 10, AND RUNNING THENCE SOUTH 89°55'30" EAST 7.48 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 55.00 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID SR-108 (MIDLAND DRIVE) OPPOSITE APPROXIMATE ENGINEERS STATION 527+62.80; THENCE SOUTH 38°12'39" WEST 164.04 FEET TO THE POINT OF TANGENCY OF A 10,055.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 77.99 FEET ALONG THE ARC OF SAID CURVE, CONCENTRIC WITH SAID RIGHT OF WAY CONTROL LINE (CHORD BEARS SOUTH 38°25'59" WEST 77.99 FEET) TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 89°33'00" WEST 6.02 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE EXISTING EASTERLY HIGHWAY RIGHT OF WAY LINE OF SR-108 (MIDLAND DRIVE); THENCE NORTH 38°01'00" EAST 241.10 FEET ALONG SAID EXISTING EASTERLY HIGHWAY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ABOVE BEARINGS 00°00'38" CLOCKWISE TO EQUAL HIGHWAY BEARINGS).

ALSO, LESS AND EXCEPTING THE PORTION OF LAND CONVEYED IN QUIT CLAIM DEED AS ENTRY NO. 689417 IN BOOK 1163 AT PAGE 793 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PART OF THE NORTHEAST QUARTER OF SECTION 10, AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST:
BEGINNING AT A POINT WHICH IS SOUTH 694.7 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 10, RUNNING THENCE EAST 91.0 FEET, THENCE SOUTH 48.8 FEET THENCE NORTH 89°55'30" WEST 1474.73 FEET ALONG AN EXISTING FENCE TO THE EAST LINE OF MIDLAND DRIVE, THENCE NORTH 38°01' EAST 59.49 FEET ALONG SAID EAST LINE, THENCE EAST 1347.09 FEET TO THE POINT OF BEGINNING.**

ALSO, LESS AND EXCEPTING THE PORTION OF LAND CONVEYED IN QUIT CLAIM DEED AS ENTRY NO. 692242 IN BOOK 1168 AT PAGE 214 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PART OF THE NORTHEAST QUARTER OF SECTION 10, AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST:
BEGINNING AT A POINT WHICH IS SOUTH 743.50 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 10, AND RUNNING THENCE SOUTH 89°55'30" EAST 91.0 FEET THENCE SOUTH 330.00 FEET, THENCE NORTH 89°18' WEST 974.10 FEET, THENCE NORTH 319.37 FEET TO AN EXISTING FENCE, THENCE SOUTH 89°55'30" EAST 883.03 FEET TO POINT OF BEGINNING.**

08-051-0249

The address of such property is: 4148 South Midland Drive, Roy, UT 84067

The owner of such real property is: HSW Holdings 1 LLC