

Q & H LLC  
4340 N. 400 W.  
Pleasant View UT. 84414  
Escrow No.: 74568-AH

**ASSIGNMENT OF  
Memorandum of Option and Land Lease Agreement**

KNOW ALL MEN BY THESE PRESENT that Stein Eriksen Family Partnership, LLLP (Seller) hereinafter called the "Assignor", for good and valuable consideration, the sufficiency of which is hereby acknowledged paid by Q & H L.L.C. (Buyer) hereinafter called the "Assignee", hereby conveys, transfers and assigns unto the Assignee, its successors and assigns, all the rights, interest and privileges, which the Assignor, as Lessor has and may have in specific Memorandum of Option and Land Lease Agreement recorded on 11/02/2015 in the Davis County Recorder, Entry 2902545, Book 6385 and page 605-609, the Memorandum of Option and Land Lease Agreement now existing or hereafter made affecting the real property in Clearfield, Utah, Davis County, more particularly described in Exhibit "A" attached hereto, as said Memorandum of Option and Land Lease Agreement may have been executed, modified, extended and renewed, with all rents, income and profits due therefrom.

SEE EXHIBT "A" (14-094-0024)

The Assignor covenants and represents that said Assignor has full right and title to assign said Memorandum of Option and Land Lease Agreement and the rents, income and profits due or to becoming due thereunder, that the terms of said Memorandum of Option and Land Lease Agreement have not been changed from the terms in the copies of said leases submitted to the Assignee for approval, that no other assignment of interest therein has been made, that there are no existing defaults under the provisions hereof.

Assignor hereby authorizes the Assignee to give notice in writing of this assignment at any time to any tenant under the Memorandum of Option and Land Lease Agreement.

Dated this 20th day of May, 2016.

Stein Eriksen Family Partnership, LLLP

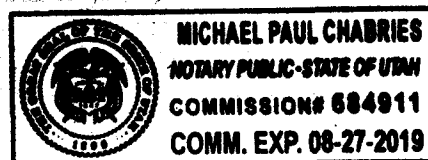
BY: Eriksen Management, Inc,  
ITS: General Partner

BY:   
Bjorn Eriksen, Director

STATE OF UTAH  
COUNTY OF SUMMIT

On the 20th day of May, 2016, personally appeared before me Bjorn Eriksen, who is the Director of Eriksen Management, Inc, General Partner of Stein Eriksen Family Partnership, LLLP., the signor of the within instrument, who acknowledged to me that the within instrument was executed pursuant to and in accordance with the powers vested in him by the terms of said Partnership Agreement.

  
Notary Public



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

Beginning on the East line of U.S. Highway No. 91, at a point 491.8 feet South and 50 feet East from the Southwest corner of the Northwest quarter of Section 36, Township 5 North, Range 2 West, Salt Lake Base and Meridian and running thence South 231.8 feet, more or less, along said highway to the Northerly line of right of way of Hill Field Interchange on Interstate Highway 15; thence along said right of way line Southeasterly 58 feet, more or less; thence North  $83^{\circ}45'$  East 172 feet, more or less, to the Westerly right of way line of Davis and Weber Counties Canal; thence Northwesterly along said canal right of way (28 feet West of the centerline thereof) to a point due East of the point of beginning; thence West 118 feet, more or less, to the point of beginning.

Tax Id No.: 14-094-0024