

When Recorded, Return To:

Hansen Black Anderson Ashcraft PLLC
Attn: Steven Black
3051 W. Maple Loop Drive, Suite 325
Lehi, Utah 84043
APN: 06-393-0002

MEMORANDUM OF LEASE

This Memorandum of Lease (this "**Memorandum**") is made effective as of the 29 day of August, 2019, by and between the trustees of the MCCLORY FAMILY TRUST ("**Landlord**") and FFG R&R STORES, LLC, a Utah limited liability company ("**Tenant**"), with reference to the following facts:

A. Landlord and Tenant are the landlord and the tenant, respectively, under that certain Lease Agreement dated as of August 29, 2019 (the "**Lease**"), relating to certain real property located at 1085 North Highway 89, North Salt Lake, Utah 84054, more particularly described on Exhibit A attached hereto (the "**Property**").

B. Landlord and Tenant desire to have this Memorandum recorded in the Official Records of Davis County, Utah.

NOW, THEREFORE, the parties hereto hereby agree as follows:

1. Lease of the Property. Landlord has leased the Property to Tenant, and Tenant has leased the Property from Landlord for a term of twenty (20) years commencing as of the Effective Date on August , 2019, and potentially terminating twenty (20) years thereafter (subject to four (4) consecutive five (5) year extension options as set forth in the Lease), all subject to and on terms and conditions more fully set forth in the Lease. The Lease is incorporated herein by this reference.

2. Addresses. The addresses of the parties are as follows:

Tenant:

FFG R&R STORES, LLC
c/o FFG R&R Holdings, LLC
2162 West Grove Parkway, Suite 220
Pleasant Grove, Utah 84062

Landlord:

MCCLORY FAMILY TRUST
Attn: Serena T. McClory
1509 Madera Ct.
El Cerrito, CA 94530

3. Information. Any person interested in acquiring information about the Lease or Property should contact Landlord or Tenant.

4. Conflict. In the event of any inconsistency between the terms of this Memorandum and the Lease, the terms of the Lease shall prevail.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum on the day and year first above written.

TENANT:
FFG R&R STORES, LLC,
a Utah limited liability company

By: _____
Name: _____
Title: _____

LANDLORD:

Serena T. McClory, trustee

Serena T. McClory, as trustee of the McClory Family Trust

Oliver S. McClory, trustee

Oliver S. McClory, as trustee of the McClory Family Trust

STATE OF UTAH)
) ss.
County of Utah)

The foregoing instrument was acknowledged before me this ___ day of August, 2019, by _____, the _____ of FFG R&R STORES, LLC, on behalf of such company.

Notary Public
(SEE ATTACHES)

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum on the day and year first above written.

TENANT:
FFG R&R STORES, LLC,
a Utah limited liability company

By: [Signature]
Name: Andrew Smith
Title: 8/28/19


LANDLORD:

[Signature] Trustee
Serena T. McClory, as trustee of the McClory Family Trust

[Signature] Trustee
Oliver S. McClory, as trustee of the McClory Family Trust

STATE OF UTAH)
) ss.
County of Utah)

The foregoing instrument was acknowledged before me this 28 day of August, 2019, by Andrew Smith the Manager of FFG R&R STORES, LLC, on behalf of such company.

 STACEY L FLYGARE
Notary Public, State of Utah
Commission # 692350
My Commission Expires On
December 13, 2020

Notary Public
(SEE ATTACHES)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of CONTRACOSTA)
On AUGUST 27, 2019 before me, B.D. HORTI, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared SERENA T. McCLODY
Name(s) of Signer(s)
OLIVER S. McCLODY

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: MEMORANDUM OF RELEASE Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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State of California)
County of CONTRA COSTA)

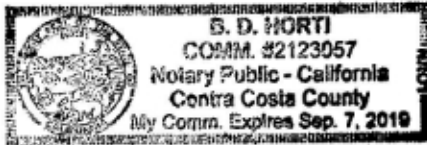
On August 27, 2019 before me, B.D. HORTI Notary Public
Date Here Insert Name and Title of the Officer

personally appeared _____
Name(s) of Signer(s)
JOSENA T. McCLODY
OLIVER S. McCLODY

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: MEMORANDUM OF UNDERSTANDING Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

[ATTACH CALIFORNIA NOTARY BLOCKS FOR LANDLORD]

EXHIBIT A
LEGAL DESCRIPTION

That certain real property located in Davis County, Utah, and legally described as follows:

LOT 2, PREMIUM BBQ-SUBDIVISION, RECORDED AS ENTRY NO. 3087702, ON APRIL 16, 2018, IN THE OFFICIAL RECORDS OF THE DAVIS COUNTY RECORDER'S OFFICE.

Said property is also known by the street address of: 1085 North Main Street/ North Highway 89, North Salt Lake City, UT 84054