

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

NOTICE OF LEASE

Notice is hereby given that the following named Lessor and Lessee have entered into a lease agreement dated November 1, 2020 affecting real property located in Davis County, Utah at:

33 South Main Street, Kaysville, UT 84037-1922

more particularly described in Exhibit A which is attached hereto and made a part hereof by this reference.

11-108-0123

DATED November 5, 2020

LESSOR:
MANTICORE HOLDINGS, LLC

Devon Dorrity
By: Devon Z. Dorrity, Manager

LESSEE:
DIGITAL BUSINESS INTEGRATION, INC.

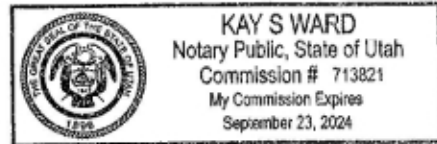
Devon Dorrity
By: Devon Z. Dorrity, President

NOTICE OF LEASE
NOTARY PAGE

STATE OF Utah)
)
) :ss.
)
COUNTY OF Davis)

The foregoing instrument was acknowledged before me this Nov. 5, 2020

by Devon Z. Dorrity, Manager
MANTICORE HOLDINGS, LLC
Kay S Ward
Notary Public



STATE OF Utah)
)
) :ss.
)
COUNTY OF Davis)

The foregoing instrument was acknowledged before me this NOV. 5, 2020

by Devon Z. Dorrity, President
DIGITAL BUSINESS INTEGRATION, INC.
Kay S Ward
Notary Public

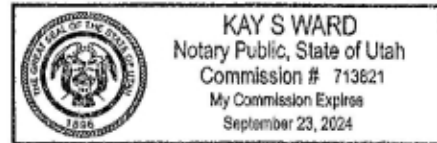


EXHIBIT "A"

ALL OF LOTS 3, 5, 6, AND PART OF LOT 4, BLOCK 6, PLAT "A", KAYSVILLE TOWNSITE SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3 AND RUNNING THENCE NORTH 528 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE WESTERLY 264 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 435.6 FEET, MORE OR LESS; THENCE SOUTHEAST ALONG HIGHWAY 123.42 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE EAST 165 FEET TO THE POINT OF BEGINNING