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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
06/30/2023 04:08:36 PM
FEE: \$40.00 Pgs: 6
DEP eCASH REC'D FOR: FIRST AMERICAN TITLE
INSURANCE COMPANY - NCS PHOENIX

PREPARED BY:
Kutak Rock LLP
2001 16th Street, Suite 1800
Denver, CO 80202
Attention: Kristine L. Poston, Esq.

TO BE RETURNED TO:
First American Title Insurance Company
2555 E. Camelback Road, Suite 350
Phoenix, AZ 85016
Attention: Kristin Brown
Parcel: 14-266-0002

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this "Memorandum") is executed effective as of June 29, 2023, by and between **STORE MASTER FUNDING XXXII, LLC**, a Delaware limited liability company ("Lessor"), whose address is 8377 E. Hartford Drive, Suite 100, Scottsdale, Arizona 85255, and **FC CLINTON OPERATIONS, LLC**, a Utah limited liability company ("Lessee"), whose address is 2989 W. Maple Loop Drive, Suite 100, Lehi, Utah 84043.

Recitals

Lessor and Lessee entered into that certain Lease Agreement (the "Lease") of even date herewith (the "Effective Date"), the terms, provisions and conditions of which are incorporated herein by this reference to the same extent as if recited in their entirety herein, whereby Lessor has leased to Lessee, and Lessee has rented and leased from Lessor, on and subject to the terms, provisions and conditions of the Lease, certain parcels of real property, including, without limitation, that certain real property, together with all buildings, structures, fixtures and improvements now or hereafter located thereon, more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property"). Unless otherwise expressly provided herein, all defined terms used in this Memorandum shall have the same meanings as are ascribed to such terms in the Lease.

NOW, THEREFORE, Lessor and Lessee hereby make specific reference to the following terms, provisions and conditions of the Lease:

1. The term of the Lease commences as of the Effective Date and expires on June 30, 2048, unless extended as provided below or terminated sooner as provided in the Lease.

2. Provided Lessee is not in default under the terms of the Lease, Lessee has a right to extend the term of the Lease for up to four (4) additional successive periods of five (5) years each, by written notice to Lessor as provided in the Lease.

3. NOTICE IS HEREBY GIVEN THAT LESSEE IS NOT AUTHORIZED TO PLACE OR ALLOW TO BE PLACED ANY LIEN, MORTGAGE, DEED OF TRUST OR ENCUMBRANCE OF ANY KIND UPON ALL OR ANY PART OF THE PROPERTY OR LESSEE'S LEASEHOLD INTEREST THEREIN AND ANY SUCH PURPORTED TRANSACTION WHICH IS NOT APPROVED BY LESSOR SHALL BE VOID. FURTHERMORE, ANY SUCH PURPORTED TRANSACTION SHALL BE DEEMED A TORTIOUS INTERFERENCE WITH LESSOR'S RELATIONSHIP WITH LESSEE AND LESSOR'S OWNERSHIP OF THE PROPERTY.

4. Lessee may not assign its interest in the Lease in any manner whatsoever without the prior written consent of Lessor. ANY SUCH PURPORTED TRANSACTION WHICH IS NOT APPROVED BY LESSOR SHALL BE VOIDABLE AT THE SOLE OPTION OF LESSOR.

5. Any addition to or alteration of the Property shall automatically be deemed part of the Property and belong to Lessor.

6. Unless the landlord, mortgagee or trustee under any ground lease, mortgage or trust deed, as applicable, now or hereafter placed on the Property by Lessor elects otherwise by notice given to Lessee, the Lease at all times shall automatically be subordinate to any and all ground leases and the liens of any and all mortgages and trust deeds now or hereafter placed on the Property by Lessor, subject, however, to Lessee's rights regarding non-disturbance as set out in the Lease.

7. The Lease is a "true lease"; the only relationship created thereby is that of landlord and tenant. Lessee is not an agent, legal representative, partner, subsidiary, or employee of Lessor. Lessor is not responsible for any of the debts, obligations or losses of Lessee.

8. Original copies of the Lease are in the possession of Lessor and Lessee. The Lease contains other terms not herein set forth but which are incorporated by reference herein for all purposes, and this Memorandum is executed for the purpose of placing parties dealing with the Property on notice of the existence of the Lease and, where appropriate, its contents, and shall ratify and confirm all other terms of the Lease as fully as if the same had been set forth herein. Additional information concerning the terms of the Lease can be obtained by persons with a legitimate interest therein from Lessor or Lessee at the addresses set forth above.

9. This Memorandum is intended for recording purposes only, and does not modify, supersede, diminish, add to or change all or any of the terms of the Lease in any respect. To the extent that the terms hereof are inconsistent with the terms of the Lease, the terms of the Lease shall control.

10. Lessee agrees that Lessor shall have a landlord's lien, and additionally hereby separately grants to Lessor a first and prior security interest in, on and against all personal property, appliances, furniture and equipment of Lessee from time to time situated on the Property, which lien and security interest shall secure the payment of all rental and other charges

payable by Lessee to Lessor under the terms of the Lease and all other obligations of Lessee to Lessor under the Lease.

11. This Memorandum may be executed in one or more counterparts, each of which shall be deemed an original.

[Remainder of page intentionally left blank; signature page(s) to follow]

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum to be duly executed as of the Effective Date.

LESSOR:

STORE MASTER FUNDING XXXII, LLC,
a Delaware limited liability company

By: *Carla Thoman*

Name: Carla Thoman
Vice President

Title: _____

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me on June 27, 2023
by Carla Thoman, as Vice President of **STORE MASTER FUNDING
XXXII, LLC**, a Delaware limited liability company, on behalf of the company.

Kellie Dimaria
Notary Public

My Commission Expires:
August 17, 2024



LESSEE:

FC CLINTON OPERATIONS, LLC,
a Utah limited liability company

By: [Signature]

Name: Sean F. D. Collins

Title: Authorized Person

STATE OF Utah)
) ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me on June 27, 2023
by Sean Collins, as authorized person of **FC CLINTON OPERATIONS,**
LLC, a Utah limited liability company, on behalf of the company.

[Signature]
Notary Public

My Commission Expires:
7-7-2025

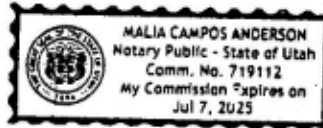


EXHIBIT A
PROPERTY

Parcel: 14-266-0002

Street Address: 2062 W. 1800 N., Clinton, UT 84015

Legal Description:

PARCEL 1:

LOT 2, CLINTON TOWNE CENTER, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, PARKING AND UTILITIES, APPURTENANT TO PARCEL 1 HEREIN, AS DEFINED, DESCRIBED AND CREATED PURSUANT TO THAT CERTAIN DECLARATION OF RESTRICTIONS AND EASEMENTS DATED OCTOBER 22, 1998 AND RECORDED OCTOBER 23, 1998 AS ENTRY NO. 1451282 IN BOOK 2379 AT PAGE 380 OF THE OFFICIAL RECORDS OF THE DAVIS COUNTY RECORDER.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS, AS SET FORTH IN DECLARATION OF EASEMENT RECORDED OCTOBER 23, 1998 AS ENTRY NO. 1451280 IN BOOK 2379 AT PAGE 375 OF OFFICIAL RECORDS.