

ASSIGNMENT OF LEASES AND ASSUMPTION AGREEMENT

(4)
4065436

THIS AGREEMENT is made this 3rd day of August 1982 between SCOTT M. WALDRON (hereinafter called "Assignor") and D. R. LINDSAY ASSOCIATES (hereinafter called the "Assignee").

WHEREAS, Assignor is the current owner of all of the Lessee's right, title and interest in and to those certain Ground Leases with First Right to Purchase and that certain Ground Lease and Option to Purchase, copies of which are attached hereto as Exhibits 1 through 19 and the terms of which are incorporated herein by this reference (hereinafter collectively called the "Leases") with such lessors (hereinafter collectively called the "Lessors") and on such dates and subject to such terms as are set forth in the Leases; and

WHEREAS, Assignor desires to assign and transfer to the Assignee an undivided twenty-one percent (21%) interest of his right, title and interest in and to the Leases and in and to the security deposits that have been given to the Lessors to secure the obligations of previous tenants under the Leases (hereinafter collectively called the "Security Deposits"), if any, and to be indemnified with respect to all of Assignor's duties and obligations to the Lessors as evidenced by the Leases and the Security Deposits, if any; and

WHEREAS, the Assignee desires to assume Assignor's duties and obligations as evidenced by the Leases; and

WHEREAS, pursuant to paragraph 13(a) of the Leases, Assignor is authorized to make the assignment contemplated hereby.

NOW, THEREFORE, in consideration of the premises, the parties hereby agree as follows:

1. Assignment of Rights. Assignor hereby assigns an undivided twenty-one percent (21%) interest of all of Assignor's right, title and interest in and to the Leases and Security Deposits, if any, to the Assignee.

2. Delegation of Duties. Assignor hereby delegates to the Assignee all of Assignor's duties and obligations as evidenced by the Leases.

EXHIBITS 1-13
SALT LAKE COUNTY GROUND LEASES

Copies of these leases, which cover real property located in Salt Lake County, State of Utah, have been recorded at the office of the Salt Lake County Recorder as the following entries:

EXHIBIT 1:

A Ground Lease With First Right to Purchase dated August 3, 1982 between Dee's, Inc., as Lessor, and Scott M. Waldron, as Lessee.

Address: 837 West North Temple, Salt Lake City, Utah

Legal Description:

Parcel "A": Beginning at a point on the North line of Lot 5, Block 58, Plat "C", Salt Lake City Survey, said point being N 89°58'38" E along said North line 264.132 feet from the N.W. corner of said Lot 5, said point also being N 89°58'38" E along the North Temple monument line 331.338 feet and S 00°02'05" E 74.988 feet from a Salt Lake City monument in the intersection of said North Temple and 900 West Streets; thence N 89°58'38" E 66.034 feet to the N.W. corner of Lot 6, said Block 58; thence N 89°58'38" E along the North line of said Lot 6, 123.814 feet to the N.W. corner of the property deeded by quit-claim deed #2436079; thence along the West line of said property S 0°02'29" E 136.966 feet, S 58°24'52" W 13.315 feet, S 89°58'38" W 28.205 feet and S 2°52'10" W 21.191 feet; thence S 89°58'50" W 149.238 feet; thence N 0°02'05" W 165.091 feet to the point of beginning, containing 0.70 acre.

Parcel "B": Beginning at the S.W. corner of Parcel "A", said point being N 89°58'38" E 264.132 feet along the North line of Lot 5, Block 58, Plat "C", Salt Lake City Survey, and

BOOK 5639 PAGE 2085

S 0°02'05" E 165.091 feet from the N.W. corner of said Lot 5, said point also being N 89°58'38" E along the North Temple monument line 331.338 feet and S 0°02'05" E 240.079 feet from a monument in the intersection of said North Temple and 900 West Streets; thence N 89°58'50" E along the South line of said Parcel "A", 149.238 feet to a point on the West line of the property deeded by quit-claim deed #2436079; thence along said West line S 2°52'10" W 8.324 feet, S 32°20'05" W 14.948 feet and S 0°02'29" E 61.623 feet; thence S 89°58'57" W 74.787 feet; thence N 0°02'05" W 16.509 feet to the S.E. corner of said Lot 5; thence S 89°58'56" W along the South line of said Lot 5, 66.034 feet; thence N 0°02'05" W 66.051 feet to the point of beginning, containing 0.255 acre.

TOGETHER WITH AND SUBJECT TO such other additional rights and/or exclusions as are specified in the Lease.

Recorded as: Entry No. 3702190 in Book 5402 at Page 2281 of Official Records.

EXHIBIT 2:

A Ground Lease With First Right to Purchase dated August 3, 1982, between Anderson Investment Corporation, as Lessor, and Scott M. Waldron, as Lessee.

Address: 753 East 2100 South, Salt Lake City, Utah

Legal Description:

Beginning at a point on the South line of Lot 2, Block 2, 5 Acre Plat "A", Big Field Survey, said point being N 89°51'45" W along said South line 274.176 feet from the Southeast corner of said Lot 2, said point also being N 89°58'51" W along the 2100 South Street Monument line 277.837 feet and N 0°06'23" E 31.017 feet from a Salt Lake City Monument in the intersection of said 2100 South and 800 East Streets; thence N 89°51'45" W along said South line 167.023 feet to a point on the extension

BOOK 5639 PAGE 2066

of the East line of a 3-foot sidewalk; thence N 0°01'43" E along the East line of said sidewalk and its extension 198.10 feet; thence S 89°51'45" E 167.292 feet; thence S 0°06'23" W 198.10 feet to the point of beginning, containing 0.76 acre.

TOGETHER WITH AND SUBJECT TO such other additional rights and/or exclusions as are specified in the Lease.

Recorded as: Entry No. 3702192 in Book 5402 at Page 2307 of Official Records.

EXHIBIT 3:

A Ground Lease With First Right to Purchase dated August 3, 1982 between Anderson Investment Corporation, as Lessor, and Scott M. Waldron, as Lessee.

Address: 1122 South State Street, Salt Lake City, Utah

Legal Description:

COMMENCING at the Northeast corner of Lot 22, Block 16, The Main Street Subdivision, being a subdivision of Lots 15, 16 and 18, Block 22, Five Acre Plat "A", Big Field Survey, Salt Lake County, Utah, and running thence South along the West boundary line of State Street 155.0 feet, more or less, to the Southeast corner of Lot 27; thence West 165.0 feet; thence North 155.0 feet, more or less, to the South boundary line of Harvard Avenue; thence East along the South boundary line of Harvard Avenue 165.0 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO such other additional rights and/or exclusions as are specified in the Lease.

Recorded as: Entry No. 3702194 in Book 5402 at Page 2333 of Official Records.

EXHIBIT 4:

A Ground Lease With First Right to Purchase dated August 3, 1982, between Dee's, Inc., as Lessor, and Scott M. Waldron, as Lessee.

Address: 217 East 400 South, Salt Lake City,
Utah

Legal Description:

Parcel No. 1:

Beginning at the Southwest corner of Lot 4, Block 54, Plat "A", Salt Lake City Survey and running thence East 57 feet; thence North 56 feet 9 inches; thence West 20 inches; thence North 50 feet 7 inches; thence West 55 feet 4 inches; thence South 107 feet 4 inches to the place of Beginning.

Parcel No. 2:

Beginning at the Southeast corner of Lot 4, Block 54, Plat "A", Salt Lake City Survey and running thence West 108 feet; thence North 56.75 feet; thence West 1.67 feet; thence North 50.7 feet; thence East 109.67 feet; thence South 107.45 feet to the point of Beginning.

Parcel No. 3:

Beginning 107 feet 4 inches North from the Southwest corner of Lot 4, Block 54, Plat "A", Salt Lake City Survey and running thence North 10 feet; thence East 165 feet; thence South 10 feet; thence West 165 feet to the place of Beginning. Subject to a right-of-way over the whole thereof.

TOGETHER WITH AND SUBJECT TO such other additional rights and/or exclusions as are specified in the Lease.

Recorded as: Entry No. 3702196 in Book 5402 at Page 2359 of Official Records.

EXHIBIT 5:

A Ground Lease With First Right to Purchase dated August 3, 1982, between Anderson Investment Corporation, as Lessor, and Scott M. Waldron, as Lessee.

Address: 7024 South 2000 East, Salt Lake City, Utah

Legal Description:

COMMENCING at a point 2 rods West and 100.98 feet South from the Northeast corner of Section 28, Township 2 South, Range 1 East, Salt Lake Meridian, and running thence South 153.88 feet; thence West 14 rods; thence North 187.57 feet; thence South 82°55' East 232.78 feet to the place of beginning. Subject to a right of way over the Northerly 20 feet thereof.

TOGETHER WITH AND SUBJECT TO such other additional rights and/or exclusions as are specified in the Lease.

Recorded as: Entry No. 3702201 in Book 5402 at Page 2415 of Official Records.

EXHIBIT 6:

A Ground Lease With First Right to Purchase dated August 3, 1982, between Dee's, Inc., as Lessor, and Scott M. Waldron, as Lessee.

Address: 4163 West 5400 South, Kearns, Utah

Legal Description:

Commencing at a point North 89°59'04" West 1181.85 feet and South 0°05'30" West 138.43 feet from the Northeast corner of said Section 18, and running thence South 89°54'30" East 165 feet; thence South 0°05'30" West 165 feet; thence North 89°54'30" West 165 feet; thence North 0°05'30" East 165 feet, to the point of beginning.

BOOK 5639 PAGE 2089

TOGETHER WITH AND SUBJECT TO such other additional rights and/or exclusions as are specified in the Lease.

Recorded as: Entry No. 3702203 in Book 5402 at Page 2440 of Official Records.

EXHIBIT 7:

A Ground Lease With First Right to Purchase dated August 3, 1982, between Dee's, Inc., as Lessor, and Scott M. Waldron, as Lessee.

Address: 9400 South 700 East, Sandy, Utah

Legal Description:

Beginning at a point which is South 143.68 feet and West 73.96 feet from the N.E. corner of Section 7, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said point also being S 0°21'30" E along the 700 East Street monument line 182.979 feet and N 89°27'05" W 53.00 feet from a Salt Lake County monument in the intersection of said 700 East and 9400 South Streets; thence S 0°21'30" E 150.025 feet; thence N 89°27'05" W 180.00 feet to the East line of Union Square, a subdivision in the N.E. 1/4 of said Section 7; thence N 0°21'30" W along said East line 280.00 feet; thence S 89°27'05" E 50.00 feet; thence S 0°21'30" E 129.974 feet to the South line of a service station property; thence S 89°27'05" E along said South line 130.00 feet to the point of beginning, containing 0.77 acre.

TOGETHER WITH AND SUBJECT TO such other additional rights and/or exclusions as are specified in the Lease.

Recorded as: Entry No. 3702205 in Book 5402 at Page 2465 of Official Records.

BOOK 5639 PAGE 2090

EXHIBIT 8:

A Ground Lease With First Right to Purchase dated August 3, 1982, between Anderson Investment Corporation, as Lessor, and Scott M. Waldron, as Lessee.

Address: 7849 South Redwood Road, Salt Lake City, Utah

Legal Description:

Beginning at a point on the East line of the property deeded to the City of West Jordan by Special Warranty Deed dated May 2, 1977, said point being S 0°03'25" E along the $\frac{1}{4}$ section line 183.07 feet and N 89°57'15" E parallel with the North line of Section 34, Township 2 South, Range 1 West, Salt Lake Base and Meridian, 43.50 feet from the North $\frac{1}{4}$ corner of said Section 34; thence N 89°57'15" E 71.99 feet; thence North 0°03'25" W 53.00 feet; thence N 89°57'15" E 117.49 feet; thence S 0°03'25" E 222.0 feet; thence S 89°57'15" W 189.48 feet to said East line of the City of West Jordan's property; thence N 0°03'25" W along said East line 169.06 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO such other additional rights and/or exclusions as are specified in the Lease.

Recorded as: Entry No. 3702207 in Book 5402 at Page 2491 of Official Records.

EXHIBIT 9:

A Ground Lease With First Right to Purchase dated August 3, 1982, between Dee's, Inc., as Lessor, and Scott M. Waldron, as Lessee.

Address: 3010 West 3500 South, Salt Lake City, Utah

Legal Description:

Beginning at a point 200 feet South of the Southeast corner of Lot 17, HILLSDALE SUBDIVISION NO. 2, said Southeast corner of Lot 17 being 399.69 feet North 0°05'25" West and 1077.68 feet North 89°56'05" East from the Southwest corner of Section 28, Township 1 South, Range 1 West, Salt Lake Base and Meridian; running South 89°56'05" West 140 feet; thence South 165.94 feet, more or less, to the North line of 3500 South Street; thence along said North line North 89°53'20" East 140 feet; more or less, to a point due South of the place of beginning; thence North 165.83 feet, more or less, to the place of beginning.

ALSO: Beginning 100 feet South of the Southeast corner of Lot 17, HILLSDALE SUBDIVISION NO. 2, said Southeast corner being 399.69 feet North 0°05'25" West and 1077.68 feet North 89°56'05" East from the Southwest corner of Section 28, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence South 89°56'05" West 140 feet; thence South 100 feet; thence North 89°56'05" East 140 feet; thence North 100 feet to the place of beginning.

TOGETHER WITH AND SUBJECT TO such other additional rights and/or exclusions as are specified in the Lease.

Recorded as: Entry No. 3702210 in Book 5402 at Page 2537 of Official Records.

EXHIBIT 10:

Ground Lease and Option to Purchase dated August 3, 1982, between Dee's, Inc., as Lessor, and Scott M. Waldron, as Lessee.

Address: 75 East 200 South, Salt Lake City,
Utah

BOOK 5639 PAGE 2032

Legal Description:

Beginning at the Southeast corner of Lot 1, Block 70, Plat "A", Salt Lake City Survey, and running thence West 140 feet; thence North 90.75 feet; thence West 25 feet; thence North 41.25 feet; thence East 165 feet; thence South 132 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO such other additional rights and/or exclusions as are specified in the Lease.

Recorded as: Entry No. 3702212 in Book 5402 at Page 2562 of Official Records.

EXHIBIT 11:

A Ground Lease With First Right to Purchase dated August 3, 1982, between Anderson Investment Corporation, as Lessor, and Scott M. Waldron, as Lessee.

Address: 224 West 9000 South, Sandy, Utah

Legal Description:

Lot 2 and the East 10 feet of Lot 1 of ARK SUBDIVISION, according to the official plat thereof on file in the office of the County Recorder of Salt Lake County.

Recorded as: Entry No. 3702218 in Book 5402 at Page 2628 of Official Records.

EXHIBIT 12:

A Ground Lease With First Right to Purchase dated August 3, 1982 between Dee's, Inc., as Lessor, and Scott M. Waldron, as Lessee.

Address: 2100 South Redwood Road, Salt Lake City, Utah

BOOK 5639 PAGE 2083

Legal Description:

Part of the Northeast quarter of the Northwest quarter of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian; Beginning at the intersection of the Southerly right of way line of Utah State Highway F. A. Project No. 218 and the Westerly line of Utah State Highway F. A. Project No. 229, which point is South 0°02'16" West 50.00 feet and South 89°41' West 69.00 feet from a Salt Lake City Monument, said monument being North 33°25'29" East 3.60 feet from the Northeast corner of the Northwest quarter of said Section 22 and running thence from said point of beginning South 2°13' East along said Westerly right of way line of Utah State Highway F. A. Project No. 229 a distance of 160.00 feet; thence South 89°41' West 160.00 feet; thence North 2°13' West 160.00 feet to said Southerly right of way line of Utah State F. A. Project No. 218; thence North 89°41' East 160.00 feet to the point of Beginning.

TOGETHER WITH AND SUBJECT TO such other additional rights and/or exclusions as are specified in the Lease.

Recorded as: Entry No. 3702225 in Book 5402 at Page 2728 of Official Records.

EXHIBIT 13:

A Ground Lease With First Right to Purchase dated August 3, 1982, between Dee's, Inc., as Lessor, and Scott M. Waldron, as Lessee.

Address: 3500 South 5600 West, Salt Lake City, Utah

Legal Description:

Beginning at a point 2 rods North and 2 rods West from the Southeast Corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 190 feet along the West line of 5600 West Street; thence West 190 feet; thence South 190 feet to

BOOK 5639 PAGE 2094

the North line of 3500 South Street; thence East along said North line 190 feet to the point of BEGINNING.

TOGETHER WITH AND SUBJECT TO such other additional rights and/or exclusions as are specified in the Lease.

Recorded as: Entry No. 3702229 in Book 5402 at Page 2770 of Official Records.

BOOK 5639 PAGE 2095

EXHIBIT 14
DAVIS COUNTY GROUND LEASE

A copy of this lease, which covers real property located in Davis County, State of Utah, has been recorded at the office of the Davis County Recorder as the following entry:

EXHIBIT 14:

A Ground Lease With First Right to Purchase dated August 3, 1982 between Dee's, Inc., as Lessor, and Scott M. Waldron, as Lessee.

Address: 450 South State Street, Clearfield, Utah.

Legal Description:

Beginning at a point 1024.98 feet South 0°08' West along the Quarter Section line and North 89°58' West 662.35 feet and South 0°02' West 126.2 feet from the Northeast corner of the Southwest Quarter of Section 1, Township 4 North, Range 2 West, Salt Lake Meridian, in the City of Clearfield, and running thence North 89°58' West 248.07 feet, more or less, to the Easterly line of a Highway; thence South 41°24' East 166.79 feet, more or less, along the Easterly line of said Highway to the North line of a street; thence South 89°53' East 138.11 feet, more or less, along said street to a point due South of the point of beginning; thence North 125.08 feet, more or less, to the point of beginning.

TOGETHER WITH AND SUBJECT TO such other additional rights and/or exclusions as are specified in the Lease.

Recorded as: Entry No. 620865 in Book 911 at Page 443 of Official Records.

BOOK 5639 PAGE 2095

**EXHIBITS 15-17
WEBER COUNTY GROUND LEASES**

Copies of these leases, which cover real property located in Weber County, State of Utah, have been recorded at the office of the Weber County Recorder as the following entries:

EXHIBIT 15:

A Ground Lease With First Right to Purchase dated August 3, 1982, between Dee's, Inc., as Lessor, and Scott M. Waldron, as Lessee.

Address: 3433 Washington Boulevard, Ogden, Utah

Legal Description:

All of Lot 1, McGill's Amended Addition to Ogden City, according to the official plat thereof, together with the South 5 feet of Lot 15, and all of Lots 16, 17, 18, 19, 20, and 21 of McGill's Addition to Ogden City, Utah, according to the official plat thereof.

TOGETHER WITH AND SUBJECT TO such other additional rights and/or exclusions as are specified in the Lease.

Recorded as: Entry No. 862228 of Official Records.

EXHIBIT 16:

A Ground Lease With First Right to Purchase dated August 3, 1982, between Dee's, Inc., as Lessor, and Scott M. Waldron, as Lessee.

Address: 4160 Harrison Boulevard, Ogden, Utah

Legal Description:

Beginning at a point N 0°58'00" E 184.130 feet and S 89°02'00" E 240.00 feet from a monument

BOOK 5639 PAGE 2097

in the intersection of Harrison Boulevard and Country Hills Drive, said monument being S 0°01'38" E 1499.124 feet from the Northwest corner of Section 10, Township 5 North, Range 1 West, Salt Lake Base and Meridian; and running thence N 0°58'00" E 162.00 feet; thence N 89°02'00" W 178.521 feet to the East line of Harrison Boulevard; thence S 5°01'11" W 162.406 feet along said East line; thence S 89°02'00" E 190.00 feet to the point of beginning.

Together with a right-of-way in common with others for ingress and egress from the above property to Country Hills Drive over the following described parcels in accordance with the limitations Lessor has on the use of said right-of-way:

Parcel No. 1: Beginning at a point N 0°58'00" E 134.130 feet and S 89°02'00" E 240.00 feet from a monument in the intersection of Harrison Boulevard and Country Hills Drive, said monument being S 0°01'38" E 1499.124 feet from the Northwest corner of Section 10, Township 5 North, Range 1 West, Salt Lake Base and Meridian; and running thence N 0°58'00" E 30.00 feet; thence S 89°02'00" E 80.00 feet; thence S 0°58'00" W 30.00 feet; thence N 89°02'00" W 80.00 feet to the point of beginning.

Parcel No. 2: Also, a tract of land commencing East along the section line 76.25 feet and South 0°58' West 1,315.4 feet from the Northwest corner of said Northwest Quarter of Section 10, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said point being the Northwest corner of the Texaco, Inc. property, and running thence South 89°02' East 240.0 feet to the true point of beginning; running thence South 89°02' East 30.00 feet; thence South 0°58' West 181.87 feet to the North line of Country Hills Drive; thence North 82°00' West 30.23 feet along said North line of Country Hills Drive; thence North 0°58' East 179.61 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO such other additional rights and/or exclusions as are specified in the Lease.

Recorded as: Entry No. 862230 of Official Records.

EXHIBIT 17:

A Ground Lease With First Right to Purchase dated August 3, 1982, Between Dee's, Inc., as Lessor, and Scott M. Waldron, as Lessee:

Address: 1197 Washington Boulevard, Ogden, Utah

Legal Description:

A part of the Northeast Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Meridian, United States Survey: Beginning at the intersection of the West line of Washington Avenue and the North line of 12th Street, and running thence North 162.22 feet along the West line of Washington Avenue; thence West 129.5 feet; thence South 162.65 feet to the North line of 12th Street; thence East 129.5 feet along the North line of 12th Street to the place of beginning.

Together with and subject to a right of way over the following described land, to-wit: Beginning at a point on the North line of 12th Street 129.5 feet West of the West line of Washington Avenue, and running thence North parallel to Washington Avenue 162.65 feet; thence West 15 feet; thence South 162.65 feet to a point 15 feet West of the place of beginning; thence East 15 feet to the place of beginning.

Also: Part of the Northeast Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian: Beginning at a point 162.22 feet North along the West line of Washington Boulevard from the intersection of the West line of Washington Boulevard with the North line of 12th Street (as widened in 1976)

BOOK 5639 PAGE 2099

and West 144.5 feet, more or less, to the West line of 15-foot-wide right of way described below; running thence South 86.48 feet, more or less, along the West line of said 15-foot-wide right of way to the North line of a 10.44-foot-wide right of way described below; thence North 89°09'45" West 100.0 feet along the North line of said 10.44-foot-wide right of way; thence North 86.48 feet, more or less, to a point due West of the point of beginning; thence East 100 feet, more or less, to the point of beginning.

Together with and subject to a right of way over, across and along the 15-foot-wide strip of land described immediately hereinbelow.

Description of 15-foot-wide right of way:
Beginning at the Northwest corner of property of Continental Oil Company (Weber Tax Serial No. 12-110-0001); running thence West 15.0 feet; thence South 162.65 feet, more or less, to the North line of 12th Street as widened; thence East 15.0 feet along said North line; thence North 162.65 feet, more or less, to the point of beginning.

Description of 10.44-foot-wide right of way:
Beginning at the Northeast corner of property of Sofspray of Ogden, Inc. (Weber County Tax Serial No. 12-110-0036); running thence West 100 feet; thence South 10.44 feet; thence East 100 feet; thence North 10.44 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO such other additional rights and/or exclusions as are specified in the Lease.

Recorded as: Entry No. 862232 of Official Records.

BOOK 5639 PAGE 2100

**EXHIBIT 18
CACHE COUNTY GROUND LEASE**

A copy of this lease, which covers real property located in Cache County, State of Utah, has been recorded at the office of the Cache County Recorder as the following entry:

EXHIBIT 18:

A Ground Lease With First Right to Purchase dated August 3, 1982, between Dee's, Inc., as Lessor, and Scott M. Waldron, as Lessee.

Address: 202 North Main Street, Logan, Utah

Legal Description:

Beginning at a point North 46.36 feet on the Monument Line of Main Street and South 89°52'12" East 61.0 feet from the Monument in the intersection of Main Street and 200 North in Logan, Utah, and running thence South 89°52'12" East 165.307 feet to a point 0.3 feet West of an existing four-foot high chain link fence; thence North 176.183 feet more or less parallel to said fence and along a five-foot high cinder block wall to the North of said fence to a point 0.4 feet South of the five-foot high cinder block wall; thence North 89°52'12" West 165.31 feet more or less parallel to said wall and along the South wall of the existing motel structure and South 176.18 feet to point of beginning.

TOGETHER WITH AND SUBJECT TO such other additional rights and/or exclusions as are specified in the Lease.

Recorded as: Entry No. 453532 of Official Records.

BOOK 5639 PAGE 2104

2350

RECORDS SECTION
SALT LAKE COUNTY
MAR 26 10 35 AM '95
ANDERSON GROUP
HERRING GRAY

RECORDS SECTION
SALT LAKE COUNTY
MAR 26 10 35 AM '95

**EXHIBIT 19
UTAH COUNTY GROUND LEASE**

A copy of this lease, which covers real property located in Utah County, State of Utah, has been recorded at the office of the Utah County Recorder as the following entry:

EXHIBIT 19:

A Ground Lease With First Right to Purchase dated August 3, 1982, between Anderson Investment Corporation, as Lessor, and Scott M. Waldron, as Lessee:

Address: 1158 North University Avenue, Provo, Utah

Legal Description:

Commencing in the East boundary of North University, Provo, Utah, said point of beginning being North 1262.58 feet and West 485.10 feet from the Southeast corner of Section 36, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°00' East parallel to and 9.00 feet South of the Regal Bowling Alley Building 107.25 feet; thence South 1°00' West parallel to and 1.00 feet West of the Regal Bowling Alley Building 66.00 feet; thence North 89°00' West 14.50 feet; thence South 0°30' West 201.00 feet to the Northerly boundary of the State Road right-of-way; thence South 60°39'30" West along said right-of-way boundary 20.41 feet; thence North 89°00' West 76.00 feet to the East boundary of North University Avenue, Provo, Utah; thence North 0°49' East along said avenue boundary 277.30 feet to the point of beginning. Area, 0.61 acres.

TOGETHER WITH AND SUBJECT TO such other additional rights and/or exclusions as are specified in the Lease.

Recorded as: Entry No. 30066 in Book 1996 at Page 193 of Official Records.

BOOK 5639 PAGE 2102