

RIGHT-OF-WAY AND EASEMENT GRANT

Southern Utah Heritage, hereafter "grantor", of Iron County, State of Utah, do hereby convey and warrant to CEDAR STORAGE RENTALS, INC., a corporation of the state of Utah, grantee, its successors and assigns, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, a right-of-way and easement 10 feet in width to lay a low-voltage wire (hereinafter called "facilities") through and across the following-described land and premises situated in the county of Iron, State of Utah, to-wit:

The North East lot of the Old Field Industrial Park, which is immediately North of Lot 8 of Old Field Industrial Park in Cedar City, Utah

the centerline of said right-of-way and easement shall extend through and across the above-described land and premises as follows, to-wit: the South side of the lot as close to the South property line as practicable.

TO HAVE AND TO HOLD the same unto said Cedar Storage Rentals, its successors and assigns, so long as such facilities shall be maintained, with the right of ingress and egress to and from said right-of-way to maintain the same. During temporary periods, grantee may use such portion of the property along and adjacent to said right-of-way as may be reasonably necessary in connection with construction, maintenance, repair and removal or replacement of the facilities. Grantor(s) shall have the right to use said premises except for the purposes for which this right-of-way and easement is granted to grantee, provided such use does not interfere with the facilities or any other rights granted to grantee hereunder.

grantor(s) shall not build or construct, nor permit to be built or constructed, any building or other improvement over or across said right-of-way, nor change the contour thereof, without written consent of grantee. This right-of-way shall be binding upon and inure to the benefit of the successors and assigns of grantor(s) and the successors and assigns of grantee, and may be assigned in whole or in part by grantee. It is hereby understood that grantor shall have no responsibility for installation, maintenance, or care of the facilities described herein.

00411863 BK00689 P#00611-00612
DIXIE B MATHESON - IRON COUNTY RECORDER
1999 AUG 11 15:20 PM FEE \$12.00 BY PTC
REQUEST: SO UTAH TITLE CO/CEDAR CITY

FOR ASSIGNMENT
NOT EXAMINED

WITNESS the execution hereof this 9th day of Sept 1996.

[Signature], V. Pres.

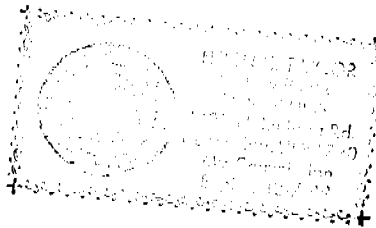
STATE OF UTAH)
) ss.
COUNTY OF IRON)

On the 9th day of September 1996, personally appeared before me Brenda Lee Blackburn, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

[Signature]
Notary Public

Residing at Cedar City Utah

My Commission Expires:



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