

4222551

EASEMENT AGREEMENT

This Agreement is made and entered into on this 27th day of March, 1986, by and between STOR-SAFE SELF STORAGE, a General Partnership, hereinafter collectively referred to as "Stor-Safe", and RICHARD W. SCHANZ, hereinafter referred to as "Schanz".

RECITALS

1. Stor-Safe is the owner, in fee simple, of the following parcel of real property, hereinafter referred to as the "Stor-Safe Parcel", situated in Salt Lake County, State of Utah, and being more particularly described as follows:

Beginning at a point which is North 0 Degrees 07'30" West 1165.86 feet along the Section Line and South 89 Degrees 55'45" East 40.00 feet from the Center of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89 Degrees 58'55" East 620.00 feet; thence South 0 Degrees 07'30" East 225.00 feet; thence North 89 Degrees 58'55" West 505.35 feet; thence North 0 Degrees 07'20" West 79.17 feet; thence South 89 Degrees 51'10" West 30.75 feet; thence North 0 Degrees 08'50" West 35.91 feet; thence North 89 Degrees 58'55" West 83.89 feet; thence North 0 Degrees 07'30" West 110.0 feet to the point of beginning.

2. Schanz is the owner, in fee simple, of the following parcel of real property, hereinafter referred to as the "Schanz Parcel", situated in Salt Lake County, State of Utah, and being more particularly described as follows:

Beginning at a point which is North 0 Degrees 07'30" West 1055.86 feet along the Section Line and South 89 Degrees 55'45" East 40.00 feet from the Center of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89 Degrees 58'55" East 83.89 feet; thence South 0 Degrees 08'50" East 35.91 feet; thence North 89 Degrees 51'10" East 30.75 feet; thence South 0 Degrees 07'20" East 79.17 feet; thence South 89 Degrees 58'55" West 114.65 feet; thence North 0 Degrees 07'30" West 115.00 feet to the point of beginning.

3. The Schanz Parcel is located immediately to the West of, and adjacent to, the Stor-Safe Parcel.

4. In order to provide appropriate and adequate removal of surface water from the above described parcels, the undersigned parties have deemed it advisable that certain

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portions of said parcels be dedicated for drainage and for the construction of facilities for this purpose.

In addition, the undersigned parties desire to dedicate a portion of said parcels for the construction and maintenance of a water line.

5. The parties hereto desire to establish certain described areas of both of the aforescribed parcels as reciprocal easements for surface drainage and for the aforementioned water line.

NOW, THEREFORE, in consideration of the above premises, and for other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the undersigned parties hereby agree as follows:

6. Stor-Safe hereby grants and conveys to Schanz, his heirs, successors, and assigns, as an appurtenance to the Schanz Parcel, a perpetual right of way and easement for purposes of surface drainage over and across the following described portion of the Stor-Safe Parcel:

Beginning at a point which is North 1023.45 feet and East 152.42 feet from the Center of Section 9, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89 Degrees 58'55" East 93.00 feet; thence South 0 Degrees 01'05" West 10.00 feet; thence North 89 Degrees 58'55" West 68.00 feet; thence South 0 Degrees 01'05" West 37.00 feet; thence South 89 Degrees 58'55" East 68.00 feet; thence South 0 Degrees 01'05" West 10.00 feet; thence North 89 Degrees 58'55" West 92.86 feet; thence North 0 Degrees 07'20" West 57.00 feet to the point of beginning.

7. Schanz hereby grants and conveys to Stor-Safe, their heirs, successors, and assigns, as an appurtenance to the Stor-Safe Parcel, a perpetual right of way and easement, fifteen (15) feet in width for purposes of construction, operation, use, and maintenance of a water line, the center line of which right of way and easement is more particularly described as follows:

Beginning at a point which is North 0 Degrees 07'30" West 1006.86 feet along the Section line and South 89 Degrees 55'45" East 40.00 feet from the Center of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 89

Degrees 58'55" East 114.65 feet and terminating at the East property line of the Dick Schanz Survey; said point of termination is North 0 Degrees 07'20" West 71.88 feet from the Southeast Property Corner of said Survey.

8. Costs of maintenance, repair, and other necessary expenditures for the right of way and easement for the water line, together with the responsibility and liability for restoring said easement to its prior condition after completion of any repairs or maintenance, shall be the sole responsibility and liability of Stor-Safe, its successors and assigns.

9. The agreements and covenants contained herein shall constitute covenants to run with the land and equitable servitudes, and shall be binding upon the undersigned parties, all parties who may hereafter acquire any interest in the Stor-Safe Parcel or the Schanz Parcel, or any portion thereof, and their respective grantees, transferees, heirs, devisees, successors and assigns.

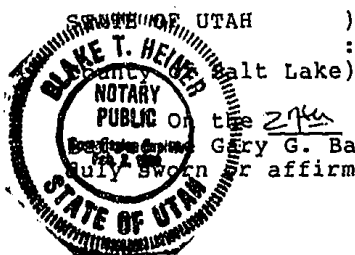
IN WITNESS WHEREOF, the undersigned parties have executed this Easement Agreement on the day and year hereinabove first written.

STOR-SAFE SELF STORAGE, a Utah
General Partnership

By: Gary G. Banks
Gary G. Banks
Its: General Partner

By: Richard W. Schanz
Richard W. Schanz
Its: General Partner

Richard W. Schanz
Richard W. Schanz



STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On the 27th day of MARCH, 1986, personally appeared Gary G. Banks and Richard W. Schanz, who being by me duly sworn or affirmed, did say that they are the general

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partners of Stor-Safe Self Storage, a Utah General Partnership,
and that said instrument was signed in behalf of said partnership
by authority, and said Gary G. Banks and Richard W. Schanz
acknowledged to me that they as such general partners executed
the same in the name of the partnership.

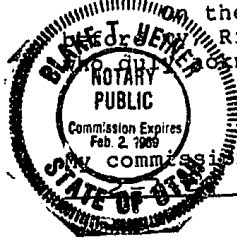
My commission expires:
2-2-89

[Signature]
NOTARY PUBLIC
Residing at: S.C. Utah

STATE OF UTAH)
 : ss.
County of Salt Lake)

On the 27th day of March, 1986, personally appeared
Richard W. Schanz, the signer of the above instrument,
and acknowledged to me that he executed the same.

[Signature]
NOTARY PUBLIC
Residing at: S.C. Utah


EAS.AGMT

[Signature]
Penni Koroligos

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ASSOCIATED TITLE
DEP

MAR 31 4 22 PM '86
KATHLEEN J. AGON
RECORDS
SALT LAKE COUNTY,
UTAH