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KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
REC BY: REBECCA GRAY , DEPUTY

4782899

RECORDED AT THE REQUEST OF,
AND AFTER RECORDING RETURN TO:

Wm. Shane Topham, Esq.
JARDINE, LINEBAUGH, BROWN & DUNN
370 East South Temple, Fourth Floor
Salt Lake City, Utah 84111

NOTICE OF LEASE

THE UNDERSIGNED hereby gives notice that GREGORY E. AUSTIN, an individual whose address is 40 Marrcrest South, Provo, Utah 84604 ("Landlord"), has leased to TERRATRON, INC. and TITUS FOODS, INC., a Wisconsin corporation duly qualified to do business in the state of Utah and a Utah corporation, respectively, whose address is 7050 South 2000 East, Suite 300, Salt Lake City, Utah 84121 (collectively, "Tenant"), certain real property (the "Property") that is located at approximately 1966 East 7000 South, Salt Lake City, Salt Lake County, Utah and that is described more particularly on the exhibit that is annexed hereto, pursuant to the terms and provisions of a "Nonexclusive Ground Lease" (the "Lease") that is dated 1 June 1989 and is executed by Landlord and by Tenant.

The original term of the Lease commences on 1 June 1989 and continues thereafter until 1 June 2088, unless sooner terminated pursuant to the terms of the Lease. Tenant has no option to extend the original term of the Lease.

This Notice of Lease is prepared and executed for the purposes of recordation, but it does not set forth all of the terms and provisions which are contained in the Lease nor does it in any way modify or amend the provisions of the Lease, the terms of which are incorporated in this instrument by reference. In the event of any conflict or inconsistency between the terms and provisions of this instrument and the terms and provisions of the Lease, the terms and provisions of the Lease shall control.

DATED effective 1 June 1989.

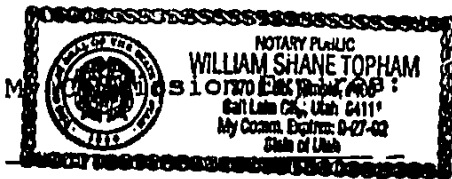
LANDLORD:


GREGORY E. AUSTIN

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STATE OF UTAH)
)
) :SS
COUNTY OF SALT LAKE)

On this 30 day of May 1989, personally appeared before me KEVIN K. CUSHING who, being by me duly sworn, did say that he is the Vice President of TERRATRON, INC. and of TITUS FOODS, INC., a Wisconsin corporation and a Utah corporation, respectively, and that the foregoing NOTICE OF LEASE was signed on behalf of said corporations by authority of their Bylaws or a resolution of their Board of Directors, and said KEVIN K. CUSHING acknowledged to me that said corporations executed the same.



W.S. Topham
NOTARY PUBLIC
Residing in: Salt Lake County

WSTD1406

EXHIBIT
TO NOTICE OF LEASE

Beginning at a point on the Southerly line of widened Fort Union Boulevard (40 feet from centerline), said point being North 85.23 feet to the centerline intersection of 2000 East Street and Fort Union Boulevard, North $82^{\circ}54'58''$ West (Basis of Bearing) 190.30 feet along the centerline of Fort Union Boulevard and South 40.30 feet from the Southeast corner of Section 21, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North $82^{\circ}54'58''$ West 25.19 feet along said widened Southerly line; thence South 150.00 feet; thence South $82^{\circ}54'58''$ East 25.19 feet; thence North 150.00 feet to the point of beginning.

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