

**When Recorded, Return To:**

Soar Capital LLC  
Attn: Aaron Earnest  
706 Nebo Circle  
Woodland Hills, Utah 84653  
4W-14016

**LOAN MODIFICATION AGREEMENT**

For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, FIG KOLLMAN FARMS, LLC, LLC, a Utah limited liability company, and MICHAEL C. MILLER, individually (collectively, "Borrowers"), and SOAR CAPITAL LLC, a Utah limited liability company ("Lender"), mutually agree to amend the Promissory Note dated November 3, 2023, in the initial principal amount of \$1,725,000, and payable by Borrowers to Lender (the "Note"), which Note is secured by a Trust Deed recorded in the office of the Wasatch County Recorder on November 3, 2023, as Entry No. 538415 (the "Trust Deed"), to increase the principal amount of the Note from \$175,000 to \$4,179,667. All other terms and provisions of the Note are hereby ratified and remain in full force and effect, and the Note, as modified hereby, shall continue to be secured by the Trust Deed.

Dated effective as of December 15, 2023.

"Borrowers"

FIG KOLLMAN FARMS, LLC

By: MICHAEL C. MILLER  
Michael C. Miller, Manager

MICHAEL C. MILLER  
MICHAEL C. MILLER, individually

**Acknowledgment**

State of Utah )  
County of Utah ) : ss

On December 18, 2023, personally appeared before me, MICHAEL C. MILLER, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he executed the foregoing document both in his INDIVIDUAL CAPACITY and in his capacity as the MANAGER of FIG KOLLMAN FARMS, LLC, and that he did so of his own voluntary act for its stated purpose.



Karen Weeks  
Notary Public

“Lender”

SOAR CAPITAL LLC

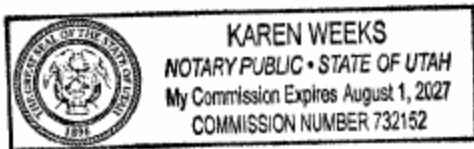
By:   
Aaron Earnest, Manager

**Acknowledgement**

State of Utah            )  
                                  : ss  
County of Utah         )

On December 18, 2023, personally appeared before me, AARON EARNEST, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he executed the foregoing document in his capacity as the MANAGER of SOAR CAPITAL LLC, and that he did so of his own voluntary act for its stated purpose.

  
Notary Public



## Exhibit "A"

Lots 63 through 104, Old Mill Village Townhomes, a part of Overall Plat as depicted on Page 2  
Recorded on May 20, 2022 as Entry 519822 in the Office of the Wasatch County Recorder, Utah.

## Tax Parcels:

Lot 63: 00-0021-7488  
Lot 64: 00-0021-7489  
Lot 65: 00-0021-7490  
Lot 66: 00-0021-7491  
Lot 67: 00-0021-7492  
Lot 68: 00-0021-7493  
Lot 69: 00-0021-7494  
Lot 70: 00-0021-7495  
Lot 71: 00-0021-7496  
Lot 72: 00-0021-7497  
Lot 73: 00-0021-7498  
Lot 74: 00-0021-7499  
Lot 75: 00-0021-7500  
Lot 76: 00-0021-7501  
Lot 77: 00-0021-7502  
Lot 78: 00-0021-7503  
Lot 79: 00-0021-7504  
Lot 80: 00-0021-7505  
Lot 81: 00-0021-7506  
Lot 82: 00-0021-7507  
Lot 83: 00-0021-7508  
Lot 84: 00-0021-7509  
Lot 85: 00-0021-7510  
Lot 86: 00-0021-7511  
Lot 87: 00-0021-7512  
Lot 88: 00-0021-7513  
Lot 89: 00-0021-7514  
Lot 90: 00-0021-7515  
Lot 91: 00-0021-7516  
Lot 92: 00-0021-7517  
Lot 93: 00-0021-7518  
Lot 94: 00-0021-7519  
Lot 95: 00-0021-7520  
Lot 96: 00-0021-7521  
Lot 97: 00-0021-7522  
Lot 98: 00-0021-7523  
Lot 99: 00-0021-7524  
Lot 100: 00-0021-7525  
Lot 101: 00-0021-7526  
Lot 102: 00-0021-7527  
Lot 103: 00-0021-7528  
Lot 104: 00-0021-7529