

When Recorded, Return To:

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

SECOND 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 further 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 \$4,179,667 (pursuant to a Loan Modification Agreement, dated December 15, 2023) to \$5,765,434. 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

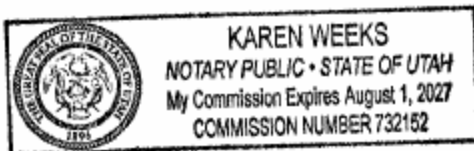
By: ME MR
Michael C. Miller, Manager

ME MR
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 16, 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.

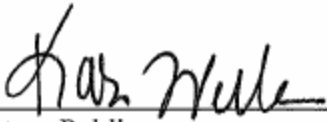

Notary Public



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