

5917593
09/08/94 4:11 PM 19.00
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
BACKMAN-STEWART TITLE SERVICES
REC BY: B GRAY DEPUTY - WI

19
③
WHEN RECORDED MAIL TO:

Stephen K. Christensen, Esq.
ALLEN, NELSON, RASMUSSEN & CHRISTENSEN
215 South State Street, Suite 900
Salt Lake City, Utah 84111

5917593

MEMORANDUM OF LEASES

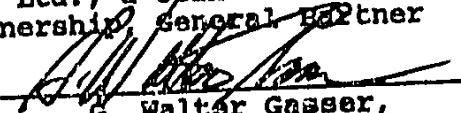
THIS MEMORANDUM OF LEASES is executed this 24th day of August, 1994, by WPS COMPANY, a Utah general partnership ("Lessor") to give notice of the Leases described below.

1. Lessor has leased to certain lessees (the "Lessees") a portion of the real property situated in the County of Salt Lake, State of Utah, and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").
2. The Rent Roll attached hereto as Exhibit "B" identifies:
 - a. all leases of the Property (the "Leases") and the present Lessees thereunder;
 - b. the term of each Lease; and
 - c. the space occupied by each Lessee (which is also shown on the site plan attached hereto as Exhibit "C").
3. All of the obligations and rights of Lessor and Lessees regarding the Property are set forth in the Leases, which are incorporated herein in their entirety.

IN WITNESS WHEREOF, the Lessor has executed this Memorandum of Leases as of the day and year first above written.

WPS COMPANY, a Utah general partnership,

By: CDI, Ltd., a Utah limited
partnership, General Partner

By: 
G. Walter Gasser,
General Partner

(signature continues on next page)

A:WPD.MEM

BK7015PG2197

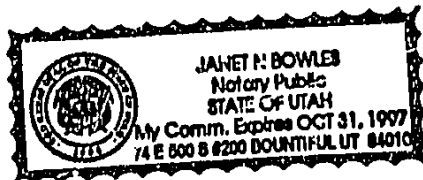
By: West Point Square Associates,
a Utah limited partnership,
General Partner

By: Ray Blake
General Partner

STATE OF UTAH)
COUNTY OF DAVIS) SS.

On Aug. 24, 1994, personally appeared before me
G. Walter Gossett who duly acknowledged to me that he
executed the foregoing instrument in the capacity indicated.

Janet M. Bowles
NOTARY PUBLIC



STATE OF UTAH)
COUNTY OF Salt Lake) SS.

On August 30, 1994, personally appeared before me
Ray F. Blake who duly acknowledged to me that he
executed the foregoing instrument in the capacity indicated.

Mari K. Hansen
NOTARY PUBLIC

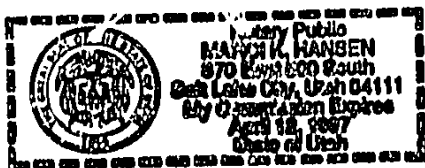


EXHIBIT A

WEST POINT SQUARE SHOPPING CENTER

PROPERTY DESCRIPTION

Beginning at a point on the South right of Way Line of 5400 South Street, N89°56'30"E, 823.9 ft, and S0°03'30"E, 33.00 ft from the Northwest Corner of Section 17, T2S, R1W, SLB&M; said point also being the northeast corner of a tract of land deeded to Edward N. and Jennean Ortega, special W.D. recorded in book 3401, page 327 Aug. 23, 1973; and running thence N89°56'30"E, 567.61 ft along said south right of way line to the east line of a permanent easement of the Jordan Aqueduct recorded in book 3235 page 127 and referred to as Parcel No. JA-204(F); thence S13°24'08"E along said east line, 217.48 ft; thence S17°01'08"E, 886.50 ft along said line; thence N89°54'30"W, 876.41 ft; thence N0°03'30"W, 531.25 ft; thence S89°56'30"W, 133.90 ft; thence N0°03'30"W, 276.00 ft; thence N89°56'30"E, 133.90 ft; thence N0°03'30"W, 250.00 ft to beg. Cont. 18.2478 acres.

Together with the following described right of way:

Beginning at a point S0°05'29"E, 559.00 ft, and N89°54'30"W, 68.89 ft. and S0°05'30"W, 245.32 ft. from the Northwest Corner of Section 17, T2S, R1W, SLB&M; running thence S89°54'30"E, 488.17 ft.; thence N79°10'20"E, 205.30 ft; thence S89°54'30"E, 203.25 ft.; thence S0°03'30"E, 35.00 ft.; thence N89°54'30"W, 200.00 ft.; thence S79°10'20"W, 205.30 ft.; thence N89°54'30"W, 491.52 ft. to the East Line of 4015 West Street; thence N0°05'30"E, 35.00 ft. to the point of beginning.

BK7015102199

WEST POINT SQUARE SHOPPING CENTER

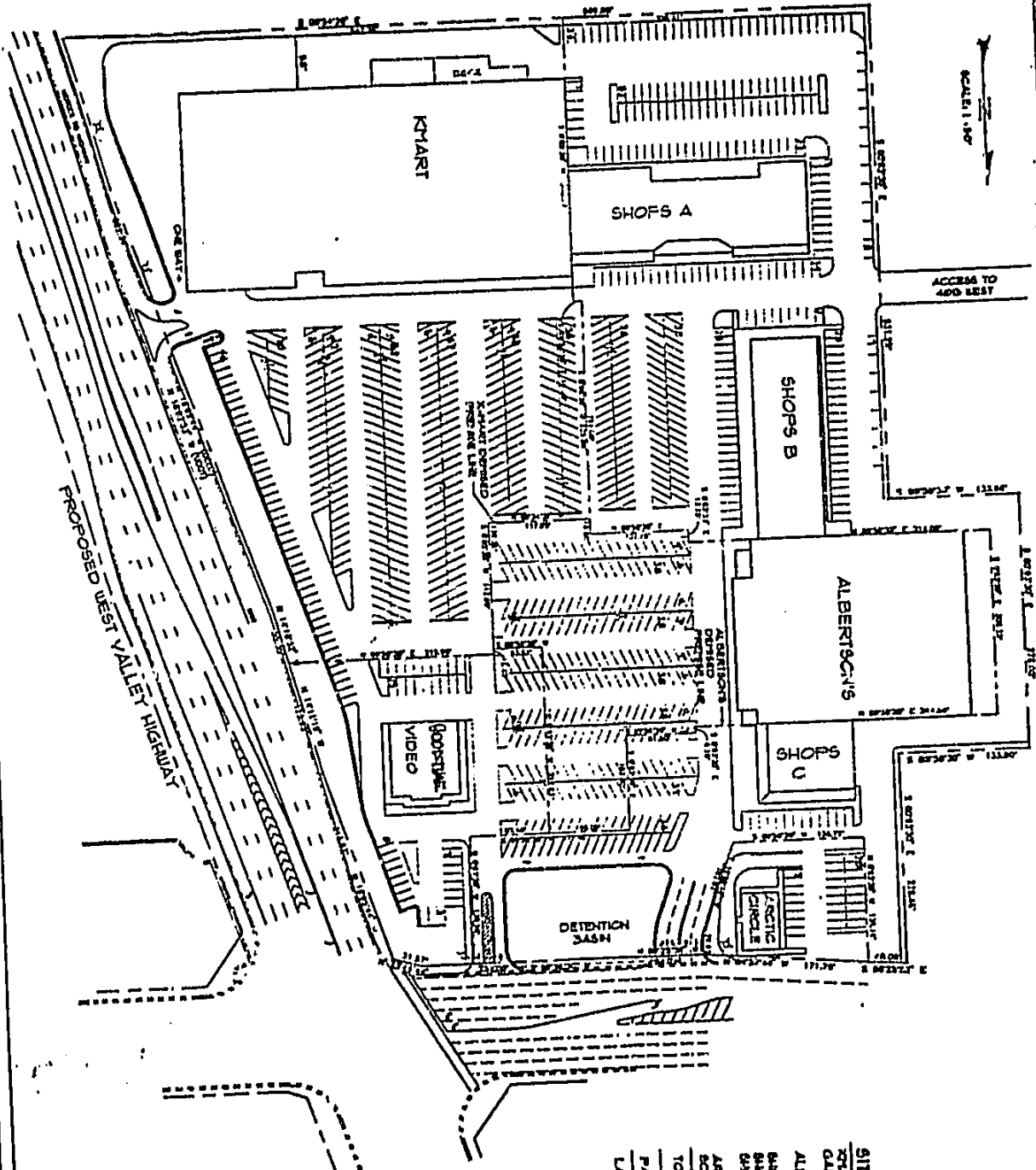
RENT ROLL
August 18, 1994

No.	Store	Sq Feet	Lease Term	Comm Date	Exp Date
140	Albertson's	41,896	25 Years	Jun 01, 1982	May 31, 2007
108	Deseret Book	2,040	5 Years	Apr 01, 1994	Mar 31, 1999
144	Baskin Robbins	1,200	5 Years	May 01, 1992	Apr 30, 1997
134	Dr. Evenson	1,050	3 Years	Sep 01, 1993	Aug 31, 1996
136	Vacant	3,150			
110	West Valley Watch Repair	607	3 years	Jan 01, 1992	Dec 31, 1994
109	i Tan Too	1,930	5 Years	Mar 01, 1994	Feb 28, 1999
130	Discount Health Foods	1,050	3 Years	Jun 01, 1994	May 31, 1997
132	Vacant	1,258			
100	Kmart	72,897	25 Years	Sep 01, 1981	Aug 31, 2006
148	Blimpies	1,740	10 Years	Oct 01, 1993	Sep 30, 2003
112	Olan Mills	1,527	3 Years	Dec 01, 1992	Nov 30, 1995
102, 103, 104 & 106	Peter Piper Pizza	8,070	5.5 Years	Jul 15, 1993	Jan 14, 1999
Pad 1	Goodtime Video	5,872	3 Years	Jun 01, 1993	May 31, 1996
128	2nd Wave	2,275	3 Years	Aug 01, 1993	Jul 31, 1996
116	Club DJs	4,920	104 Months	Apr 01, 1987	Nov 30, 1995
142	Third Dimension Curts	1,200	5 Years	May 01, 1993	Apr 30, 1998
146	Final Touch Beauty Suppl	1,200	3 Years	Jun 01, 1993	May 31, 1996
118	Club DJs	2,793	5 Years	Jul 01, 1994	Jun 30, 1999
124 & 126	Gorilla Bicycle / Camera	5,492	4 Years	Mar 01, 1993	Feb. 28, 1997
TOTALS		162,167			

ROBERTSON
-1-1994

BK 7015 PG 2200

EXHIBIT C



SCALE 1"=40'

ACCESS TO ADD. WEST

-FOR COPY-
GO. RECORDS

BK 7015 PG 2201

SITE DATA	
STAGT	6,370
GARDEN CENTER	4,875
ALBERTSON'S	2,984
SHOPS A	1,475
SHOPS B	3,400
SHOPS C	2,988
ARTIS CIRCLE	3,873
SCHERER PLAT VIDEO	
TOTAL SF.	85,937
PARCELS PROVIDED	58
LANDSCAPING PROVIDED (RS)	48,300 (6.0%)

SITE PLAN
WEST POINT CENTER
 **FORSOREN ASSOCIATES / P.A.**