

WHEN RECORDED, RETURN TO:

G.G.A. II, Inc.
P.O. Box 1019
Salt Lake City, UT 84110
Attn: Phillip M. Arlt

6912917
04/02/98 2:57 PM 14.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
REC BY: Z JOHANSON DEPUTY - WI

6912917

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made and entered into this 31 day of July, 1997, by and between Price Development Company Limited Partnership ("Landlord"), whose mailing address is: 35 Century Parkway, Salt Lake City, Utah 84115, and G.G.A. II, Inc., an Indiana corporation ("Tenant"), whose mailing address is: P.O. Box 1019, Salt Lake City, Utah 84110.

Landlord grants, demises and leases the premises ("Premises") described below to Tenant upon the following terms:

Date of Lease: March 12, 1997

Description of Premises: 7065 South 900 East Fort Union, Midvale, Utah 84047.

Date of Term Commencement: One Hundred Twenty (120) days after Landlord completes demolition of building on premises.

Term: Fifteen (15) consecutive full lease years.

Renewal Options: Tenant is granted options to extend the term of the Lease for six (6) additional periods of five (5) years each upon the terms, provisions and conditions contained and set forth in the Lease.

The purpose of this Memorandum of Lease is to give notice of the Lease and of the rights created thereby. This Memorandum of Lease is not a complete summary of the Lease. Provisions in the Memorandum of Lease shall not be used in interpreting the Lease provisions. In the event of conflict between the Memorandum of Lease and the unrecorded Lease, the unrecorded Lease shall control.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the dates set forth in their respective acknowledgements.

LANDLORD:

PRICE DEVELOPMENT COMPANY LIMITED PARTNERSHIP
a Maryland limited partnership

By: JP Realty, Inc., a Maryland Corporation
Its: General Partner

By: [Signature]
Its: VIA 12 PRESIDENT

LEGAL DEPT
APPROVAL
[Signature]

BK7931PG1809

STATE OF UTAH)
)SS.
COUNTY OF Salt Lake)

On the 31st day of July, 1997, personally appeared before me Paul K. Mendenhall
the signer of the foregoing document who duly acknowledged to me that he signed the same. *



Paul K. Mendenhall
NOTARY PUBLIC
Residing in: Salt Lake City

My Commission Expires: 5-1-99

* by authority and in behalf of J.P. Realty, Inc., as its Vice President for Price Development Company Limited Partnership as its general partner.

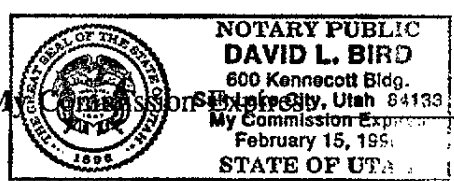
TENANT:

G.G.A. II, Inc., an Indiana corporation

By: Phillip M. Arlt
Phillip M. Arlt
Its: President

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

On the 17th day of Sept July, 1997, personally appeared before me PHILLIP M. ARLT, the
signer of the foregoing document who duly acknowledged to me that he signed the same, by authority
and in behalf of G.G.A. II, Inc., an Indiana corporation.



Phillip M. Arlt
NOTARY PUBLIC
Residing in: Salt Lake City Utah

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EXHIBIT B

DESCRIPTION

Beginning at a point South $0^{\circ}04'01''$ West along the quarter section line 135.30 feet and South $89^{\circ}52'20''$ West 879.98 feet from the North $1/4$ corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence East 325.00 feet; thence South $0^{\circ}04'40''$ West 157.28 feet; thence South $89^{\circ}52'20''$ West 325.00 feet to the East right-of-way line of widened 900 East Street; thence North $0^{\circ}04'40''$ East along said right-of-way line East line of 158.00 feet to the point of beginning.

* * *

EXHIBIT B

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