

When recorded mail to:

Amsource Cedar Hills, LLC
358 South Rio Grande, Suite 200
Salt Lake City, UT 84101
Attention: Mr. Bryan B. Todd, P.C.

APN: 65:434:0001

File No. NCS-856631-ai

SIGN EASEMENT AND AGREEMENT

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THIS SIGN EASEMENT AND AGREEMENT (this "**Agreement**") is made as of AUGUST 17, 2017, between **AMSOURCE CEDAR HILLS, LLC**, a Utah limited liability company ("**Amsource**") and **AMERICA FIRST FEDERAL CREDIT UNION**, a Federally Chartered Credit Union ("**AFCU**") who hereby agree as follows. Each of Amsource and AFCU, as their respective interests may appear, hereby grants to the other a perpetual easement and license to use the monument sign (the "**Sign**") located on the property at the southeast corner of 4800 West and Cedar Hills Drive, Cedar Hills, Utah, which is legally described on **Exhibit A** attached hereto (the "**Property**"), and to install its sign panels ("**Panels**") thereon, in accordance with the provisions hereof. AFCU shall have the exclusive right to use fifty-seven percent (57%) ("**AFCU's Share**") of the space available on the Sign for Panels, for the sole purpose on displaying its Panels, as shown on **Exhibit B** attached hereto. Amsource shall have the exclusive right to use forty-three percent (43%) ("**Amsource's Share**") of the space available on the Sign for Panels, for the sole purpose on displaying its Panels, in the remaining area of the sign as shown on **Exhibit B** attached hereto. Each party shall be solely responsible for creating, installing and maintaining its Panels. The parties shall each bear their respective shares (the AFCU Share as to AFCU, and the Amsource Share as to Amsource) of all other costs of any kind related to the Sign. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Agreement..

AMSOURCE:

AMSOURCE CEDAR HILLS, LLC
a Utah limited liability company, by
its Manager, Amsource Realty Advisors,
LLC, a Utah limited liability company

By: David R. Gaskill
David R. Gaskill, Manager

AFCU:

AMERICA FIRST FEDERAL CREDIT UNION,
a Federally Chartered Credit Union

By: Thayne Shaffer

Name: THAYNE SHAFFER

Its: SVP - CONTROLLER

Handwritten initials

Handwritten signature

STATE OF UTAH;
COUNTY OF SALT LAKE:

On August 18, 2017 personally appeared before me David R. Gaskill, who acknowledged that he executed the foregoing instrument in the capacity indicated.

NOTARY PUBLIC: Melanie Child



STATE OF UTAH; RAB
COUNTY OF ~~SALT LAKE~~ WEBER

On August 17, 2017 personally appeared before me Thayne Shaffer, who acknowledged that (s)he executed the foregoing instrument in the capacity indicated.

NOTARY PUBLIC: Robin A Bruner

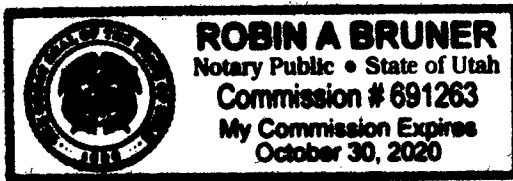
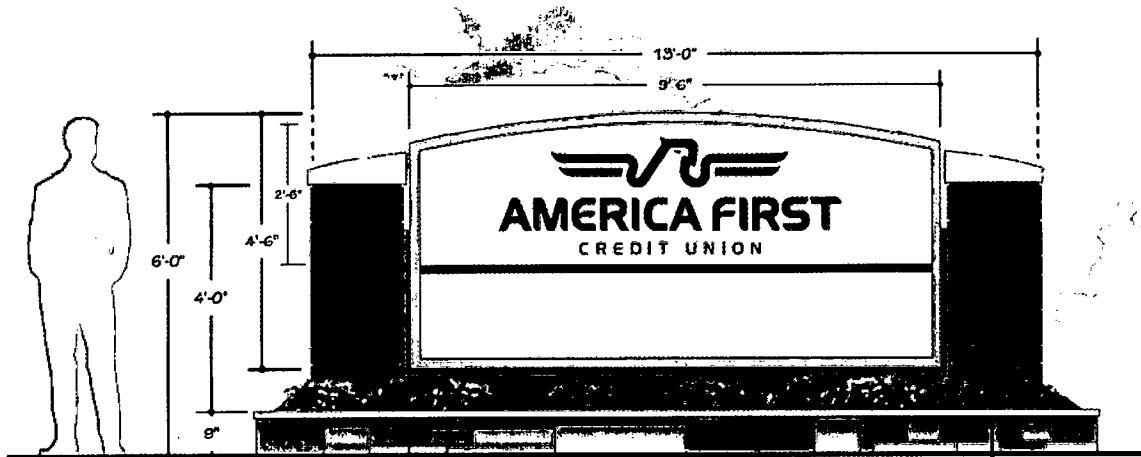


EXHIBIT A

All of Lot 1, Cedar Hills Retail Subdivision, as shown on the official plat of record in the Utah County Recorder's Office.



EXHIBIT B



VINYL GRAPHICS FOR DOUBLE FACE MONUMENT DISPLAY
 MANUF & INSTALL VINYL GRAPHICS FOR INTILLUM D/F MONUMENT DISPLAY.
 LOGO TO BE VINYL # 250-157 COBALT BLUE & VINYL #250-57 OLYMPIC BLUE.
 TO HAVE CLEAR UV PROTECTIVE VINYL OVERLAY.
 INSTALL IN TOP HALF OF TENANT SPACE

NFP		226 S. 3270 W. Salt Lake City, UT		226 S. 3270 W. Salt Lake City, UT		226 S. 3270 W. Salt Lake City, UT		226 S. 3270 W. Salt Lake City, UT		226 S. 3270 W. Salt Lake City, UT	
Designers:	Sales Dept:	Print Dept:	Shop Production:	Install Manager:	AMERICA FIRST						
					Address: 4100 WEST CEDAR HILLS DR, CEDAR HILLS UT Contact: _____ Designer: _____ Order Date: 8/29/18 Prod Date: 9/10/18 Proof #: 1 Page: 1 of 1 Scale: 3/4" = 1'-0"						

af

[Signature]