

ENT 82816 : 2017 PG 1 of 5
Jeffery Smith
Utah County Recorder
2017 Aug 24 02:45 PM FEE 18.00 BY VP
RECORDED FOR First American Title Insurance Company-M
ELECTRONICALLY RECORDED

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

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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;

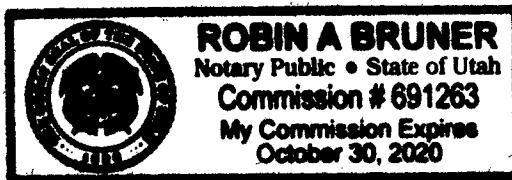
COUNTY OF ~~SALT LAKE~~ WEBER

Rob

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



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[Signature]

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.

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JK

EXHIBIT B



VINYL GRAPHICS FOR DOUBLE FACE MONUMENT DISPLAY

MANUF. & INSTALL VINYL GRAPHICS FOR INT'LUM D/F MONUMENT DISPLAY.
 LOGO TO BE VINYL # 230-457 COBALT BLUE & VINYL #230-57 OLYMPIC BLUE.
 TO HAVE CLEAR UV PROTECTIVE VINYL OVERLAY.
 INSTALL IN TOP HALF OF TENANT SPACE

NIP				
Designer: _____	Sales Dept: _____	Print Dept: _____	Shop Production: _____	Install Manager: _____
AMERICA FIRST				
Customer responsible for providing dimensional drawings or site report. Client will be held liable for any damage to property or personal injury resulting from failure to provide accurate information. Color matching may not exactly match color of finished product. This drawing is the property of IMPACT SIGNS. It may not be reproduced.				
Address: 4800 W 1ST CT, CEDAR HILLS, UT 84014 Designer: _____ Sales: _____ Contact: _____ Origin Date: 9/29/18 Proof Date: 10/3/2018 Proof #: 1 Page: 1 of 1 Scale: 1/4" = 15'				

of

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