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08/08/2002 09:02 AM 25.00
book - 8630 Pg - 5304-5307
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
DOROTHY JEAN AUSTIN SALTUS
5591 WAYMAN LN
HOLLADAY UT 84117
BY: TAS, DEPUTY - WI 4 P.

ZIONS FIRST NATIONAL BANK ASSIGNMENT OF LEASE

8316192

FOR VALUE RECEIVED, the undersigned hereby assigns, grants, transfers and sets over to **DOROTHY JEAN AUSTIN SALTUS** the following interests related to the real property at **1966 East 7000 South, Salt Lake City, Utah**. This Assignment is made this 2 day of July 2002.
AUGUST

A LEASE AGREEMENT dated May 31, 1989 between Gregory E. Austin (Landlord) and UTACO (Tenant).

IN WITNESS WHEREOF, the Assignors this 2 day of August, 2002, have caused these presents to be executed in their names by two officers of Zions First National Bank, as Trustee.

Zions First National Bank, Successor Trustee
of the Gregory E. Austin Revocable Trust

By: Kurt Froerer
Kurt Froerer, Vice President

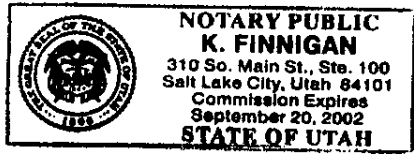
By: Eric B. Storey
Eric B. Storey, Vice President

STATE OF UTAH
SS
County of Salt Lake

On the 2 day of August, 2002, personally appeared before me Kurt M. Froerer and Eric B. Storey, who being by me duly sworn did say they are officers of Zions First National Bank, a National Banking Association, and that said instrument was signed in behalf of said Association, as Trustee, by resolution of its Board of Directors and they acknowledged to me said Association executed the same, as Trustee.

Notary Public

K. Finnigan



BK8630PG5504

EXHIBIT "A"

PARCEL 1:

Commencing on the South line of 70th South Street, which point is West 33 feet and North 56.07 feet to the South line of 70th South Street and North 82 deg. 55' West 157.05 feet along said South line from the Southeast corner of Section 21, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 82 deg. 55' West 75.73 feet to the West line of the Crus property; thence South 157.05 feet; thence South 82 deg. 55' East 75.73 feet; thence North 157.05 feet to the place of commencement.

PARCEL 2:

Beginning North 89 deg. 58'25" West 264.0 feet from the Northeast corner of Section 28, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 0 deg. 04' East 84.66 feet; thence North 82 deg. 55' West 84.7 feet; thence South 0 deg. 04' West 113.0 feet; thence South 82 deg. 55' East 84.7 feet; thence North 0 deg. 04' East 28.34 feet to the point of beginning.

PARCEL 3:

Beginning North 89 deg. 58'25" West 264 feet and South 0 deg. 04' West 28.34 feet from the Northeast corner of Section 28, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 0 deg. 04' West 59.00 feet; thence North 87 deg. 39' West 84.14 feet; thence North 0 deg. 04' East 66.00 feet; thence South 82 deg. 55' East 84.71 feet to the point of beginning.

PARCEL 4:

Together with a non-exclusive right of way:

Commencing West 33 feet and South 100.98 feet from the Southeast corner of said Section 21, and running thence North 82 deg. 55' West 232.78 feet; thence South 20 feet; thence South 82 deg. 55' East 232.78 feet to the West line of 20th East Street; thence North 20 feet to the place of commencement.

" B "
EXHIBIT No. B

COMMENCING on the South line of 70th South Street, which point is West 33 feet and North 56.07 feet to the South line of 70th South Street and North 82° 55' West 157.05 feet along said South line from the Southeast corner of Section 21, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 82° 55' West 75.73 feet to the West line of the Crus property; thence South 157.05 feet; thence South 82° 55' East 75.73 feet; thence North 157.05 feet to the place of COMMENCEMENT.

BEGINNING North 89° 58' 25" West 264.0 feet from the Northeast corner of Section 28, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 0°04' East 84.66 feet; thence North 82°55' West 84.7 feet; thence South 0°04' West 113.0 feet; thence South 82°55' East 84.7 feet; thence North 0°04' East 28.34 feet to the point of BEGINNING.

BEGINNING North 89° 58' 25" West 264 feet and South 0°04' West 28.34 feet from the Northeast corner of Section 28, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 0°04' West 59.00 feet; thence North 87°39' West 84.14 feet; thence North 0°04' East 66.00 feet; thence South 82°55' East 84.71 feet to the point of BEGINNING.

TOGETHER WITH A RIGHT-OF-WAY OVER:

COMMENCING West 33 feet and South 100.98 feet from the Southeast corner of said Section 21, and running thence North 82° 55' West 232.78 feet; thence South 20 feet; thence South 82° 55' East 232.78 feet to the West line of 20th East Street; thence North 20 feet to the place of COMMENCEMENT.

The above-described Right-of-Way is subject to being changed to be as follows:

Commencing West 33 feet and South 120.98 feet from the Southeast corner of Section 21, Township 2 South, Range 1 East, Salt Lake Meridian and running thence North 82° 55' West 157.05 feet; thence North 20 feet; thence North 82° 55' West 75.73 feet; thence South 40 feet; thence South 82° 55' East 232.78 feet to the West line of 20th East Street, thence North 20 feet to the place of commencement.

The above parcels are subject to a Nonexclusive Ground Lease

BK 8630PG5506

in favor of Terratron, Inc. and Titus Foods, Inc. for signage purposes and for pedestrian and vehicular access to, and egress from the adjoining property leased by Terratron, Inc. and/or Titus Foods, Inc. over and across the following described real property:

Beginning at a point on the southerly line of widened Fort Union Boulevard (40 feet from centerline), said point being North 85.23 feet to the centerline intersection of 2000 East Street and Fort Union Boulevard, North 82°54'58" West (Basis of Bearing) 190.30 feet along the centerline of Fort Union Boulevard and South 40.30 feet from the Southeast corner of Section 21, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North 82°54'58" West 25.19 feet along said widened southerly line; thence South 150.00 feet; thence South 82°54' 58" East 25.19 feet; thence North 150.00 feet to the point of beginning.

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