

When Recorded Please Mail To:
 Zions First National Bank
 2460 South 3270 West
 West Valley City, Utah 84119
 Attn: LOAN SERVICING GROUP

8812074
 09/11/2003 02:37 PM 16.00
 Book - 8879 Pg - 9014-9017
 GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 ZIONS FIRST NATIONAL BANK
 2460 S 3270 W
 WVC UT 84119
 BY: LDT, DEPUTY - NA 4 P.

LESSORS' AGREEMENT

WEST POINT SQUARE SHOPPING CENTER

This agreement is made by and between COLLIER & HEINZ & ASSOC. (herein "Lessor"), MAIL IT, LLC (herein "Borrower"), and Zions First National Bank (herein "Lender").

RECITALS

WHEREAS, Lessor is the fee title owner of real property located at 370 EAST 500 SOUTH, SALT LAKE CITY, UT 84111 (herein "Premises"), more specifically described in Exhibit A attached hereto.

WHEREAS, Borrower is leasing or will lease the Premises from Lessor under a lease agreement dated MARCH 31, 2003 (herein "Lease").

WHEREAS, Borrower obtained or will obtain a loan (herein "Loan") from Lender in the amount of \$ 70,000.00.

WHEREAS, to secure the Loan, Lender has taken or will take a security interest in Borrower's personal property described as ALL EQUIPMENT AND INVENTORY (herein "Collateral").

WHEREAS, as a condition of the Loan, Lender requires the execution of this agreement.

AGREEMENT

THEREFORE, in consideration of the premises contained herein and other good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

1. Lender's security interest in the Collateral is and shall remain superior to any interest or lien of Lessor in the Collateral.
2. Lessor shall give Lender written notice of any defaults under the terms of the Lease.
3. Lender shall have thirty (30) days from receipt of a notice of default to enter the Premises, take possession of the collateral, and remove the Collateral.
4. If Borrower defaults under the terms of the Loan, Lender shall have the right, upon giving five (5) days notice to Lessor, to enter the Premises, take possession of the Collateral, and remove the Collateral.
5. Lender agrees to pay for any damages caused by Lender to the Premises by Lender's entrance upon the Premises and removal of the Collateral.
6. This agreement and the documents referred to herein constitute the final written expression of all of the terms of

this agreement. Each of the parties acknowledges that no representations or promises not expressly contained in this agreement and the documents referred to herein have been made by any party, of by the agents or representatives of any party.

7. Each of the parties further acknowledges and agrees that this agreement shall be binding upon and inure to the benefit of the executors, administrators, personal representatives, heirs, successors and assigns of each party hereto.

8. If Lender prevails in any legal or administrative action brought to enforce or interpret the terms and conditions of this agreement, Lender shall recover its incurred costs and reasonable attorneys fees, including costs and fees from appeals and any action or participation in a case or proceeding under any provision of the Bankruptcy Code, from the party or parties against whom the Lender prevails.

9. This agreement is to be construed, interpreted, enforced and governed by applicable federal law.

Dated this 6th day of May, 2003.

WEST POINT SQUARE SHOPPING CENTER
(Lessor) COLLIER & HEINZ & ASSOC. *CB* *KA*

By: *Ray Blake*
Name: *General Partner*

(Borrower) MAIL IT, LLC

By: *Leonard Christy*
Name:

Zions First National Bank (Lender)

By: *[Signature]*
Name:
Title: LOAN OFFICER

INDIVIDUAL ACKNOWLEDGMENT(S)

STATE OF UTAH
COUNTY OF Salt Lake

On the 7th day of May, 2003, personally appeared before me Lamond Calvin Higbee. The signer(s) of the above instrument, who duly acknowledged to me that he/she/they executed the same.

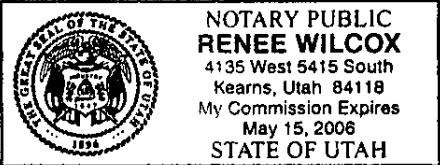


Notary Public


My Commission Expires: 5-15-06
Residing at: Salt Lake, Utah

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake



On the 7th day of May, 2003, personally appeared before me Ray Blake. Who being duly sworn, did say that he/she is the general partner, the corporation that executed the above and foregoing instrument, and that said instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said general partner Acknowledged to me that said corporation executed the same.



Notary Public

My Commission Expires: 5-15-06
Residing at: Salt Lake, Utah

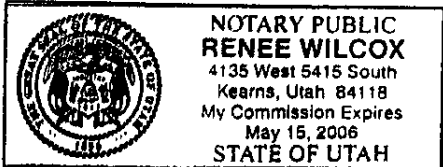


EXHIBIT "A"

BEG E 1292.95 FT & S 71.71 FT FR NW COR SEC 17, T 2S, R 1W,
S1M; S 0-03'30" E 138.58 FT; S 89-56'30" W 177.4 FT; S
0-03'30" E 103 FT; S 89-56'30" W 81.5 FT; S 0-03'30" E 6.25
FT; S 89-56'30" W 314 FT; S 0-03'30" E 200.33 FT; N
89-56'30" E 314 FT; S 0-03'30" E 13.25 FT; N 89-56'30" E
107.76 FT; S 0-05'30" W 251.5 FT; S 89-54'30" E 10 FT; S
0-05'30" W 305.17 FT; N 89-54'30" W 326.41 FT; N 0-03'30" W
531.25 FT; S 89-56'30" W 133.9 FT; N 0-03'30" W 276 FT; N
89-56'30" E 133.9 FT; N 0-03'30" W 228.68 FT; S 86-25'52" E
40.08 FT; S 0-03'30" E 136.14 FT; N 89-56'30" E 138.72 FT; N
19-08'16" E 102.02 FT; NW'LY ALG 40 FT RADIUS CURVE TO L
29.63 FT; S 86-25'52" E 84.24 FT; N 89-56'30" E 173.75 FT TO
BEG. 6.35 AC M OR L. 5427-1849 7288-2001

- POOR COPY -
CO. RECORDER