

8888494

STIAU 7332048

When recorded return to:  
Attn: Tiffany DeJarnatt  
Northern Utah Capital, Inc.  
2404 Washington Blvd. #1000  
Ogden, Utah 84401

File Name: DJ Repairs, Inc.  
Loan #: CDC 616 362 4006 UT

8888494  
11/12/2003 09:41 AM 14.00  
Book - 8909 Pg - 6590-6592  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
SECURITY TITLE INS AGENCY  
BY: SBM, DEPUTY - WI 3 P.

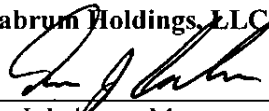
Property Tax ID: 27-32-200-030; -031; -050

**MEMORANDUM OF LEASE**

This Memorandum of Lease dated this **10th of November, 2003**, is between **Labrum Holdings, LLC** (herein called "Lessor") and **DJ Repairs, Inc.** (herein called "Lessee").

1. Premises. Lessor hereby leases to Lessee upon the terms and conditions of that certain lease dated **November 10, 2003** between the parties (herein called the "Lease") the terms and conditions of which Lease are incorporated by this reference. The premises consist of the land described on Exhibit "A" attached hereto and by reference is included herein.
2. Term. The term of the Lease shall be **252 months** commencing on **October 1, 2003** and ending on **October 1, 2024**, subject to renewal or extension periods as follows: **NONE**
3. Purpose of Memorandum of Lease. This Memorandum of Lease is prepared for the purpose of recordation and it in no way modifies the Lease.

Lessor: **Labrum Holdings, LLC**

By:   
Don J. Labrum, Manager

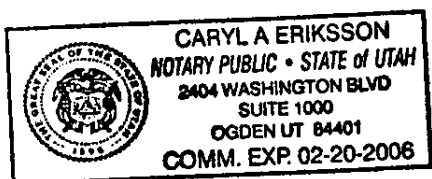
Lessee: **DJ Repairs, Inc.**

By:   
Don J. Labrum, President

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
 )  
COUNTY OF SALT LAKE )

On this 10th of November, 2003, personally appeared before me Don J. Labrum, who being by me duly sworn, did say that they are Manager of Labrum Holdings, LLC, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company with full authority.

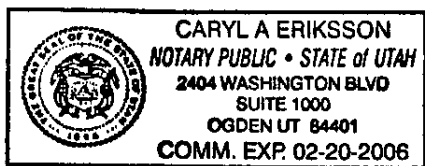


Caryl A Eriksson  
NOTARY PUBLIC  
Residing at: Ogden, Utah

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
 )  
COUNTY OF SALT LAKE )

On this 10th of November, 2003, personally appeared before me Don J. Labrum, who being by me duly sworn, did say that he is the President of DJ Repairs, Inc., a corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors.



Caryl A Eriksson  
NOTARY PUBLIC  
Residing at: Ogden, Utah

**EXHIBIT "A"**

**Debtor and Trustor:**                   **Labrum Holdings, LLC**  
  **to assist, DJ Repairs, Inc.**

**Secured Party and Beneficiary:** **Northern Utah Capital, Inc. and**  
  **The U. S. Small Business Administration**

**Real Property Description**

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**BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 12600 SOUTH STREET (33 FOOT HALF-WIDTH), SAID POINT BEING SOUTH 89°53'40" WEST ALONG THE SECTION LINE 747.86 FEET AND SOUTH 00°10'32" WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°10'32" WEST 378.46 FEET; THENCE SOUTH 89°54'58" WEST 179.98 FEET; THENCE NORTH 00°10'32" EAST 378.39 FEET TO A POINT OF SAID 12600 SOUTH STREET RIGHT-OF-WAY LINE; THENCE NORTH 89°53'40" EAST ALONG SAID 12600 SOUTH STREET RIGHT-OF-WAY LINE 179.88 FEET TO THE POINT OF BEGINNING.**

27-32-200-030  
27-32-200-031  
27-32-200-050

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**The address of such property is: 3311 West 12600 South, Riverton, UT 84065**

**The owner of such real property is: Labrum Holdings, LLC**