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7/7/2005 9:58:00 AM \$14.00
Book - 9156 Pg - 30-32
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED RETURN TO:
Greater Salt Lake Business District
2595 East 3300 South
Salt Lake City, Utah 84109

NOTICE OF LEASE

Notice is hereby given that Highland Square, LLC, as Lessor, and Guild Hall, Inc., as Lessee, have entered into a lease agreement dated September 1, 2004 affecting real property located at 3640 South Highland Drive, Salt Lake City, Utah 84106 and more particularly described in Exhibit A which is attached hereto and made a part hereof by this reference.

Tax Id # 16-33-153 014

DATED June 30, 2005.

LESSOR:

HIGHLAND SQUARE, LLC

By: Gerri R. Collett
Gerri R. Collett, Member

By: Jaqueline C. Zuro
Jaqueline C. Zuro Member

LESSEE:

GUILD HALL, INC.

By: Gerri R. Collett
Gerri R. Collett, President

THE TALON GROUP
DU# 173298

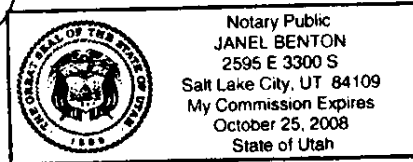
NOTICE OF LEASE
NOTARY PAGE

STATE OF UTAH)
)
) :ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this June 30, 2005 by Gerri R. Collett and Jacqueline C. Zuro, Members, Highland Square, LLC.

Janel Benton

Notary Public

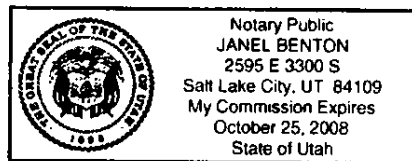


STATE OF UTAH)
)
) :ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this June 30, 2005 by Gerri R. Collett, President, Guild Hall, Inc.

Janel Bento

Notary Public



SBA 504 Loan No.: CDC 770 064 4002 UT

EXHIBIT A

The land described in the foregoing document is located in Salt Lake County, State of Utah and is described more particularly as:

Beginning at a point that is 942.01 feet East from the Southwest corner of Lot 14, Block 23, Ten Acre Plat "A", Big Field Survey; said point also being South 1763.65 feet and West 1185.88 feet from the North Quarter Corner of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian; said point is also being North 24°48'32" West 511.96 feet and North 89°50'00" West 44.10 feet from a Salt Lake County Monument in the intersection of Highland Drive and Siggard Drive; and running thence North 89°50'00" West 377.61 feet; thence North 00°58'00" East 317.60 feet; thence South 88°01'12" East 228.74 feet; thence South 24°48'32" East 342.34 feet to the point of beginning.

Said property is also known by the street address of:
3640 South Highland Drive, Salt Lake City, UT 84106