

WHEN RECORDED, RETURN TO:
Mountain West Small Business Finance
2595 East 3300 South
Salt Lake City, Utah 84109

**TENANT SUBORDINATION, ATTORNMENMENT AND NON-DISTURBANCE,
and SUBSTITUTION OF LANDLORD AGREEMENT**

THIS SUBORDINATION AGREEMENT (the "Subordination Agreement") is made and executed August 31, 2022, by and between Mountain West Small Business Finance of 2595 East 3300 South, Salt Lake City, Utah 84109, ("Lender"), PG OFFICE PROPERTY, LLC, a Utah limited liability company ("Lessor") PFR CORPORATE GIFTS, LLC, a Utah limited liability company ("Sublessor") and ROBERTS MANAGEMENT COMPANY, LLC ("Tenant").

RECITALS

65-316-0012,0013

A. Tenant has heretofore entered into a written, unrecorded lease agreement with Lessor for the lease of commercial space (the "Lease Agreement").

B. The Lease Agreement relates to and encumbers a portion of that certain real property located at as 461 East 1000 South, Units A and B, Pleasant Grove, UT 84062, Utah County, State of Utah, together with certain improvements now or hereafter located thereon (the "Property"). The Property is more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

C. On the condition that all of Tenant's rights in the Property and the Lease Agreement (the "Tenant's Rights") be subordinated as provided below, Lender has agreed to make a loan under Section 504 of the Small Business Investment Act of 1958, as amended (the "Loan") to PG OFFICE PROPERTY, LLC, a Utah limited liability company, for the benefit of PFR CORPORATE GIFTS, LLC, a Utah limited liability company to improve or to purchase the Property.

D. Lessor has acquired fee title to the Property and is successor to the lessor's interest in the Lease Agreement.

E. In connection with the Loan, PG OFFICE PROPERTY, LLC, a Utah limited liability company, and PFR CORPORATE GIFTS, LLC, a Utah limited liability company, have or will be executing a Promissory Note, Deed of Trust, Loan Agreement, and certain other documents required by Lender to evidence and/or secure obligations respecting the Loan (the "Loan Documents").

AGREEMENT

In consideration of Lender's making the Loan to PG OFFICE PROPERTY, LLC, a Utah limited liability company the mutual covenants and conditions contained herein, and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged by Lender and Tenant, the parties hereto do hereby agree as follows:

1. Subordination to Loan Documents. The Tenant's Rights are hereby made subject, subordinate, inferior, and junior to the Loan Documents and to all sums advanced on the security of the Loan Documents, including all sums advanced or costs incurred in connection with the Loan Documents or the Loan. The Tenant's Rights are hereby subordinated to the Loan Documents the same and as fully as if the Loan Documents had been executed and delivered (and recorded, where applicable) prior to commencement of the Lease Agreement.
2. Incorporation by Reference; Attornment and Non-Disturbance. The terms of the Lease Agreement are incorporated herein by this reference. Lender agrees that Tenant shall not be disturbed in its possession of the Property nor shall its rights under the Lease Agreement be terminated so long as no default as to Tenant exists under the Lease Agreement. Tenant will, upon request of any person or party succeeding to the interest of Lender or upon the request of any person or party succeeding to the interest of Tenant's Lessor, automatically become the tenant of such successor in interest without change in the terms or provisions of the Lease Agreement except that:
 - a. Lender and its successors in interest shall have no liability for or obligation to cure any defaults of Lessor which may have existed prior to the time Lender and its successors in interest becomes Tenant's lessor by reason of Lender's obtaining legal title to the Property by reason of foreclosure or otherwise.
 - b. Tenant shall be obligated to pay rents and other ongoing expenses under the Lease to Lender and its successors in interest without credit for any prepaid rents.
 - c. Lender and its successors in interest shall not be liable to Tenant for payment or credit of any amounts paid by Tenant as a security deposit.
 - d. Tenant shall not be entitled to assert any offsets against rent as to Lender and its successors in interest.
 - e. The Lease Agreement may not be amended or modified without the prior, express approval of Lender or its successors in interest.
 - f. In no event shall Lender or its successors in interest be liable to Tenant for completion of tenant improvements, or liable for breach of any warranty regarding the condition or use of the Property or for any defect related to the condition of the Property or of any improvement thereon.
3. Substitution of Lessor. PG OFFICE PROPERTY, LLC, a Utah limited liability company, assigns its interest as lessor in the Lease Agreement to PFR CORPORATE GIFTS, LLC, a Utah limited liability company, as sublessor. The Lease Agreement shall be treated in all respects as a sublease between PFR CORPORATE GIFTS, LLC, a Utah limited liability company and ROBERTS MANAGEMENT COMPANY, LLC.
4. No Personal Liability. Notwithstanding any of the other provisions hereof, this Agreement

is not intended to create and shall not be deemed to create any personal liability on the part of Tenant for repayment of or otherwise in connection with the Loan and shall not be deemed to create a duty on the part of the Lender to acquire title to the Property and thereby become Tenant's Landlord.

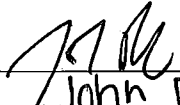
5. Successors. This Agreement is and shall be binding upon and shall inure to the benefit of Tenant, Lender and their respective successors and assigns.

EXECUTED as of the day and year first above written.

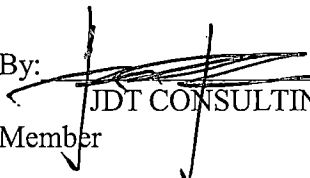
MOUNTAIN WEST SMALL BUSINESS FINANCE

By: 
Blake L. Beck, Vice President

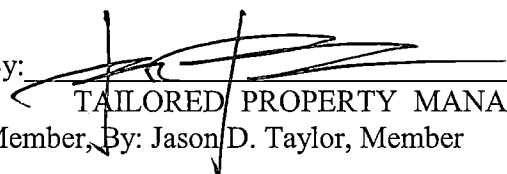
ROBERTS MANAGEMENT COMPANY, LLC

By: 
John Roberts, Owner

PFR CORPORATE GIFTS, LLC, a Utah limited liability company

By: 
JDT CONSULTING LLC, a Utah limited liability company, Member, By: Jason D. Taylor, Member

PG OFFICE PROPERTY, LLC, a Utah limited liability company

By: 
TAILORED PROPERTY MANAGEMENT, LLC, a Utah limited liability company, Member, By: Jason D. Taylor, Member

STATE OF UTAH

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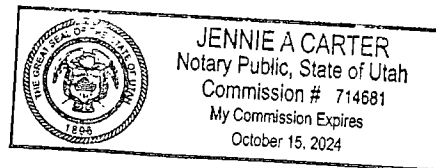
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COUNTY OF Utah

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The foregoing instrument was acknowledged before me this August 31, 2022, 2022 by Blake L. Beck, Vice President, Mountain West Small Business Finance.


NOTARY PUBLIC



STATE OF

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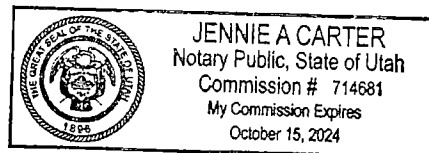
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COUNTY OF Utah

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The foregoing instrument was acknowledged before me this 9/2/2022, by John
Roberts (name), Owner (title), ROBERTS MANAGEMENT COMPANY,
LLC.

Julie A. Cole
NOTARY PUBLIC



STATE OF UTAH

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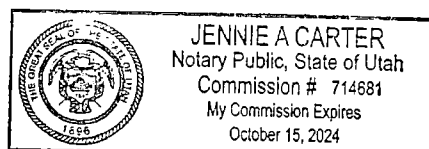
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COUNTY OF Utah

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The foregoing instrument was acknowledged before me this August 31, 2022, 2022 by sbc name, PFR CORPORATE GIFTS, LLC, a Utah limited liability company, By: JDT CONSULTING LLC, a Utah limited liability company, Member, By: Jason D. Taylor, Member.

Julie A. Catt
NOTARY PUBLIC



STATE OF UTAH

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COUNTY OF Utah

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The foregoing instrument was acknowledged before me this August 3, 2022, 2022 by PG OFFICE PROPERTY, LLC, a Utah limited liability company, By: TAILORED PROPERTY MANAGEMENT, LLC, a Utah limited liability company, Member, By: Jason D. Taylor, Member

Jennie A. Carter
NOTARY PUBLIC

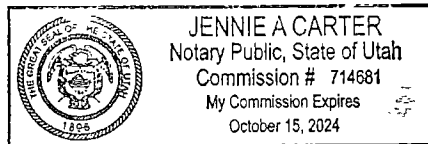


EXHIBIT A**File No.: 2269363mgh****LEGAL DESCRIPTION**

Unit 11A and 11B, contained within the Plat "A", CITYSIDE OFFICE PARK CONDOMINIUMS, (including a vacation of Plat "A", Cityside Development Condominium), a Utah Condominium Project as identified in the Record of Survey Map recorded as Entry No. 126119:2008 of Plats, and as further defined and described in the Declaration of Condominium of the CITYSIDE OFFICE PARK CONDOMINIUMS, Plat "A", recorded June 6, 2000, as Entry No. 44585:2000, in the office of the Recorder of Utah County, State of Utah, and in any supplements/amendments thereto.

Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

The following is for informational purposes only:
Tax ID No. 65-316-0012, 65-316-0013