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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
DILLILNGHAM & REYNOLDS
5080 N 40TH ST STE 335
PHOENIX AZ 85018
BY: ZJM, DEPUTY - MA 4 P.

When Recorded Return To:

James W. Reynolds, Esq.
5080 North 40th Street
Suite 335
Phoenix, AZ 85018

**MEMORANDUM
OF
SECOND AMENDMENT TO LEASE**

This Memorandum of Second Amendment to Lease is made and entered into on October 27, 2005, by and between JACKSON-BANK-TANNENBAUM INVESTMENT COMPANY, a general partnership ("Lessor"), and QK, INC., an Arizona corporation ("Lessee"), who agree as follows:

1. With Lessor's consent, Lessee has acquired by assignment all of the rights of the lessee under that certain lease dated February 17, 1970 ("Lease") between Lessee's predecessor in interest and Lessor's predecessor in interest, including a leasehold interest in that certain real property, together with all buildings, structures, and other improvements thereon and appurtenances thereto, located in the City of Murray, Salt Lake County, Utah, commonly known and 420 West 4500 South, more particularly described in Exhibit A attached hereto and incorporated herein by this reference. The Lease was previously amendment by that certain First Amendment of Lease dated September 16, 1987, between Lessor and Lessee's predecessor in interest.

2. The Lease (as previously amended) has been modified by that certain Second Amendment of Lease of even date herewith ("Second Amendment") which provides, among other things, for the extension of the Lease term until April 30, 2011, and for a grant to Lessee of an option to extend the term for three (3) additional five (5) year periods.

3. Each and every provision of the Second Amendment is incorporated into this Memorandum of Second Amendment of Lease by this reference.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Memorandum of Second Amendment of Lease on the day and year first above written.

LESSOR:

LESSEE:

JACKSON-BANK-TANNEBAUM
INVESTMENT COMPANY,
a general partnership

QK, INC., an Arizona corporation

By Gold Leaf Services Trust, its partner

By: [Signature]
Its: VP/sec

By: [Signature]
LeRoy W. Jackson
Its Managing Director

By: [Signature]
Barry Bank, its partner and successor in
interest to Nelson R. Bank and Muriel L. Bank

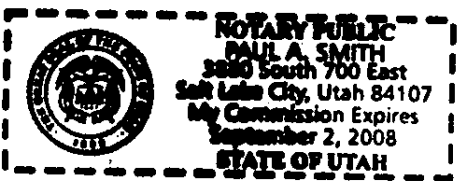
By Ralph M. Tannenbaum Family Trust, its partner

By: [Signature]
Ralph M. Tannenbaum, Trustee

STATE OF)
County of Salt Lake)

The foregoing instrument was acknowledged before me this 27th day of October, 2005, by LeRoy W. Jackson, managing director of Gold Leaf Services Trust, on behalf of such trust in its capacity as partner on behalf of Jackson-Bank-Tannenbaum Investment Company, a general partnership.

[Signature]
Notary Public



STATE OF)
)
County of)

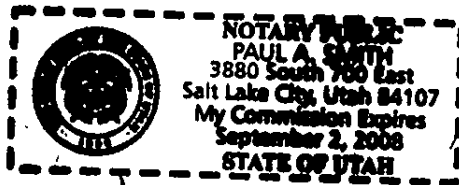
The foregoing instrument was acknowledged before me this 27 day of October, 2005, by Barry Bank, successor in interest to Nelson R. Bank and Muriel L. Bank, in his capacity as partner on behalf of Jackson-Bank-Tannenbaum Investment Company, a general partnership.



Paul A. Smith
Notary Public

STATE OF)
)
County of)

The foregoing instrument was acknowledged before me this 27 day of October, 2005, by Ralph M. Tannenbaum, trustee of the Ralph M. Tannenbaum Family Trust, on behalf of such trust in its capacity as partner on behalf of Jackson-Bank-Tannenbaum Investment Company, a general partnership.



Paul A. Smith
Notary Public

STATE OF)
)
County of)

November The foregoing instrument was acknowledged before me this ~~27~~ ^{3rd} day of ~~October~~ 2005 by DOUG KOCH, VICE PRESIDENT of QK, Inc., an Arizona corporation, on behalf of the corporation.

Jaynn A. Truran-Persidskis
Notary Public

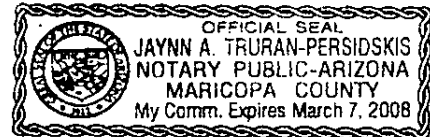


EXHIBIT A

Legal Description

Parcel No. 21013260020000

East Parcel: Beginning at a point on a curve to the right on the North right-of-way line of a State Highway, said point of beginning being North 114.51 feet and West 909.85 feet from the Southeast corner of Lot 1, Block 11, Ten Acre Plat "A", Big Field Survey, and the radius point of said curve from said point of beginning is North 0° 01' 42" East 5,654.65 feet, and running thence North 205.64 feet; thence East 155.21 feet to the West right-of-way line of a State Highway; thence South 1° 35' East along said West line 184.44 feet, to the North right-of-way of a State Highway; thence South 81° 20' 10" West along said North line 141.02 feet to a point of a curve to the right the radius point of which is North 0° 11' West 5,654.65 feet; thence Westerly along the arc of said curve and North line 20.89 feet to the point of beginning.

East Parcel together with the Following Right-Of-Way: Beginning at a point on a curve to the right on the North right-of-way line of a State Highway, said point of beginning being North 114.51 feet and West 909.85 feet from the Southeast corner of Lot 1, Block 11, Ten Acre Plat "A", Big Field Survey, and running thence North 30.0 feet to a point on a curve to the right the center of which is North 0° 01' 43" East 5624.65 feet; thence Westerly 150.01 feet around said curve; thence South 30.0 feet to a point on a curve to the left, the center of which is North 1° 32' 54" East 5654.65 feet; thence easterly 150.01 feet to the point of beginning.