

WHEN RECORDED, RETURN TO:

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DEED OF TRUST,
ASSIGNMENT OF RENTS AND LEASES,
SECURITY AGREEMENT
AND FIXTURE FILING

18-024923

THIS DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING (this "Deed of Trust") dated as of October 1, 2018, made by and among THREE TWENTY EAST GAMMON ROAD, LLC, a Utah nonprofit corporation ("Trustor"), in favor of FOUNDERS TITLE COMPANY, as trustee ("Trustee"), for the benefit of UMB BANK, NATIONAL ASSOCIATION, with its office at 120 South Sixth Street, Suite 1400, Minneapolis, Minnesota 55402, as trustee under the Indenture ("Beneficiary").

RECITALS:

A. Trustor is or is about to become the owner of fee simple title in and to certain real property located in Utah County, Utah, as more particularly described on Exhibit "A" attached to and incorporated by reference in this Deed of Trust (the "Property").

B. Trustor applied to Arizona Industrial Development Authority, a nonprofit corporation designated a political subdivision of the State of Arizona, (the "Issuer") for bond financing in the principal amount of TWELVE MILLION FOUR HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$12,420,000.00), the proceeds of which shall be used by Trustor as term financing for the Property and the improvements thereon.

C. Issuer has committed to extend the financing to Trustor, provided that Beneficiary obtains a first position deed of trust lien against the Property and the improvements thereon.

NOW, THEREFORE, upon the terms, covenants and conditions set forth in this Deed of Trust, and for other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, TRUSTOR HEREBY CONVEYS AND WARRANTS TO TRUSTEE, IN TRUST, WITH POWER OF SALE, and hereby grants to Beneficiary, as a secured party, a security interest in the following described real and personal property:

GRANTING CLAUSE I:
REAL PROPERTY

All right, title, interest and estate of Trustor in and to the Property and Improvements (as defined in Article I of this Deed of Trust).

GRANTING CLAUSE II:
ASSIGNED CONTRACTS

All right, title, interest and estate of Trustor, now owned or hereafter acquired, in and to the following to the extent applicable to the Property or the Improvements:

- (1) All contracts and agreements relating to the planning, design, engineering, or architecture of the Improvements;
- (2) All drawings, models, plans, specifications, budgets, cost estimates, bid packages, bids, and other related documents relating to the development or installation of the Improvements;
- (3) All contracts and agreements relating to the installation, construction or demolition of any of the Improvements, including all retainages, payment and performance bonds, and performance escrows described in or required by any of the foregoing;
- (4) All contracts and agreements relating to the development of the Property or the Improvements, including all contracts with government authorities granting entitlements or development rights with respect to the Property, appraisals, soils reports, feasibility studies, environmental assessment reports, and engineering, mechanical and wetlands reports;
- (5) All contracts and agreements between Trustor and any utility company, water company or user association, or telecommunications company for the purpose of: (a) furnishing electricity, natural gas or oil, telephone, sewer, water, cable television, internet or other such services to the Property; (b) providing hook-ups, connections, lines or other necessary laterals or tie-ins to the Property and the Improvements installed or to be installed on the Property, including any "will serve" letters benefiting the Property; or (c) granting any such utility or other company access to the Improvements or to space in or on the Property or the Improvements to provide service to the Property;
- (6) All contracts and leases granted by Trustor, as lessor, to any individual or entity for the use of roof-top space or other areas on the Improvements or the Property for the placement of telecommunications equipment, antennae or transmission devices, or for the placement of billboards, signs or other advertising media;
- (7) All contracts and agreements for marketing, leasing, advertising, use, or sale of the Improvements or any portion of the Improvements;
- (8) All contracts and agreements relating to the management of the Property and the Improvements, or with any franchisor relating to the operation or use of the Improvements;
- (9) All security deposits, connection fees, prepayments, reservation fees and other payments made by Trustor with respect to any of the foregoing; and
- (10) All modifications, amendments, substitutions and replacements of any of the foregoing.

GRANTING CLAUSE III:
AWARDS

All right, title, interest and estate of Trustor, now owned or hereafter acquired, in and to:

(1) All awards made for the taking by eminent domain or by any proceeding or purchase in lieu thereof of the Property or any portion of the Property or of any Improvements now or hereafter situate thereon or of any estate or easement in the Property (including any awards for change of grade of streets); and

(2) The proceeds of insurance paid on account of partial or total destruction of the Improvements now or hereafter located upon the Property or any portion thereof (regardless of whether or not Trustor is required to carry such insurance under this Deed of Trust or any other Loan Document).

GRANTING CLAUSE IV:
CONSTRUCTION MATERIALS

All right, title, interest and estate of Trustor, now owned or hereafter acquired, in and to all building materials, supplies and inventories acquired by Trustor with proceeds of the Loan (as defined in Article I of this Deed of Trust) and delivered to the Property for use in connection with or for incorporation into the Improvements on the Property.

GRANTING CLAUSE V:
EQUIPMENT

All right, title, interest and estate of Trustor, now owned or hereafter acquired, in and to:

(1) All machinery, equipment, goods, supplies, appliances, floor coverings, furnishings, window coverings, security systems, communications systems and equipment, artwork, light fixtures, and other articles of tangible personal property of Trustor used or acquired for use on the Property;

(2) All attachments, accessories and accessions thereto and all substitutions and replacements thereof and all parts therefor.

GRANTING CLAUSE VI:
FIXTURES AND INTERESTS

All right, title, interest and estate of Trustor, now owned or hereafter acquired, in and to:

(1) All buildings, improvements, renovations, works, structures, facilities and fixtures, including any future additions to, and improvements and betterments upon, and all renewals and replacements of, any of the foregoing and which are owned or acquired by Trustor and which are now or hereafter shall be constructed or affixed or constructively affixed to the Property, or to any portion of the Property; and

(2) All easements, licenses, streets, ways, alleys, roads, passages, rights-of-way, waters, watercourses, water rights, ditches and ditch rights (whether now owned or hereafter acquired by Trustor and whether arising by virtue of land ownership, contract or otherwise), of any kind and nature, relating to or in any way appurtenant or appertaining to the Property or any portion of the Property.

GRANTING CLAUSE VII:
INTANGIBLES

All right, title, interest and estate of Trustor, now owned or hereafter acquired, in and to:

(1) All general intangibles of every nature and intellectual property owned by Trustor pertaining to the Property or the Improvements including, without limitation, any software, and any trade names, service names, trademarks, service marks, marketing materials, telephone numbers, domain names and any other names, numbers or materials used to identify, advertise or promote the Property or the Improvements; and

(2) All now existing or hereafter acquired chattel paper, accounts, deposit accounts, payment intangibles, letter of credit rights, supporting obligations, good will and other intangible personal property owned by Trustor and pertaining to the Property or the Improvements.

GRANTING CLAUSE VIII:
PERMITS AND LICENSES

All right, title, interest and estate of Trustor, now existing or hereafter acquired, in and to all permits, franchises, privileges, grants, consents, licenses, authorizations and approvals heretofore or hereafter granted by the United States, by the State of Utah or by any departments or agencies thereof or any other governmental or public bodies, agencies or authorities (including, without limitation, Utah County, Utah) to or for the benefit of Trustor and utilized in connection with the development, installation or operation of the Improvements.

GRANTING CLAUSE IX:
RENTS, ISSUES, ETC.

All right, title, interest and estate of Trustor, now owned or hereafter acquired, in and to all leases, subleases, tenancies, licenses, occupancy agreements or other agreements to lease all or any portion of the Property, and all extensions, renewals, amendments, modifications and replacements thereof, and any options, rights of first refusal or guarantees relating thereto, and all sales proceeds, rents, subrents, issues, royalties, income and profits of and from the Property or any portion of the Property.

GRANTING CLAUSE X:
TENEMENTS AND HEREDITAMENTS

All right, title, interest and estate of Trustor, now owned or hereafter acquired, in and to all and singular the tenements, hereditaments, rights, privileges and appurtenances belonging, relating, or in any way appertaining to any of the Property, or any portion of the Property, or which shall hereafter in any way belong, relate or in any way appertain thereto (including, without limitation, any and all development rights, air rights or similar or comparable rights), and the reversion and reversions, remainder and remainders, and estates, rights, titles, interests, possessions, claims and demands of every nature whatsoever, at law or in equity, which Trustor may have or may hereafter acquire in and to the Property or any portion of the Property.

GRANTING CLAUSE XI:
PROCEEDS AND PRODUCTS

All cash and noncash proceeds and all products of any of the foregoing, including, without limitation, insurance proceeds.

ARTICLE I DEFINITIONS

All words and phrases capitalized but not defined herein shall have the meaning defined in Article I of the Indenture (as hereinafter defined). In addition, unless the context clearly indicates otherwise, the following terms used in this Deed of Trust shall have the meanings set forth below:

“Event of Default” means the occurrence of any one of the events listed in Section 11.1 of this Deed of Trust.

“Hazardous Materials” shall include, but shall not be limited to, substances defined as “hazardous substances,” “hazardous wastes,” “hazardous materials,” “extremely hazardous waste,” “restricted hazardous waste,” or “toxic substances” or words of similar import under any applicable local, state or federal law or under the regulations adopted or publications promulgated pursuant thereto, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. Section 9601 *et seq.*; the Hazardous Materials Transportation Act, as amended, 49 U.S.C. Section 5101 *et seq.*; the Resource Conservation and Recovery Act, as amended 42 U.S.C. 6901 *et seq.*; the Federal Water Pollution Control Act, as amended, 33 U.S.C. Section 1251 *et seq.*; Chapters 2, 3, 4, 5 and 6 of the Utah Environmental Quality Code, Title 19, Utah Code Annotated (1953), as the same may be amended from time to time; and in all rules adopted and regulations promulgated pursuant to any of the foregoing.

“Impositions” means all real property taxes and assessments, general and special, and all other taxes, assessments and other governmental, municipal or other charges or impositions of any kind or nature whatsoever (including, without limitation, charges and assessments on water or water stocks used on or with the Property and levies or charges resulting from covenants, conditions and restrictions affecting the Trust Estate) which are assessed or imposed upon the Trust Estate, or become due and payable, and which create or may create a lien upon the Property or any portion of the Property, equipment or other facility used in the installation, renovation, operation or maintenance of the Trust Estate.

“Improvements” means the improvements installed or to be installed on the Property and owned by Trustor, including, but not limited to, appurtenant common areas and other related facilities and improvements.

“Indenture” means that certain Indenture of Trust, dated as of October 1, 2018, by and between Issuer and the Beneficiary, as trustee, relating to the Loan, together with any and all amendments and modifications thereto.

“Loan” means the financing facility advanced or to be advanced by Issuer to or for the account of Trustor in the maximum principal amount of TWELVE MILLION FOUR HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$12,420,000.00).

“Loan Agreement” means that certain Loan Agreement, dated as of October 1, 2018, by and between Trustor, as borrower, and Issuer, as lender, relating to the Loan, together with any and all amendments and modifications thereto.

“Loan Documents” means the Loan Agreement, this Deed of Trust, all other deeds of trust and security agreements given by or for the benefit of Trustor to Beneficiary, and any and all other documents between Trustor and Beneficiary evidencing or securing the Loan, as the same may now be or may hereafter be amended or modified.

"Obligations" means the obligations of Trustor described in Section 2.1 of this Deed of Trust, the payment and performance of which are secured by this Deed of Trust.

"Permitted Encumbrances" means those liens, encumbrances and matters affecting the Property as defined in the Indenture and incorporated by reference in this Deed of Trust.

"Personalty" means all tangible and intangible personal property of Trustor listed in Granting Clauses II through XI of this Deed of Trust used in connection with the Property or incorporated into the Improvements.

"Property" means that certain real property situated in Utah County, Utah, described in Recital A above and referred to in Granting Clause I of this Deed of Trust, as more particularly described on Exhibit "A" attached to this Deed of Trust.

"Trust Estate" means all of the items, documents, interests and properties referred to in Granting Clauses I through XI of this Deed of Trust.

ARTICLE II OBLIGATIONS SECURED

2.1 Obligations. This Deed of Trust is given for the purpose of securing the following Obligations of Trustor:

(a) The payment and performance of each and every agreement and obligation of Trustor contained in or otherwise evidenced by the Loan Agreement, including, without limitation, the payment of principal of and interest on the Loan;

(b) The payment and performance of each and every agreement and obligation of Trustor under this Deed of Trust and under any other instrument given to further evidence or secure the payment and performance of any obligation of Trustor under the Loan, the Loan Agreement and all of the other Loan Documents; and

(c) The payment of all sums expended and advanced by Trustee, the Bondholder Representative, or Beneficiary pursuant to the terms of this Deed of Trust, together with interest thereon as provided in the Loan Agreement and this Deed of Trust;

2.2 Extensions and Renewals. Any extensions of, renewals of, modifications of, or additional advances of the Loan, regardless of the extent or subject matter of any such extension, renewal, modification or additional advance shall be secured by this Deed of Trust.

ARTICLE III REPRESENTATIONS AND WARRANTIES

3.1 Property. Trustor represents and warrants to Beneficiary as follows:

(a) Trustor is, or simultaneously with the execution of this Deed of Trust shall become, the owner of fee simple title in and to the Property;

(b) Trustor possesses all requisite power and authority to execute and deliver this Deed of Trust;

(c) Except for the Permitted Encumbrances, Trustor shall defend title to the Property against all claims and demands whatsoever;

(d) The Property is free and clear of and from any and all liens, claims, encumbrances, restrictions, encroachments and interests whatsoever, in favor of any third party, other than the Permitted Encumbrances;

(e) The lien created by this Deed of Trust upon the Property is a valid and subsisting first position lien against the Trust Estate, subject only to the Permitted Encumbrances;

(f) Any and all obligations incurred by Trustor in connection with the acquisition of all or any portion of the Property are current and without default on the part of Trustor; and

(g) To the best of Trustor's knowledge, after diligent inquiry: (1) the Trust Estate is not in violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Trust Estate, including, without limitation, soil and ground water conditions; (2) there are no Hazardous Materials constructed, deposited, stored, disposed, placed or located in, on or under the Trust Estate; and (3) Trustor has not received notice from any federal, state or local agency or department regarding the noncompliance by Trustor of the Trust Estate with respect to any federal, state or local law, ordinance or regulation governing the use, handling, storage, generation, transportation or disposal of Hazardous Materials or the mere presence of Hazardous Materials on the Property.

3.2 Personalty. Trustor represents and warrants to Beneficiary as follows:

(a) Trustor is the owner, or upon acquisition thereof, will be the owner of all Personalty used by Trustor in connection with or incorporated into the Improvements on the Property;

(b) The Personalty is, or upon acquisition of title thereto by Trustor will be, free and clear of all liens, claims, encumbrances, restrictions, charges and security interests in favor of any third party other than the Permitted Encumbrances;

(c) Trustor will not create, permit or suffer to exist, any lien, claim, encumbrance, restriction, charge or security interest in or to the Personalty without the prior written consent of Beneficiary and the Bondholder Representative; and

(d) Trustor shall defend the Personalty and take such other action as is necessary to remove any lien, claim, encumbrance, restriction, charge or security interest in or to the Personalty superior to the security interest in Beneficiary created hereunder, except the Permitted Encumbrances.

ARTICLE IV
MAINTENANCE OF TRUST ESTATE

Trustor shall: (a) maintain the Trust Estate at all times in good condition and repair; (b) not commit any waste of the Trust Estate, or, except with the prior written permission of Beneficiary and the Bondholder Representative, remove, damage, demolish or structurally alter any of the Improvements now on the Property, or to be installed or constructed on the Property hereafter; (c) complete promptly and

in good and workmanlike manner the Improvements, or any other improvements on the Property, which may for any reason be installed or constructed; (d) restore promptly and in good and workmanlike manner any of the Improvements, or any portion of the Property, which may for any reason be damaged or destroyed; (e) comply at all times with all laws, ordinances, regulations, covenants and restrictions in any manner affecting the Trust Estate; (f) not commit or knowingly permit any act upon the Trust Estate in violation of law; and (g) do all acts which by reason of the character or use of the Trust Estate may be reasonably necessary to maintain and care for the same, the specific enumeration herein not excluding the general.

ARTICLE V INSURANCE

5.1 Insurance. Trustor or Trustor's general contractor, as applicable, shall secure and at all times maintain and promptly pay when due all premiums for insurance as required by the Loan Agreement and such other insurance and in such amounts as may from time to time reasonably be required by Beneficiary or the Bondholder Representative against the same or other hazards.

5.2 Policies and Premiums. All policies of insurance shall be issued by insurance companies which have a company rating of not less than "A" and a financial performance rating of not less than "7" by A.M. Best Co. in "Best's Insurance Reports" or by Utah Division of Risk Management. All policies of insurance shall have included therein a standard mortgagee protection clause. Trustor shall furnish Beneficiary and the Bondholder Representative with an original of all policies of required insurance or an original certificate of insurance together with a true and correct copy of each such policy. All such policies shall contain a provision that such policies will not be cancelled or materially amended or altered, including reduction of coverage, without at least thirty (30) days prior written notice to Beneficiary and the Bondholder Representative. If the Bondholder Representative consent to Trustor providing any of the required insurance through blanket policies carried by Trustor and covering more than one location, then Trustor shall cause the insurance company to furnish Beneficiary and the Bondholder Representative with an endorsement to such policy which sets forth the coverage, the limits of liability, the name of the carrier, the policy number, the expiration date and a statement that the insurance company will not cancel or materially modify or alter the coverage evidenced by the endorsement without first affording Beneficiary and the Bondholder Representative at least thirty (30) days prior written notice. In the event Trustor fails to provide, maintain, keep in force or deliver and furnish to Beneficiary and the Bondholder Representative the policies of insurance required by Section 5.1, Beneficiary or the Bondholder Representative may, but without any obligation to do so, procure such insurance for such risks covering Beneficiary's interest, and Trustor shall pay all premiums thereon promptly upon demand by Beneficiary or the Bondholder Representative. If Trustor fails to pay any premium after demand by Beneficiary or the Bondholder Representative, Beneficiary or the Bondholder Representative, at Beneficiary or the Bondholder Representative's option, may advance any sums necessary to maintain and to keep in force such insurance. Any sums so advanced, together with interest thereon at the default rate as provided for in the Loan Agreement, shall be secured by this Deed of Trust.

5.3 Occurrence and Notice of Casualty. In the event of loss or damage to the Trust Estate, or any portion of the Trust Estate, Trustor shall immediately give notice thereof to Beneficiary and the Bondholder Representative. Beneficiary or the Bondholder Representative may, but without any obligation to do so, make proof of loss, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Beneficiary, unless otherwise provided in the Loan Agreement. The insurance proceeds or any part thereof shall be deemed part of the security for the Obligations and shall be applied, per the terms of the Loan Agreement, to restore or repair the portion of the Trust Estate damaged, provided that any excess insurance proceeds not so applied may be applied by

Beneficiary, at Trustor's option, with the consent of the Bondholder Representative, to reduce the indebtedness secured by this Deed of Trust (whether or not then due and payable). Except to the extent that insurance proceeds are received by Beneficiary and applied to the indebtedness secured by this Deed of Trust, nothing herein contained shall be deemed to excuse Trustor from repairing or maintaining the Trust Estate as provided in Article IV of this Deed of Trust or restoring all damage or destruction to the Trust Estate, regardless of whether there are insurance proceeds available or whether any such proceeds are sufficient in amount. The application or release by Beneficiary of any insurance proceeds shall not cure or waive any default or notice of default under this Deed of Trust or invalidate any act done pursuant to such notice.

5.4 Disposition of Policies on Foreclosure. In the event Beneficiary or the Bondholder Representative exercise the power of sale provisions of this Deed of Trust or take any other transfer of title or assignment of the Trust Estate in extinguishment in whole or in part of the Obligations, all right, title and interest of Trustor in and to the policies of insurance required by Section 5.1, shall inure to the benefit of and pass to the successor in interest of Trustor or the purchaser or grantee of the Trust Estate.

ARTICLE VI INDEMNIFICATION AND OFF-SET

6.1 Indemnification by Trustor. Trustor hereby indemnifies and holds Beneficiary and the Bondholder Representative harmless in accordance with the following:

(a) If Beneficiary or the Bondholder Representative is made a party defendant to any litigation concerning this Deed of Trust or the Trust Estate or any part of the Trust Estate or interest therein, or the occupancy thereof by Trustor, then Trustor shall indemnify, defend and hold Beneficiary and the Bondholder Representative harmless from any and all liability by reason of such litigation, including reasonable attorney fees and costs incurred by Beneficiary and the Bondholder Representative in any such litigation, whether or not the litigation is prosecuted to judgment. If, following the occurrence of an Event of Default, Beneficiary or the Bondholder Representative commence an action against Trustor to enforce any of the material terms, covenants or conditions of this Deed of Trust or because of the breach by Trustor of any of the material terms, covenants or conditions, or for the recovery of any sum secured hereby, Trustor shall pay the reasonable attorney fees and costs actually incurred by Beneficiary and the Bondholder Representative in such action. The right to such attorney fees and costs shall be deemed to have accrued on the commencement of such action, and shall be enforceable whether or not such action is prosecuted to judgment. If Trustor breaches any material term, covenant or condition of this Deed of Trust, Beneficiary or the Bondholder Representative may employ an attorney or attorneys to protect Beneficiary and the Bondholder Representative's rights hereunder and in the event of such employment following any breach by Trustor, Trustor shall pay Beneficiary and the Bondholder Representative reasonable attorney fees and costs in an amount equal to the amount of such fees and costs actually incurred by Beneficiary and the Bondholder Representative, whether or not an action is actually commenced against Trustor by reason of such breach.

(b) If Beneficiary or Bondholder Representative is held liable or could be held liable for, or is subject to any losses, damages, costs, charges or expenses, directly or indirectly on account of any claims for work, labor or materials furnished in connection with or arising from the installation, repair or reconstruction of any of the Improvements, then Trustor shall indemnify, defend and hold Beneficiary and the Bondholder Representative harmless from all liability or expense arising therefrom including reasonable attorney fees and costs.

(c) Trustor, to the full extent permitted by law, shall indemnify, defend and hold harmless Beneficiary and the Bondholder Representative, Beneficiary and the Bondholder Representative's directors, officers, employees, agents, participants, successors and assigns from and against any and all loss, cost, expense or liability incurred in connection with any and all claims and proceedings (whether brought by private party or governmental agency) for bodily injury, property damage, abatement or remediation, environmental damage or impairment, or any other injury or damage resulting from or relating to any Hazardous Materials located under or upon or migrating into, under, from or through the Property, which Beneficiary or the Bondholder Representative may incur due to the making of the Loan, the exercise of any of Beneficiary's or Bondholder Representative's rights under this Deed of Trust or under any other document evidencing or securing the Loan, or otherwise. The foregoing indemnity shall apply: (1) whether or not the release of the Hazardous Materials was caused by Trustor, a tenant or subtenant of Trustor, or a prior owner or tenant of the Property; and (2) whether or not the alleged liability is attributable to the handling, storage, generation, transportation or disposal of Hazardous Materials or the mere presence of Hazardous Materials on the Property. The obligations of Trustor under this Section 6.1(c) shall survive the foreclosure of this Deed of Trust, a conveyance in lieu of foreclosure, the repayment of the Loan proceeds and the discharge and release of the lien and encumbrance of this Deed of Trust.

6.2 Off-Set. All sums payable by Trustor under this Deed of Trust shall (unless otherwise specifically provided in this Deed of Trust) be paid without notice, demand, counterclaim, set-off, deduction or defense and without abatement, suspension, deferment, diminution or reduction. The Obligations and liabilities of Trustor hereunder shall in no way be released, discharged or otherwise affected (except as expressly provided herein) by reason of: (a) any damage to or destruction of, or any condemnation or similar taking of the Trust Estate or any part thereof; (b) any restriction or prevention of or interference with any use of the Trust Estate or any part thereof; (c) any title defect or encumbrance or any eviction from the Trust Estate or any part thereof by title paramount or otherwise; (d) any bankruptcy, insolvency, reorganization, composition, adjustment, dissolution, liquidation or other like proceeding relating to Beneficiary, or any action taken with respect to this Deed of Trust by any trustee or receiver of Beneficiary, or by any court, in any such proceeding; (e) any claim which Trustor has or might have against Beneficiary or Bondholder Representative; (f) any default or failure on the part of Beneficiary or Bondholder Representative to perform or comply with any of the terms, covenants or conditions of this Deed of Trust or of any other agreement with Trustor; or (g) any other occurrence whatsoever, whether similar or dissimilar to the foregoing.

ARTICLE VII IMPOSITIONS

7.1 Payment of Impositions. Subject to Section 7.3 of this Deed of Trust, Trustor shall pay, prior to delinquency, all Impositions. However, if, by law, any Imposition is payable, or may at the election of the taxpayer be paid in installments, Trustor may pay the same together with any accrued interest on the unpaid balance of such Imposition in installments as the same become due and before any fine, penalty, interest or cost may be added thereto for the nonpayment of any such installment and interest.

7.2 Evidence of Payment. Trustor shall furnish to Beneficiary and the Bondholder Representative, within thirty (30) days after the date upon which such Imposition is due and payable by Trustor, official receipts of the appropriate taxing authority, or other proof satisfactory to Beneficiary and the Bondholder Representative, evidencing the payments thereof.

7.3 Right to Contest. Subject to the terms of the Loan Agreement, Trustor shall have the right, before any date set for forfeiture, whether at tax sale, foreclosure on a tax lien or otherwise, to contest or object to the amount or validity of any Imposition by appropriate legal proceedings, but such contest shall not be deemed or construed in any way as relieving, modifying or extending Trustor's covenant to pay any such Imposition at the time and in the manner provided in Section 7.1, unless Trustor has given prior written notice to Beneficiary and the Bondholder Representative of Trustor's intent so to contest or object to an Imposition, and unless, with the prior written consent of the Bondholder Representative: (a) Trustor shall certify to the Beneficiary that the legal proceedings shall conclusively operate to prevent the sale of the Trust Estate, or any part thereof, to satisfy such Imposition prior to final determination of such proceedings; or (b) Trustor shall furnish good and sufficient undertaking and sureties as may be required or permitted by law to accomplish a stay of such proceedings.

7.4 Tax on Deed of Trust. If at any time after the date hereof there shall be assessed or imposed: (a) a tax or assessment on the Trust Estate in lieu of or in addition to the Impositions payable by Trustor; or (b) a license fee, tax or assessment imposed on Beneficiary and measured by or based in whole or in part upon the amount of the outstanding Obligations; then all such taxes, assessments and fees shall be deemed to be included within the term "Impositions" as defined in Article I of this Deed of Trust, and Trustor shall pay and discharge the same as herein provided with respect to the payment of Impositions. Trustor shall have no obligation to pay any franchise, income, excess profits or similar tax levied on Beneficiary or on the Obligations secured hereby.

7.5 Reserves for Taxes and Insurance. In furtherance of Section 5.1 and Section 7.1 of this Deed of Trust and anything to the contrary herein notwithstanding, Trustor shall pay to Beneficiary, on the date monthly installments of principal and accrued interest are payable under the Loan Agreement, until the Loan is paid in full, an amount equal to one-twelfth of the annual Impositions reasonably estimated by Trustor to pay the installment of Impositions next due on the Trust Estate; and one-twelfth of the annual aggregate insurance premium on all policies of insurance required in Section 5.1. Trustor shall cause all bills, statements or other documents relating to Impositions and insurance premiums to be sent to the Bondholder Representative. Provided Trustor has deposited sufficient funds with Beneficiary pursuant to this Section 7.5, at the written direction of the Trustor, Beneficiary shall pay such amounts as the Trustor determines are due thereunder out of the funds so deposited with Beneficiary. If at any time and for any reason the funds deposited with Beneficiary pursuant to this Section 7.5 are or will be insufficient to pay such amounts as may then or subsequently be due, Trustor shall notify Beneficiary and the Bondholder Representative and Trustor shall immediately deposit an amount equal to such deficiency with Beneficiary. Nothing contained herein shall cause Beneficiary to be deemed a trustee of such funds or to be obligated to pay any amounts in excess of the amount of funds deposited with Beneficiary pursuant to this Section 7.5. Beneficiary shall not be obligated to pay any interest on any sums held by Beneficiary pending disbursement or application hereunder, and Trustor may direct the Beneficiary to impound or reserve for future payment of Impositions and insurance premiums such portion of such payments as the Trustor, with the prior written consent of the Bondholder Representative, may deem proper. In the event that Trustor fails to deposit with Beneficiary sums sufficient to pay fully such Impositions and insurance premiums at least thirty (30) days before delinquency thereof, Beneficiary and the Bondholder Representative, at Beneficiary's and the Bondholder Representative's election, but without any obligation to do so, may advance any amounts required to make up the deficiency, which advances, if any, shall be secured by this Deed of Trust, and shall be repayable to Beneficiary or the Bondholder Representative, as applicable, with interest from the date advanced, at the default rate of interest specified in the Loan Agreement.

ARTICLE VIII ADDITIONAL COVENANTS

8.1 Payment of Utilities. Trustor shall pay when due all utility charges relating to the Trust Estate which may become a lien or charge against the Trust Estate or any portion thereof, for gas, electricity, water or sewer services furnished to the Trust Estate and all assessments or charges of a similar nature, whether public or private, affecting the Trust Estate or any portion thereof, whether or not such assessments or charges are liens thereon.

8.2 Defense of Title. Trustor shall appear in and defend any action or proceeding purporting to affect the security hereof, the Trust Estate, or the rights or powers of Beneficiary or Trustee. Should Beneficiary or the Bondholder Representative elect in good faith to appear in or defend any such action or proceeding, Trustor shall pay all costs and expenses, including costs of evidence of title and reasonable attorney fees and costs, incurred by Beneficiary, the Bondholder Representative, or Trustee.

8.3 Performance in Trustor's Stead. Should Trustor fail to make any payment or to do any act as provided in this Deed of Trust, then Beneficiary, the Bondholder Representative, or Trustee, but without any obligation to do so, without notice to or demand upon Trustor and without releasing Trustor from any obligation hereunder, may: (a) make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof (Beneficiary, the Bondholder Representative, or Trustee being authorized to enter upon the Trust Estate for such purposes); (b) commence, appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary, the Bondholder Representative, or Trustee; (c) pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of Beneficiary, the Bondholder Representative, or Trustee appears to be superior to the lien of this Deed of Trust; and (d) in exercising any such powers, incur any liability, expend such reasonable amounts as Beneficiary or the Bondholder Representative, as applicable, may deem necessary therefor, including cost of evidence of title, employment of attorneys, and payment of reasonable attorney fees and costs. All such amounts expended by any or all of the Trustee, the Bondholder Representative, or Beneficiary shall, at the election of Beneficiary, with the prior written consent of the Bondholder Representative, be added to the principal indebtedness secured by this Deed of Trust and shall accrue interest in accordance with the terms of the Loan Agreement.

8.4 Repayment of Advances. Trustor shall immediately repay to Beneficiary or the Bondholder Representative, as applicable, all sums, other than Loan proceeds, with interest thereon as provided in the Loan Agreement, which at any time may be paid or advanced by Beneficiary or the Bondholder Representative, as applicable, for the payment of insurance premiums, taxes, assessments, other governmental, municipal, or other charges or Impositions, title searches, title reports or abstracts, and any other advances made by Beneficiary or the Bondholder Representative, as applicable, which are reasonably necessary to maintain this Deed of Trust as a valid and subsisting lien upon the Trust Estate, to preserve and protect Beneficiary's interest in this Deed of Trust, or to preserve, repair or maintain the Trust Estate. All such advances shall be wholly optional on the part of Beneficiary and the Bondholder Representative, and Trustor's obligation to repay the same, with interest, to Beneficiary shall be secured by the lien of this Deed of Trust.

8.5 No Removal of Fixtures. Trustor shall not, during the existence of this Deed of Trust and without the prior written consent of Beneficiary and the Bondholder Representative, remove from the Property any of the Improvements or any of the Personalty, except in the ordinary course of Trustor's business and except to the extent replaced by items of comparable quality and value.

8.6 Further Assurance. Trustor shall execute, if necessary, and deliver to Beneficiary such further instruments, including, without limitation, Uniform Commercial Code Financing Statements and Continuation Statements, and do such further acts as may be necessary or as may reasonably be required by Beneficiary or the Bondholder Representative to carry out more effectively the purposes of this Deed of

Trust and to subject to the lien and encumbrance created or intended to be created hereby any property, rights or interests covered or intended to be covered by this Deed of Trust. Trustor hereby authorizes (to the extent such authorization is valid under applicable law) Beneficiary to file, without Trustor's signature, such Uniform Commercial Code Financing Statements and Continuation Statements as Beneficiary or the Bondholder Representative may deem necessary in order to perfect or continue the perfection of the security interests created by this Deed of Trust.

8.7 No Further Encumbrances. Except for the Permitted Encumbrances, as more particularly described on Exhibit "B" attached to this Deed of Trust, and the lien and encumbrance of this Deed of Trust, Trustor shall not create, permit or suffer to exist, and, at Trustor's expense, will defend the Trust Estate and take such other action as is necessary to remove any lien, claim, charge, security interest or encumbrance in or to the Trust Estate, or any portion of the Trust Estate.

8.8 No Conveyance of Property. Trustor shall not sell, convey or alienate the Property or any portion thereof, or any interest therein to any person or entity, without the prior written consent of Beneficiary and the Bondholder Representative. In the event Trustor shall sell, convey or alienate all or any portion of the Property, or any interest therein, in violation of the foregoing, or be divested of title to the Property in any manner, whether voluntarily or involuntarily, then the entire principal indebtedness of the Loan, as evidenced by the Loan Documents, and all other Obligations secured by this Deed of Trust, irrespective of the maturity date expressed therein, at the option of Beneficiary but with the prior written consent of the Bondholder Representative, and without prior demand or notice, shall become immediately due and payable.

8.9 Application of Payments. If at any time during the term of this Deed of Trust Beneficiary receives or obtains a payment, installment or sum which is less than the entire amount then due under the Loan secured by this Deed of Trust and any of the other Loan Documents, then Beneficiary shall, apply such payment, installment or sum, or any part thereof, to such of the items or Obligations then due in accordance with Section 7.03 of the Indenture.

8.10 Hazardous Materials. Trustor shall comply with all applicable federal, state and local laws, regulations, rules and ordinances governing the handling, storage, generation, transportation and disposal of Hazardous Materials as the same affect or may affect the operation of Trustor's present business on or with respect to the Trust Estate. In addition, Trustor shall not without the prior written consent of Beneficiary and the Bondholder Representative undertake any new business venture or operation on or affecting the Trust Estate which now requires or may hereafter require compliance with any federal, state or local law, regulation, rule or ordinance governing Hazardous Materials. On an annual basis during the continuance of this Deed of Trust, Trustor shall submit to Beneficiary and the Bondholder Representative a report, in form satisfactory to the Bondholder Representative, certifying that the Trust Estate is not being used in any regulated activities directly or indirectly involving the use, handling, storage, generation, transportation and disposal of Hazardous Materials except in connection with the normal maintenance and operation of any portion of the Property. The Trustor shall comply, or cause compliance with all applicable federal, state and local laws, ordinances and regulations with respect to Hazardous Materials. Beneficiary and the Bondholder Representative reserve the right, in their sole and absolute discretion, to retain, at Trustor's expense, an independent professional consultant to review any report prepared by Trustor and to conduct its own investigation of the Trust Estate. Trustor hereby grants to Beneficiary, the Bondholder Representative, their agents, employees, consultants and contractors, the right to enter upon the Trust Estate and to perform such tests as are reasonably necessary to conduct such a review or investigation.

8.11 Fixture Filing. This Deed of Trust shall be effective as a fixture filing from the date of recordation hereof in accordance with Section 9a-502 of the Utah enactment of the Uniform

Commercial Code. In connection therewith, the addresses of Trustor, as debtor ("Debtor"), and of Beneficiary, as secured party ("Secured Party"), are set forth below. The following address of Beneficiary, as the Secured Party, is also the address from which information concerning the security interest may be obtained by any interested party:

- | | |
|--|--|
| (a) Name and address
of Debtor: | Three Twenty East Gammon Road, LLC
320 E. Gammon Road
Vineyard, Utah 84059
Telephone: (801) 785-6500
Facsimile: (801) 955-2530
Attention: Board Chair |
| (b) Name and address
of Secured Party: | UMB Bank, National Association
120 South Sixth Street, Suite 1400
Minneapolis, Minnesota 55402
Attention: Corporate Trust Services
Telephone: (612) 337-7007 |
| (c) Description of the types
(or items) of property
covered by this Fixture
Filing: | See pages 1 through 5 above. |
| (d) Description of real
estate subject to this
Fixture Filing, to which
the collateral is attached
or upon which it is
located: | |
| | See Exhibit "A" hereto. |

Some of the above described collateral is or is to become fixtures upon the above described real estate, and this Fixture Filing is to be filed for record in the public real estate records. This Deed of Trust secures an obligation secured by real property and any fixtures thereon and shall be governed by the provisions of Section 9a-502 of the Utah enactment of the Uniform Commercial Code.

8.12 Required Notices. Trustor shall notify Beneficiary and Bondholder Representative within three (3) days of: (a) receipt of any notice from any governmental or quasi-governmental authority relating to the structure, use or occupancy of the Property or alleging a violation of any applicable law or private covenant; (b) a substantial change in the occupancy or use of all or any part of the Property; (c) receipt of any notice from the holder of any lien or security interest in all or any part of the Property; (d) commencement of any litigation affecting or potentially affecting the financial ability of Trustor or the value of the Property; (e) a pending or threatened condemnation of all or any part of the Property; (f) a fire or other casualty causing damage to all or any part of the Property; (g) receipt of any notice with regard to the presence or release of Hazardous Materials or any other environmental matter affecting the Property or Trustor's interest therein; (h) receipt of any request for information, demand letter or notification of potential liability from any entity relating to potential responsibility for investigation or clean-up of Hazardous Materials on the Property or at any other site owned or operated by Trustor; (i) receipt of any

notice from any tenant of all or any part of the Property alleging a default, failure to perform or any right to terminate its lease or to set-off rents; or (j) receipt of any notice of the imposition of, or of threatened or actual execution on, any lien on or security interest in all or any part of the Property.

8.13 Books and Records; Inspection. Trustor shall keep and maintain (a) complete and accurate books and records, in accordance with generally accepted accounting principles consistently applied, reflecting all items of income and expense in connection with the operation of the Property, and (b) copies of all written contracts, leases and other agreements affecting the Property. Beneficiary, Bondholder Representative or their designated representatives shall, upon reasonable prior notice to Trustor, have (a) the right of entry and free access to the Property during business hours (which may be without notice in any case of emergency) to inspect the Property, and (b) the right to examine and audit all books, contracts and records of Trustor relating to the Property.

8.14 Security Agreement. This Deed of Trust constitutes a security agreement under the Utah enactment of the Uniform Commercial Code. Trustor shall, at its own expense, execute, deliver, file and refile any financing or continuation statements or other security agreements Beneficiary may require from time to time to perfect, confirm or maintain the lien of this Deed of Trust with respect to such property. A photocopy of an executed financing statement shall be effective as an original. Without limiting the foregoing, Trustor hereby irrevocably appoints Trustee attorney-in-fact for Trustor to execute, deliver and file such instruments for or on behalf of Trustor at Trustor's expense, which appointment, being for security, is coupled with an interest and shall be irrevocable.

ARTICLE IX CONDEMNATION AWARDS

Trustor shall promptly give notice to Beneficiary and the Bondholder Representative of any condemnation proceeding or any taking for public improvements. If the Trust Estate or any portion thereof should be taken or damaged by reason of any public improvement or condemnation proceeding, Beneficiary shall be entitled: (1) to receive all compensation, awards and other payments or relief for such taking or condemnation; (2) at Beneficiary's option, with the prior written consent of the Bondholder Representative, and in Beneficiary's own name, to commence, appear in and prosecute in Beneficiary's own name any action or proceeding relating to such taking or condemnation; and (3) to make any compromise or settlement in connection with any such taking or condemnation. All such compensation, awards, damages, causes of action, proceeds or other payments shall be deemed part of the security for the Obligations and are hereby assigned to Beneficiary. Beneficiary, after deducting therefrom all costs and expenses (regardless of the particular nature thereof and whether incurred with or without suit or before or after judgment), including reasonable attorney fees incurred by Beneficiary and the Bondholder Representative in connection with such compensation, shall apply any and all moneys so received in accordance with the Loan Agreement. The application or release by Beneficiary of any condemnation awards or other compensation shall not cure or waive any default or notice of default under this Deed of Trust or invalidate any act done pursuant to such notice. Subject to the foregoing, Trustor shall execute and deliver to Beneficiary such further assignments of such compensation, awards, damages, causes of action, proceeds or other payments as Beneficiary or the Bondholder Representative may from time to time require.

ARTICLE X ASSIGNMENT OF RENTS AND LEASES

10.1 Assignment. As additional security for the Obligations secured by this Deed of Trust, Trustor hereby assigns, sells, transfers and conveys to Beneficiary during the continuance of this Deed of Trust, all contracts, leases, subleases and agreements relating to the sale, lease, sublease or use of any portion of the Trust Estate or the Property, together with all sales proceeds, rents, subrents, issues, royalties, income and profits of and from the Trust Estate. Until the occurrence of an Event of Default, Trustor may collect and use all such sales proceeds, rents, subrents, issues, royalties, income and profits, as they become due and payable, and may retain, use and enjoy the Trust Estate. Upon the occurrence of an Event of Default hereunder, Trustor's right to collect and use any of such proceeds shall cease, and Beneficiary, shall have the right, with or without taking possession of the Trust Estate, and either in person, by agent or through a court appointed receiver (Trustor hereby consents to the appointment of Beneficiary or Beneficiary's designee as such receiver), to sue for or otherwise collect all such sales proceeds, rents, subrents, issues, royalties, income and profits, including those past due and unpaid. Any sums so collected, after the deduction of all costs and expenses of operation and collection (regardless of the particular nature thereof and whether incurred with or without suit or before or after judgment), including reasonable attorney fees, shall be applied toward the payment of the Obligations. Such right of collection and use of such proceeds by Beneficiary shall obtain both before and after the exercise of the power of sale provisions of this Deed of Trust, the foreclosure of this Deed of Trust and throughout any period of redemption. The rights granted under this Section 10.1 shall in no way be dependent upon and shall apply without regard to whether all or a portion of the Trust Estate is in danger of being lost, removed or materially injured, or whether the Trust Estate or any other security is adequate to discharge the Obligations secured by this Deed of Trust. Beneficiary's failure or discontinuance at any time to collect any of such proceeds shall not in any manner affect the right, power and authority of Beneficiary thereafter to collect the same. Nothing contained herein, nor Beneficiary's exercise of Beneficiary's right to collect such proceeds, shall be, or be construed to be, an affirmation by Beneficiary of any contractual interest, tenancy, lease, sublease, option or other interest in the Trust Estate, or an assumption of liability under, or a subordination of the lien or charge of this Deed of Trust to any contractual interest, tenancy, lease, sublease, option or other interest in the Trust Estate. All purchasers, tenants, lessees, sublessees and other persons who have any obligation to make any payment to Trustor in connection with the Trust Estate or any portion thereof are hereby authorized and directed to pay the rents, subrents, issues, royalties, income, profits and other payments payable by them with respect to the Trust Estate, or any portion thereof, directly to Beneficiary on the demand of Beneficiary. Beneficiary's receipt of such sales proceeds, rents, subrents, issues, royalties, income and profits shall be a good and sufficient discharge of the obligation of the purchaser, tenant, lessee, sublessee or other person concerned to make the payment connected with the amount so received by Beneficiary.

10.2 No Waiver of Rights by Collection of Proceeds. The entering upon and taking possession of the Trust Estate or any portion of the Trust Estate or the collection of sale proceeds, rents, subrents, issues, royalties, income, profits, proceeds of fire and other insurance policies, or compensation or awards for any taking or damaging of the Trust Estate, or the application or release thereof as aforesaid, shall not cure or waive any Event of Default or notice of default hereunder, shall not invalidate any act done pursuant to such notice of default, and shall not operate to postpone or suspend the obligation to make, or have the effect of altering the size of, any scheduled installments provided for in any of the Obligations secured by this Deed of Trust.

10.3 Indemnification. Trustor shall indemnify and hold Beneficiary and the Bondholder Representative harmless from and against all claims, demands, judgments, liabilities, actions, costs and fees (including reasonable attorney fees and costs) arising from or related to receipt by Beneficiary or the Bondholder Representative of the sale proceeds, rents, subrents, issues, royalties, income and profits from the Trust Estate or any portion of the Trust Estate, except negligent or willful misconduct of Beneficiary or the Bondholder Representative.

ARTICLE XI
EVENTS OF DEFAULT AND REMEDIES

11.1 Events of Default. The occurrence and continuance of any one of the following shall constitute an Event of Default under this Deed of Trust:

(a) Failure by Trustor to observe and perform any term, covenant or condition to be observed or performed by Trustor contained in this Deed of Trust, the Loan Agreement or any of the other Loan Documents.

(b) Any representation or warranty of Trustor contained in this Deed of Trust, the Loan Agreement or any of the other Loan Documents was untrue when made.

(c) A default by Trustor under the terms of any other promissory note, deed of trust, security agreement, undertaking or arrangement between Trustor and Beneficiary now in existence or hereafter arising.

11.2 Notice. Unless otherwise expressly provided by the terms of this Deed of Trust or the other Loan Documents, if an Event of Default shall occur, Beneficiary shall give written notice of such occurrence to Trustor as provided in the Loan Agreement with a copy to the Bondholder Representative.

11.3 Division of Trust Estate. Upon the occurrence and continuance of an Event of Default and if there are Hazardous Materials then present on the Property, Beneficiary, at Beneficiary's election, subject to the Bondholder Representative's prior written consent, and without any obligation to do so, may divide the Trust Estate into any number of parcels to facilitate the sale of the Trust Estate at a foreclosure sale. In connection therewith, Beneficiary may: (a) enter upon the Trust Estate and conduct or cause to be conducted inspections and surveys of the Trust Estate; (b) divide the Trust Estate in such manner as to segregate any Hazardous Materials into one or more distinct parcels; and (c) elect to sell at foreclosure sale only those portions of the Trust Estate that are not contaminated by or do not contain Hazardous Materials. Trustor hereby consents to such division and sale of the Trust Estate.

11.4 Acceleration; Notice. Upon the occurrence and continuation of an Event of Default, Beneficiary shall have the option, subject to the Bondholder Representative's prior written consent, in addition to any other remedy Beneficiary may have under the Loan Agreement, to declare by notice to Trustor all sums secured by this Deed of Trust immediately due and payable and elect to have the Trust Estate sold in the manner provided herein. In the event Beneficiary elects to sell the Trust Estate, Beneficiary shall execute or cause Trustee to execute a written notice of default and election to cause the Trust Estate to be sold to satisfy the Obligations. Such notice shall be filed for record in Utah County, Utah.

11.5 Exercise of Power of Sale. After the lapse of such time as may then be required by law following the recordation of the notice of default, and notice of default and notice of sale having been given as then required by law, Trustee, without demand on Trustor, except as provided by law, shall sell the Trust Estate on the date and at the time and place designated in the notice of sale, either as a whole or in separate parcels, and in such order as Beneficiary, subject to the Bondholder Representative's prior written consent, may determine (but subject to any statutory right of Trustor to direct the order in which the Property, if consisting of several known lots or parcels, shall be sold), at public auction to the highest bidder, the purchase price payable in lawful money of the United States at the time of sale. The person conducting the sale may, for any cause deemed expedient, postpone the sale from time to time until it shall be completed. In every such case, notice or postponement shall be given by public declaration thereof by such

person at the time and place last appointed for the sale or as otherwise provided by law. Trustee shall execute and deliver to the purchaser a Trustee's Deed conveying the property so sold, but without any covenant or warranty, expressed or implied. The recitals in the Trustee's Deed of any matters or facts relating to the exercise of the power of sale and the sale of the Trust Estate shall be conclusive proof of the truthfulness thereof. Any person, including Beneficiary and the Bondholder Representative, may bid at the sale. Trustee shall apply the proceeds of the sale to payment of: (a) the costs and expenses of exercising the power of sale and of the sale, including the payment of the Trustee's and Bondholder Representative's fees and attorney fees and costs; (b) all sums expended or advanced by Beneficiary and the Bondholder Representative in conjunction with any provisions of this Deed of Trust, not then repaid, with accrued interest thereon from the date of expenditure, at the default rate of interest provided in the Loan Agreement; (c) all sums then secured by this Deed of Trust, including interest and principal on the Loan; and (d) the remainder, if any, to the person or persons legally entitled thereto, or Trustee, in Trustee's discretion, may deposit the balance of such proceeds with the Clerk of the District Court of Utah County, Utah.

11.6 UCC Remedies. Beneficiary, with regard to the security interest in all Personalty granted to Beneficiary under the Granting Clauses of this Deed of Trust, shall have the right to exercise, from time to time, any and all rights and remedies available to Beneficiary or the Bondholder Representative, as a secured party under the Utah enactment of the Uniform Commercial Code, and any and all rights and remedies available to Beneficiary or the Bondholder Representative under any other applicable law. Beneficiary, with the prior written consent of the Bondholder Representative, shall also have the right to dispose of the Personalty in connection with a foreclosure sale of the Property, whether the foreclosure sale is conducted by the Trustee in connection with the exercise of the private power of sale, or by a sheriff in connection with a judicial foreclosure of this Deed of Trust. Upon written demand from Beneficiary, with the prior written consent of the Bondholder Representative, Trustor shall, at Trustor's expense, assemble the Personalty and make the Personalty available to Beneficiary at the Property.

11.7 Foreclosure as a Mortgage. If an Event of Default occurs and continues hereunder, Beneficiary shall have the option, with the prior written consent of the Bondholder Representative, to foreclose this Deed of Trust in the manner provided by law for the foreclosure of mortgages on real property and Beneficiary shall be entitled to recover in such proceedings all costs and expenses incident thereto, including reasonable attorney fees and costs, in such amounts as shall be fixed by the court.

11.8 Receiver. If an Event of Default occurs and continues, Beneficiary, as a matter of right and without regard to the then value of the Trust Estate or the interest of Trustor therein, shall have the right upon notice to Trustor to apply to any court having jurisdiction over the subject matter to appoint a receiver or receivers of the Trust Estate. Any such receiver or receivers shall have all the usual powers and duties of a receiver and shall continue as such and may exercise all such powers until completion of the sale of the Trust Estate or the foreclosure proceeding, unless the receivership is sooner terminated.

11.9 No Remedy Exclusive. No remedy conferred upon or reserved to Beneficiary or the Bondholder Representative under this Deed of Trust shall be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Deed of Trust, the Loan Agreement or the other Loan Documents, or now or hereafter existing at law or in equity or by statute. No delay or failure to exercise any right or power accruing upon any Event of Default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

11.10 Cross Default. The occurrence and continuance of an Event of Default under this Deed of Trust, the Loan Agreement, any other Loan Document, or any other agreement or arrangement

between Trustor and Beneficiary now existing or entered into hereafter, shall constitute a default under all such documents, including, without limitation, this Deed of Trust, the Loan Agreement, the other Loan Documents, as well as any other such agreement or arrangement. The Beneficiary in exercising any rights hereunder shall be entitled to the rights and protections granted to it under the Indenture. In the event any provision of this Deed of Trust requires the approval or consent or action of the Beneficiary, the Beneficiary may undertake to grant or deny such approval or consent, or perform such action, only subject to and as directed by the terms of the Indenture and may require direction of the Bondholder Representative or the Holders of a majority in aggregate principal amount of the Bonds then Outstanding prior to undertaking any such approval, consent or action.

ARTICLE XII MISCELLANEOUS PROVISIONS

12.1 Notices. Except as otherwise provided in this Deed of Trust or in any other Loan Document, whenever Beneficiary or Trustor desire to give or serve any notice, demand, request or other communication with respect to this Deed of Trust or any other Loan Document, each such notice shall be in writing and shall be effective only if the notice is delivered by personal service, by nationally-recognized overnight courier, by facsimile, or by mail, postage prepaid, addressed as follows:

If to Trustor, to:	Three Twenty East Gammon Road, LLC 320 E. Gammon Road Vineyard, Utah 84059 Attention: Board Chair Facsimile: (801) 955-2530
If to Beneficiary:	UMB Bank, National Association 120 South Sixth Street, Suite 1400 Minneapolis, Minnesota 55402 Attention: Corporate Trust Services Telephone: (612) 337-7007
If to Trustee, to:	Founders Title Company 748 W. Heritage Park Boulevard, #202 Layton, Utah 84041 Attention: Escrow Officer Telephone: (801) 773-3747
If to the Bondholder Representative:	Rosemawr Management LLC 810 Seventh Avenue, 27 th Floor New York, New York 10009 Attention: Jamie Lister Telephone: 212-286-9474

Any notice delivered personally or by courier shall be deemed to have been given when delivered. Any notice sent by facsimile shall be presumed to have been received on the date transmitted as evidenced by a confirmation of transmission. Any notice sent by mail shall be presumed to have been received five (5) business days after deposit in the United States mail, with postage prepaid and properly addressed. Any

party may change its address by giving notice to the other party of its new address in the manner provided above. The Bondholder Representative shall be copied on all notices.

12.2 Severability. If any provision of this Deed of Trust shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable, the same shall not affect any other provision or provisions contained in this Deed of Trust or render the same invalid, inoperative or unenforceable to any extent whatsoever.

12.3 Amendments, Changes and Modifications. This Deed of Trust may not be amended, changed, modified, altered or terminated without the prior written consent of Beneficiary, the Bondholder Representative, and Trustor.

12.4 Governing Law. This Deed of Trust shall be governed exclusively by and construed in accordance with the applicable laws of the State of Utah, without giving effect to principles of conflicts of laws.

12.5 Interpretation. Whenever the context shall require, the plural shall include the singular, the whole shall include any part thereof, and any gender shall include both other genders. The article and section headings contained in this Deed of Trust are for purposes of reference only and shall not limit, expand or otherwise affect the construction of any provisions hereof.

12.6 Binding Effect. This Deed of Trust shall be binding upon shall inure to the benefit of the respective successors and assigns of Beneficiary and Trustor.

12.7 Waivers. Beneficiary's failure at any time or times hereafter to require strict performance by Trustor of any of the undertakings, agreements or covenants contained in this Deed of Trust shall not waive, affect or diminish any right of Beneficiary or the Bondholder Representative hereunder to demand strict compliance and performance therewith. Any waiver by Beneficiary of any Event of Default under this Deed of Trust shall not waive or affect any other Event of Default hereunder, whether such Event of Default is prior or subsequent thereto and whether of the same or a different type. None of the undertakings, agreements or covenants of Trustor under this Deed of Trust shall be deemed to have been waived by Beneficiary, unless such waiver is evidenced by an instrument in writing signed by an officer of Beneficiary and the Bondholder Representative and directed to Trustor specifying such waiver.

12.8 Access. Beneficiary, Bondholder Representative and their authorized agents and representatives, are hereby authorized and shall have the right, at all reasonable times during the existence of this Deed of Trust and without prior written notice to Trustor, to enter upon the Trust Estate or any portion of the Trust Estate for the purpose of inspecting the Trust Estate or for the purpose of performing any of the acts that Beneficiary is authorized under this Deed of Trust to perform.

12.9 Successor Trustee. Beneficiary may appoint a successor trustee at any time by filing for record in the office of the County Recorder of each county in which the Trust Estate or some part thereof is situated a substitution of trustee. From the time the substitution is filed of record, the new Trustee shall succeed to all the powers, duties, authority and title of the Trustee named herein or of any successor trustee. Each such substitution shall be executed and acknowledged, and notice thereof shall be given and proof thereof made in the manner provided by law.

12.10 Acceptance of Trust. Trustee accepts this Trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify

any party hereto of pending sale under any other deed of trust or any action or proceeding in which Trustor, Beneficiary, or Trustee shall be party, unless brought by Trustee.

12.11 Request for Notice of Default. Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to Trustor at the address set forth in Section 12.1 of this Deed of Trust.

12.12 Counterparts. This Deed of Trust may be executed in any number of counterparts, each of which when so executed and delivered, shall be deemed an original, but all such counterparts taken together shall constitute only one instrument.

12.13 Non-Merger. In the event Beneficiary shall acquire title to the Property by conveyance from Trustor or as a result of foreclosure, this Deed of Trust shall not merge in the fee estate of the Property but shall remain and continue as an existing and enforceable lien for the Obligations secured hereby until the same shall be reconveyed of record by Beneficiary in writing.

DATED effective as of the date first above written.

TRUSTOR:

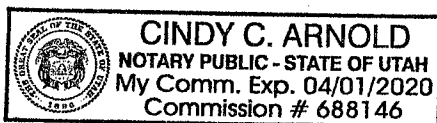
THREE TWENTY EAST GAMMON
ROAD, LLC, a Utah limited liability
company

By: FRANKLIN SCHOOLS
FOUNDATION, a Utah non-profit
corporation, Sole Member

By Kaylee Woolsey
Kaylee Woolsey
Board Chair

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

This instrument was acknowledged before me on this 16th day of October, 2018, by Kaylee Woolsey who is the Board Chair of Franklin Schools Foundation, a Utah non-profit corporation, the Sole Member of Three Twenty East Gammon Road, LLC, a Utah limited liability company.



Cindy C. Arnold
NOTARY PUBLIC
Residing at Salt Lake County, Utah

My Commission Expires:

4-1-2020

(Signature Page to Deed of Trust – Franklin Discovery Academy Project)

EXHIBIT "A"

PROPERTY DESCRIPTION

COMMENCING AT A POINT LOCATED SOUTH 01°16'56" EAST ALONG THE SECTION LINE 18.32 FEET AND EAST 1767.95 FEET FROM THE WEST ONE-QUARTER CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°53'00" EAST 586.184 FEET; THENCE ALONG A FENCE LINE SOUTH 27°51'48" EAST 22.194 FEET; THENCE ALONG A FENCE LINE SOUTH 14°14'17" EAST 106.62 FEET; THENCE ALONG A FENCE LINE SOUTH 12°52'34" EAST 232.71 FEET; THENCE ALONG A FENCE LINE SOUTH 89°03'58" EAST 103.92 FEET; THENCE ALONG A FENCE LINE NORTH 88°07'44" EAST 65.21 FEET; THENCE ALONG A FENCE LINE NORTH 86°47'26" EAST 48.58 FEET; THENCE SOUTH 01°04'35" EAST 27.517 FEET; THENCE WEST 791.102 FEET; THENCE NORTH 15°09'00" WEST 388.891 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND LESS AND EXCEPTING ALL PORTIONS CONVEYED IN BOUNDARY LINE AGREEMENT RECORDED JUNE 27, 2006 AS ENTRY NO. 80862:2006.

ALSO LESS AND EXCEPTING ALL PORTIONS CONVEYED IN WARRANTY DEED RECORDED APRIL 23, 2009 AS ENTRY NO. 43748:2009.

SAID PROPERTY ALSO DESCRIBED BY SURVEY AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, TOWN OF VINYARD, UTAH COUNTY AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF SAID SECTION 17, FROM WHICH THE NORTHWEST CORNER OF SECTION 17 BEARS NORTH 01°41'38" WEST 2641.01 FEET; THENCE NORTH 89°29'09" EAST 1782.63 FEET ALONG THE LATITUDINAL CENTERLINE OF SAID SECTION 17; THENCE SOUTH 00°30'51" EAST 70.98 FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON, PLS 375041" SET ON THE SOUTHWEST CORNER OF PARCEL 7A AS DESCRIBED UNDER WARRANTY DEED ENTRY NUMBER 43748:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY, THE TRUE POINT OF BEGINNING; THENCE NORTH 76°25'16" EAST 13.74 FEET ALONG THE SOUTH LINE OF SAID PARCEL 7A TO A 5/8" REBAR WITH CAP; THENCE NORTH 13°34'44" WEST 27.17 FEET ALONG THE EAST LINE OF SAID PARCEL 7A TO A PLUG IN CONCRETE AT THE BEGINNING OF A 15.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 103°03'22" A DISTANCE OF 26.98 FEET (CHORD = NORTH 37°57'28" EAST 23.49 FEET) SAID CURVE BEING ALONG THE SOUTH LINE OF PROPOSED ROADWAY PLANS (THE HOMESTEAD@VINYARD PROJECT NO: AND.011.06 PREPARED BY GILSON ENGINEERING, INC.); THENCE FOLLOWING SAID SOUTH LINE THE NEXT FIVE COURSES: NORTH 89°29'09" EAST 61.42 FEET TO THE BEGINNING OF A 1949.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°56'51" A DISTANCE OF 168.30 FEET (CHORD = SOUTH 88°02'25" EAST 168.24 FEET); THENCE SOUTH 85°34'00" EAST 151.78 FEET TO THE BEGINNING OF A 2051.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°56'51" A DISTANCE OF 177.10 FEET (CHORD = SOUTH 88°02'25" EAST 177.05 FEET); THENCE NORTH 89°29'09" EAST 5.85 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 14°45'08" EAST 94.36 FEET ALONG THE WEST LINE OF PARCEL NUMBER 18-015-0041 TO A 5/8" REBAR WITH; THENCE SOUTH 13°23'25" EAST 232.71

FEET ALONG SAID WEST LINE TO A 5/8" REBAR WITH CAP SET AT THE SOUTHWEST CORNER OF SAID PARCEL NUMBER 18-015-0041; THENCE SOUTH 89°34'49" EAST 84.38 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO A 5/8" REBAR WITH CAP SET ON THE WEST LINE OF THE VINEYARD HOMESTEAD POD 2 LLC AS RECORDED UNDER ENTRY NUMBER 61198 IN THE OFFICIAL RECORDS OF UTAH COUNTY, BEING PARCEL NUMBER 18-015-0126; THENCE SOUTH 00°08'45" EAST 44.00 FEET ALONG SAID WEST LINE TO A 5/8" REBAR WITH CAP SET ON THE NORTH LINE OF SAID VINEYARD HOMESTEAD POD 2 LLC: THENCE SOUTH 89°51'02" WEST 652.53 FEET ALONG SAID NORTH LINE TO A PLUG IN CONCRETE; THENCE NORTH 15°39'51" WEST 351.80 FEET ALONG THE WEST LINE OF PARCEL NUMBER 18-015-0112 IN THE OFFICIAL RECORDS OF UTAH COUNTY TO THE TRUE POINT OF BEGINNING.

TAX PARCEL NO. 18-015-0112

EXHIBIT "B"

Permitted Liens

1. Taxes for the year 2019 and subsequent years.
2. The inclusion of the Property within the boundaries of VINEYARD TOWN, and the charges and assessments thereof.
3. Resolution No. 2006-82 Annexing Additional Area to the Timpanogos Special Service District and the terms, conditions and limitations contained therein recorded November 13, 2006, Entry No. 151362:2006; and
Certificate of Annexation of the Timpanogos Special Service District and the terms, conditions and limitations contained therein recorded December 19, 2006, Entry No. 170924:2006.
4. Notice of Boundary Adjustment and Certificate of Compliance and the terms, conditions and limitations contained therein recorded February 22, 2007, Entry No. 26990:2007; and
Certificate and the terms, conditions and limitations contained therein recorded March 13, 2007, Entry No. 36242:2007.
5. Resolution No. 2008-126 Establishing the Utah Valley Dispatch Special Service District and the terms, conditions and limitations contained therein recorded September 30, 2008, Entry No. 107508:2008; and
Certificate of Creation of the Utah Valley Dispatch Special Service District and the terms, conditions and limitations contained therein recorded October 22, 2008, Entry No. 114949:2008.
6. The following matters disclosed by that certain ALTA/NSPS survey dated October 4, 2018, as amended, prepared by ENSIGN as Project No. 8516, certified by Patrick M. Harris, License No. 286882:
 - a. Overhead power lines along the Westerly line
 - b. Storm Drain lines as shown
 - c. Sanitary Sewer lines ad shown
 - d. Fence line encroachment along the Southerly line
7. Underground Right of Way and the conditions contained therein:
Grantor: Boyer FDA, L.C., a Utah limited liability company
Grantee: Rocky Mountain Power
Recorded May 10, 2016, Entry No. 41342:2016