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08/25/2025 12:41 PM By: mpalmer Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: STEWART TITLE OF UTAH  
6955 S UNION PARK CTR STE 100MIDVALE, UT 840476516

To be Recorded and Returned to:

Holland & Hart LLP  
Attn: Andy LeMieux  
222 South Main Street, Suite 2200  
Salt Lake City, UT 84101  
2646388  
16-06-379-008  
16-06-379-011

**DEED OF TRUST,  
SECURITY AGREEMENT  
AND ASSIGNMENT OF LEASES**

**TRUSTOR:**

**SEASONS AT LIBRARY SQUARE, LLC,**  
a Utah limited liability company

**BENEFICIARY:**

**SOUTHERN FARM BUREAU LIFE INSURANCE COMPANY,**  
a Mississippi corporation

**DATE:** August 25, 2025

**TRUSTEE:**

**STEWART TITLE OF UTAH, INC.**  
2733 East Parleys Way, Ste. 200  
Salt Lake City, UT 84109

Beneficiary's Address is:  
1401 Livingston Lane  
Jackson, Mississippi 39213  
Attention: Mortgage Loan Administration Department

Trustor's Address is:  
Seasons at Library Square, LLC  
95 West 100 South, STE 340  
Logan, Utah 84321  
Attention: Jake Peterson

## DEED OF TRUST, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES

**THIS DEED OF TRUST, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES** (the "**Deed of Trust**") is made as of August 25, 2025, by SEASONS AT LIBRARY SQUARE, LLC, a Utah limited liability company, whose address is 95 West 100 South, STE 340, Logan, Utah 84321, Attention: Jake Peterson ("**Trustor**"), in favor of SOUTHERN FARM BUREAU LIFE INSURANCE COMPANY, a Mississippi corporation, its successors and assigns, whose address is 1401 Livingston Lane, Jackson, Mississippi 39213, Attention: Mortgage Loan Administration Department ("**Beneficiary**"), and Stewart Title of Utah, Inc., a Utah corporation, whose address is 2733 East Parleys Way, Suite 200, Salt Lake City, UT 84109 (the "**Trustee**").

### WITNESSETH:

WHEREAS, Trustor is justly and lawfully indebted to Beneficiary for a loan of money (the "**Loan**") in the amount of ELEVEN MILLION EIGHT HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$11,850,000.00), as evidenced by that certain Promissory Note of even date herewith given by Trustor in favor of Beneficiary (as the same may hereafter be amended, modified, consolidated, extended, renewed or replaced, the "**Note**"), such Note having a stated maturity date of September 1, 2035; and

WHEREAS, the obligations secured by this Deed of Trust (the "**Obligations**") are: (i) payment and performance of all covenants, conditions, liabilities and obligations contained in, and payment of the indebtedness evidenced by the Note, together with interest and any other amounts payable thereunder; (ii) payment and performance of all covenants, conditions, liabilities and obligations of Trustor contained in this Deed of Trust and in all other documents now or hereafter executed by Trustor or any other Obligor (as defined below) relating to the Loan or held by Beneficiary or Trustee relating to the Loan, as now existing or hereafter amended (collectively, the "**Loan Documents**"), provided, however that this Deed of Trust shall not secure that certain Indemnity Agreement of even date herewith granted by Trustor and other Obligors to Beneficiary, and such Indemnity Agreement shall not be included in the "Loan Documents" for purposes of this Deed of Trust; (iii) all expenses and charges, including reasonable attorneys' fees, incurred by Beneficiary in collecting or enforcing any of the Obligations secured hereby; and (iv) all other indebtedness, obligations and liabilities of Trustor to Beneficiary of every kind and description owing or which may become owing by Trustor to Beneficiary, howsoever evidenced, now or hereafter existing in favor of Beneficiary, whether direct or indirect, primary or secondary, joint or several, fixed or contingent, secured or unsecured (collectively, the "**Other Indebtedness**"); and

WHEREAS, Trustor and all makers, endorsers, sureties, guarantors, accommodation parties and all parties liable or to become liable with respect to the Obligations are each referred to herein as an "**Obligor**."

**NOW, THEREFORE**, to secure the payment of the Obligations and the full and faithful performance of the covenants and agreements contained in this Deed of Trust and the other Loan Documents, Trustor hereby grants, bargains, sells, conveys, assigns, transfers, pledges, delivers, sets over, warrants and confirms to Trustee, in trust with power of sale, the following:

All those certain lots, pieces, or parcels of land lying and being in Salt Lake County, State of Utah, being legally described in **Exhibit "A"** attached hereto and made a part hereof (hereinafter referred to as the "**Land**"), which parcels include approximately 0.81 acre of land within the city limits of Salt Lake City, State of Utah;

TOGETHER WITH the buildings and improvements now or hereafter situated thereon (the "**Improvements**");

TOGETHER WITH all and singular the tenements, hereditaments, easements, rights-of-way, riparian rights and other rights now or hereafter belonging or appurtenant to the Land, and the rights (if any) in all adjacent roads, ways, streams, alleys, strips and gores, and the reversion or reversions, remainder and remainders, rents, royalties, income issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of Trustor of, in and to the same and every part and parcel thereof, whether now owned or hereafter acquired by Trustor (the "**Rights**");

TOGETHER WITH any and all tangible property now or hereafter owned by Trustor that are now or hereafter located at, affixed to, placed upon or used in connection with the Land or the Improvements, or any present or future improvements thereon, including without limitation: all machinery, equipment, appliances, fixtures, conduits and systems for generating or distributing air, water, heat, air conditioning, electricity, light, fuel or refrigeration, or for ventilating or sanitary purposes, or for the exclusion of vermin or insects, or for the removal of dust, refuse, sewage or garbage, or for fire prevention or extinguishing; all elevators, escalators, lifts and dumbwaiters; all motors, engines, generators, compressors, pumps, lift stations, tanks, boilers, water heaters, furnaces and incinerators; all furniture, furnishings, fixtures, appliances, installations, partitions, shelving, cabinets, lockers, vaults and wall safes; all carpets, carpeting, rugs, underpadding, linoleum, vinyl flooring, hardwood flooring, tiles, mirrors, wall coverings, windows, storm doors, awnings, canopies, shades, screens, blinds, draperies and related hardware, chandeliers and light fixtures; all plumbing, sinks, basins, toilets, faucets, pipes, sprinklers, disposals, laundry appliances and equipment, and kitchen appliances and equipment; all alarm, safety, electronic, telephone, music, entertainment and communications equipment and systems; all janitorial, maintenance, cleaning, window washing, vacuuming, landscaping, pool and recreational equipment and supplies; all books, records and computer hardware and software; and any other items of property, wherever kept or stored, if acquired by Trustor with the intent of incorporating them in and/or using them in connection with the Land or the Improvements; together also with all additions thereto and replacements and proceeds thereof; all of which foregoing items described in this paragraph are hereby declared to be part of the real estate and encumbered by this Deed of Trust (the "**Tangible Property**"); and

TOGETHER WITH (a) any and all awards or payments, including interest thereon and the right to receive the same, growing out of or resulting from any exercise of the power of eminent domain (including the taking of all or any part of the Land or the Improvements), or any alteration of the grade of any street upon which the Land abuts, or any other injury to, taking of, or decrease in the value of the Land or the Improvements or any part thereof; (b) all rights of Trustor in and to any hazard, casualty, liability, or other insurance policy carried for the benefit of Trustor and/or Beneficiary with respect to the Improvements or the Tangible Property, including without limitation any unearned premiums and all insurance proceeds or sums payable in lieu of or as compensation for any loss of or damage to all or any portion of the Land, the Improvements or the Tangible Property; (c) all rights of Trustor in and to all supplies and building materials, wherever located, for the construction or refurbishing of the Improvements, and any bill of lading, warehouse receipt or other document of title pertaining to any such supplies and materials; and (d) all rights of Trustor in, to, under, by virtue of, arising from or growing out of any and all present or future contracts, instruments, accounts, insurance policies, permits, licenses, trade names, plans, appraisals, reports, prepaid fees, choses-in-action, subdivision restrictions or declarations or other general intangibles whatsoever now or hereafter dealing with, affecting or concerning the Land or the Improvements or any portion thereof or interest therein, including but not limited to: (i) all contracts, plans and permits for or related to the Land or its development or the construction or refurbishing of the Improvements; (ii) any agreements for the provision of utilities to the Land or the Improvements; (iii) all payment, performance and/or other bonds; (iv) any contracts now existing or hereafter made for the sale by Trustor of all or any portion of the Land or the Improvements, including any security and other deposits paid by any purchasers or lessees (howsoever such deposits may be held) and any proceeds of such sales contracts and lease contracts, including any purchase-money notes, deeds of trust and mortgages made by such purchasers; (v) any other contracts and agreements related to or for the benefit of the Land, Rights, Tangible Property and/or Improvements, including leases, repair and maintenance contracts and/or management agreements; (vi) all funds, accounts, instruments, documents, accounts receivable, general intangibles, payment intangibles, supporting obligations, investment property, notes, and chattel paper arising from or by virtue of transactions related to the Land and Improvements; and (vii) any declaration of condominium, restrictions, covenants, easements or similar documents now or hereafter recorded against the title to all or any portion of the Land (the "**Intangibles**").

TO HAVE AND TO HOLD the above-described Land, Improvements, Rights, Tangible Property and Intangibles unto Trustee, its heirs, successors and assigns in fee simple in trust with power of sale (the Land, Improvements, Rights, Tangible Property and Intangibles are collectively referred to herein as the "**Security Property**").

To secure payment of the Obligations and the full and faithful performance of the covenants and agreements in this Deed of Trust and the other Loan Documents, Trustor hereby grants, bargains, sells, conveys, assigns, transfers, pledges, sets over, warrants and confirms to Beneficiary a security interest in the Tangible Property and the Intangibles.

Trustor covenants with and warrants to Beneficiary: (a) that Trustor has good and marketable title to the Security Property, is lawfully seized and possessed of the Land and Improvements in fee simple and has good right and authority to grant, bargain, sell, assign, and convey the same and to grant a security interest therein as provided herein, fully and absolutely waiving and releasing all rights and claims it may have in or to the Security Property as a homestead exemption or other exemption under any federal, state or local law now or hereafter in effect; (b) that to Trustor's actual knowledge, the Security Property is unencumbered and free and clear of all liens, security interests and title matters whatsoever except for any easements, restrictions or other title exceptions set forth in the title insurance policy delivered to Beneficiary insuring this Deed of Trust (the "**Permitted Exceptions**"); (c) that Trustor is now in a solvent condition and no bankruptcy or insolvency proceedings are pending or contemplated by Trustor or against Trustor; and (d) that Trustor shall forever warrant and defend the title and quiet possession of the Security Property unto Trustee and Beneficiary, and the validity and priority of the lien of this Deed of Trust, against the lawful claims and demands of all persons whomsoever. This warranty of title shall survive the foreclosure of this Deed of Trust and shall inure to the benefit of and be enforceable by any person who may acquire the Security Property pursuant to foreclosure, trustee's sale or other exercise by Beneficiary of the rights and remedies provided herein.

Trustor further covenants and agrees with Beneficiary as follows:

1. **Payment and Performance.** Trustor shall pay all sums due Beneficiary at the time and in the manner provided in the Loan Documents, and Trustor shall otherwise perform, comply with and abide by each and every one of the stipulations, agreements, conditions and covenants contained in the Loan Documents.

2. **Taxes, Assessments and Charges.** Trustor shall pay all taxes, assessments (whether general or special) and other charges whatsoever levied, assessed, placed or made against all or any part of the Security Property or any interest of Trustee or Beneficiary therein, or against any Loan Document or any obligation thereunder; provided, Trustor may contest taxes and assessments as permitted by law so long as Trustor provides a bond or other adequate security to assure the payment of all taxes and assessments when finally determined. Absent such a contest and bonding, Trustor shall make such payment in full (and shall deliver to Beneficiary the paid receipts) not later than thirty (30) days before the last day upon which the same may be paid without the imposition of interest (except interest on special assessments payable by law in installments, in which case Trustor shall pay each such installment when due) or other late charge or penalty. If Trustor shall fail, neglect or refuse to pay any such taxes, assessments or other charges as aforesaid, then Beneficiary at its option may pay the same, and any funds so advanced by Beneficiary shall bear interest, shall be paid and shall be secured as provided in Section 14.

3. **Insurance.**

(a) Trustor shall maintain with a reputable insurance company or companies with a Best's rating of AVIII or better, licensed in the state in which the Security

Property is located and acceptable to Beneficiary, by policies on such terms, in such form and for such periods as Beneficiary shall require or approve from time to time, (i) permanent hazard insurance of the type known as Special Cause of Loss Form, including law and ordinance and boiler and machinery coverage, if required, providing all risk coverage subject to named exclusions that are acceptable to Beneficiary, covering all the Improvements, the Tangible Property and all tangible personal property encumbered by this Deed of Trust, for an amount not less than their full insurable value on a replacement cost basis, for the benefit of Trustor and Beneficiary as their interests may appear; (ii) insurance against loss of rents and other income (for no less than twelve (12) full months); and (iii) when and to the extent required by Beneficiary, insurance against any other risks. The permanent hazard insurance policies (not binders or Builder's Risk policies), and all other insurance policies required under this Deed of Trust, shall conform with the guidelines previously provided to Trustor entitled "Hazard/Liability/Flood Insurance Requirements" which are incorporated herein by reference (the "**Insurance Guidelines**"), and shall include such special endorsements as may be required by Beneficiary and/or by the terms of the Leases. Regardless of the types or amounts of insurance required and approved by Beneficiary, Trustor shall assign and deliver to Beneficiary all policies of insurance which insure against any loss or damage to the Security Property or any part thereof, as collateral and further security for the payment of the Obligations, with loss payable to Beneficiary pursuant to a standard mortgagee clause acceptable to Beneficiary. Beneficiary is hereby authorized at its option to settle and adjust any claims arising out of any insurance coverage so maintained by Trustor. Any expense incurred by Beneficiary in the adjustment and collection of insurance proceeds shall be reimbursed to Beneficiary first out of any insurance proceeds.

(b) Trustor shall obtain and carry commercial general liability insurance with a reputable insurance company or companies with a Best's rating of AVIII or better, licensed in the state in which the Security Property is located, and acceptable to Beneficiary, which policy shall name Trustor as insured and Beneficiary as additional insured, with initial limits of not less than One Million Dollars (\$1,000,000) for each occurrence and a Two Million Dollar (\$2,000,000) annual aggregate plus Umbrella Liability insurance coverage of at least One Million Dollars (\$1,000,000) (or such greater or different limits which Beneficiary may require from time to time) and on such terms, in such form and for such periods as Beneficiary shall approve from time to time. A certificate as to liability coverage, as distinguished from submission of original policies, shall be acceptable per the Insurance Guidelines. This coverage shall include such special endorsements as may be required by Beneficiary and/or by the terms of the Leases.

(c) If at any time the Land is located in a Federal Emergency Management agency designated Flood Hazard Area, then the Land and Improvements must be covered by a flood insurance policy with a reputable insurance company or companies with a Best's rating of AVIII or better, licensed in the state in which the Security Property is located, and acceptable to Beneficiary, in a form and amounts satisfactory to Beneficiary providing full replacement coverage or the maximum amount available through the National Flood Insurance Program. This coverage shall include such special endorsements as may be required by Beneficiary and/or by the terms of the Leases.

(d) If Trustor fails to maintain the insurance required under this Deed of Trust in force, then Beneficiary at its option may effect such insurance from year to year and pay the premiums therefor and take any other action with respect thereto that Beneficiary deems advisable, and any such sums advanced by Beneficiary shall bear interest, shall be paid and shall be secured as provided in Section 14.

(e) If any insurance proceeds are received for loss or damage to the Improvements or the Tangible Property, then Beneficiary at its option may retain such proceeds and apply them toward the payment of the Obligations (in any order of priority Beneficiary may deem appropriate in its sole discretion), or Beneficiary may disburse them to Trustor for the repair or restoration of the damaged Improvements or Tangible Property in the same manner as disbursements under a construction loan; Beneficiary shall not be obligated to see to the proper application by Trustor of any such disbursement.

(f) In the event of a foreclosure of this Deed of Trust, the purchaser of the Security Property shall succeed to all the rights of Trustor in and to all policies of insurance required under this Deed of Trust, including any right to unearned premiums.

(g) Not less than twenty-one (21) days prior to the expiration date of each policy required under this Deed of Trust, Trustor shall deliver to Beneficiary a renewal policy or policies marked "premium paid" or accompanied by other evidence of payment satisfactory to Beneficiary.

(h) Each policy of insurance required under this Deed of Trust shall be non-cancelable without at least thirty (30) days' advance written notice to Beneficiary.

4. **Escrow Account.** Trustor shall pay to Beneficiary, together with and in addition to each regular installment of principal and/or interest payable under the Loan Documents, an amount deemed sufficient by Beneficiary to provide Beneficiary with funds in an escrow account sufficient to pay the taxes, assessments, insurance premiums and other charges next due at least thirty (30) days before the last day upon which the same may be paid without the imposition of interest or other late charge or penalty (except interest on special assessments payable by law in installments in which case Trustor shall pay each such installment when due) (the "**Due Date**"). In no event shall Beneficiary be liable for any interest on any such funds held in the escrow account. At least thirty (30) days before the Due Date, Trustor shall furnish to Beneficiary an official statement of the amount of said taxes, assessments, insurance premiums and other charges, and Beneficiary shall pay the same, but only if sufficient funds remain in the escrow account. In the event of any deficiency in the escrow account, Trustor shall upon notice from Beneficiary immediately deposit with Beneficiary such additional funds as Beneficiary may deem necessary to cure the deficiency, in its sole discretion. If Beneficiary elects to pay any such taxes, assessments, insurance premiums or other charges notwithstanding the escrow account deficiency, then all sums advanced by Beneficiary in excess of the escrow account balance shall bear interest, shall be paid and shall be secured as provided in Section 14. An official receipt for such sums shall be conclusive evidence of Beneficiary's payment

and of the validity of the tax, assessment, insurance premium or other charge so paid. In the event of an Event of Default under this Deed of Trust or any other Loan Document, Beneficiary at its option may apply any or all funds in the escrow account against the Obligations or any other sums secured by this Deed of Trust, in any order of priority Beneficiary may deem appropriate in its sole discretion. At the time of any permitted transfer of the title to all of the Security Property then encumbered by this Deed of Trust, the balance in the escrow account shall inure to the benefit of such transferee without any specific assignment of such funds. Upon payment in full of the Obligations, the funds remaining in the escrow account (if any) shall be paid over to the record owner of the Security Property encumbered by this Deed of Trust as of the date of such full payment. Notwithstanding the foregoing, Beneficiary agrees not to exercise its right to collect escrows for insurance so long as (i) no Event of Default has occurred and is continuing; (ii) Trustor has obtained insurance coverage by a so-called "blanket policy;" and (iii) all such insurance premiums are paid in a timely manner as and when due, and evidence of such payment is provided to Beneficiary no less than ten (10) days prior to any such payment being delinquent or overdue or beyond any deadline for maximum discounts, as determined by Beneficiary in Beneficiary's sole discretion; provided, however, that Beneficiary shall have the right to immediately reinstate its right to collect escrows for insurance in the event conditions (i), (ii) or (iii) above are not met.

5. **Improvements and Development.** Without the prior written consent of Beneficiary, which Beneficiary may grant or withhold in its sole discretion, none of the Improvements covered by the lien of this Deed of Trust shall be removed, demolished or materially altered or enlarged (except as required in the event of fire, other casualty or condemnation). Notwithstanding the foregoing, Trustor shall have the right to continue its ongoing renovation of the Improvements, the details of which Trustor has disclosed to Beneficiary, and to remove and dispose of, free from the lien of this Deed of Trust, such Tangible Property as from time to time may become worn out or obsolete, provided that, simultaneously with or prior to such removal, Trustor shall have replaced any such Tangible Property with new Tangible Property (of at least the same quality as that of the replaced Tangible Property when it was new) which shall be free from any title retention or other security agreement or other encumbrance, and, by such removal and replacement, Trustor shall be deemed to have subjected such new Tangible Property to the lien of this Deed of Trust. Without the prior written consent of Beneficiary, which Beneficiary may grant or withhold in its sole discretion, Trustor shall not undertake any development of the Land, nor construct any new Improvements thereon, nor initiate or join in or consent to any new (or any change in any existing) private restrictive covenant, zoning ordinance, master plan, site plan, easement, or other public or private restrictions limiting or defining the uses which may be made of the Security Property or any part thereof. Trustor shall complete and pay for any permitted development and/or improvements undertaken on the Land within a reasonable time after commencing the same.

6. **Maintenance and Repair.** Trustor shall do everything necessary to maintain the Security Property in good condition and repair, shall operate the Security Property in a first-class manner, shall not commit or suffer any waste, impairment, abandonment or deterioration of the Security Property, shall promptly pay all utility fees



for services provided to the Security Property, and shall comply with (or cause compliance with) all applicable restrictive covenants and all statutes, ordinances and requirements of any governmental authorities having jurisdiction over the Security Property or the use thereof. In the event of any fire or other casualty loss or damage to all or any part of the Security Property, Trustor shall notify Beneficiary within forty-eight (48) hours of such occurrence. Trustor shall promptly repair, restore, replace or rebuild any part of the Security Property which may be damaged or destroyed by any casualty whatsoever or which may be affected by any condemnation, alteration of grade, or other public or quasi-public taking or injury, except to the extent precluded by Beneficiary's retention and application of the insurance or condemnation proceeds against the Obligations. If Trustor shall fail, neglect or refuse to repair or maintain the Security Property as aforesaid, then Beneficiary may at its option undertake such repairs or maintenance, and any funds advanced therefor by Beneficiary shall bear interest, shall be paid and shall be secured as provided in Section 14.

7. **Assignment of Leases and Rents and Management Agreements.**

(a) As further consideration for the making of the Loan evidenced by the Note, Trustor hereby absolutely, presently and unconditionally assigns and transfers to Beneficiary all rents, income, issues and profits of the Security Property and all right, title and interest of Trustor in and under all leases, tenancies, occupancy agreements of any nature whatsoever (and any extensions and renewals thereof) now or hereafter affecting the Security Property (the "**Leases**"), together with any guaranties thereof and any security deposits or prepaid rent or other deposits or advances thereunder, to be applied by Beneficiary in payment of the Obligations, subject to the license granted to Trustor pursuant to this Section 7. As further security for the repayment of the Obligations, Trustor hereby assigns and transfers to Beneficiary all right, title and interest of Trustor in and under all management agreements of any nature whatsoever (and any extensions and renewals thereof) now or hereafter affecting the Security Property (the "**Management Agreements**").

(b) Trustor hereby empowers Beneficiary, its agents or attorneys, to demand, collect, sue for, receive, settle, compromise and give acquittances for all of the rents that may become due under the Leases and to avail itself of and pursue all remedies for the enforcement of the Leases and Trustor's rights thereunder that Trustor could have pursued but for this assignment. Beneficiary is hereby vested with full power and authority to use all measures, legal and equitable, deemed necessary or proper by Beneficiary to enforce this assignment, to collect the rents so assigned, and/or to cure any Event of Default and perform any covenant of Trustor as the landlord under any of the Leases, including without limitation the right to enter upon all or any part of the Security Property and to take possession thereof to the extent necessary to exercise such powers. Beneficiary shall have the right (but not the obligation) to advance any sums necessary to exercise such powers, which sums shall bear interest, shall be paid and shall be secured as provided in Section 14. Trustor hereby empowers Beneficiary to use and apply all such rents and other income of the Security Property to the payment of the Obligations and all interest thereon and any other indebtedness or liability of Trustor to Beneficiary, and to the payment of the costs of

managing and operating the Security Property, including without limitation: (i) taxes, special assessments, insurance premiums, damage claims, and the costs of maintaining, repairing, rebuilding, restoring and making rentable the Improvements; (ii) all sums advanced by Beneficiary (with interest thereon) for the payment of such costs or for any other reason permitted by this Deed of Trust or any other Loan Document; and (iii) all costs, expenses and reasonable attorney's fees incurred by Beneficiary in connection with the enforcement of this Deed of Trust and/or any Lease; all in such order of priority as Beneficiary may deem appropriate in its sole discretion.

(c) Beneficiary shall not be obliged to press any of the rights or claims of Trustor assigned hereby, nor to perform or carry out any of the obligations of the landlord under any Lease, and Beneficiary assumes no duty or liability whatsoever in connection with or arising from or growing out of the covenants of Trustor in any Lease. This Deed of Trust shall not operate to make Beneficiary responsible for the control, care, management or repair of all or any part of the Security Property, nor shall it operate to make Beneficiary liable for (i) the performance or carrying out of any of the terms or conditions of any Lease, (ii) any waste of the Security Property by any tenant or any other person, (iii) any dangerous or defective condition of the Security Property, nor (iv) any negligence in the management, upkeep, repair or control of all or any part of the Security Property resulting in loss or injury or death to any tenant, licensee, employee or stranger. Trustor hereby indemnifies and holds Beneficiary harmless against any and all liability, loss, claim, damage, costs and reasonable attorney's fees whatsoever which Beneficiary may or might incur under any Lease or by reason of this assignment, and against any and all claims or demands whatsoever (and any related costs and reasonable attorney's fees) which may be asserted against Beneficiary by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in any Lease, except for those arising out of the gross negligence or willful misconduct of Beneficiary. Nothing herein contained shall be construed as constituting Beneficiary a trustee or mortgagee in possession.

(d) Trustor hereby represents and warrants to Beneficiary (and shall be deemed to have represented and warranted to Beneficiary upon and as of the date of delivering to Beneficiary a copy of each Lease), except as previously or concurrently disclosed to and approved by Beneficiary in writing: (i) that each such copy delivered (or to be delivered) to Beneficiary is true, correct and complete; (ii) that Trustor is the sole owner of the entire landlord's interest in each Lease and has not previously assigned or pledged any Lease or any interest therein to any person other than Beneficiary; (iii) that all the Leases are in full force and effect and have not been altered, modified or amended in any manner whatsoever; (iv) that each tenant thereunder has accepted that tenant's respective premises and is paying rent on a current basis; (v) that no default exists on the part of such tenants or on the part of Trustor as landlord in their respective performances of the terms, covenants, provisions and agreements contained in the Leases; (vi) that no rent has been paid by any of the tenants for more than one (1) month in advance; (vii) that Trustor is not indebted to any tenant in any manner whatsoever so as to give rise to any right of setoff against or reduction of the rents payable under any Lease; and (viii) that no payment of rents to accrue under any Lease has been or will be waived, released, reduced,

discounted or otherwise discharged or compromised by Trustor directly or indirectly, whether by assuming any tenant's obligations with respect to other premises or otherwise.

(e) Trustor covenants and agrees with Beneficiary that each Lease shall remain in full force and effect irrespective of any merger of the interests of the landlord and tenant thereunder.

(f) Trustor may enter into a proposed Lease (including the renewal or extension of an existing Lease (a "**Renewal Lease**")) without the prior written consent of Beneficiary, provided such proposed Lease or Renewal Lease (i) provides for rental rates and terms comparable to existing local market rates and terms (taking into account the type and quality of the tenant) as of the date such Lease is executed by Trustor (unless, in the case of a Renewal Lease, the rent payable during such renewal, or a formula or other method to compute such rent, is provided for in the original Lease), (ii) is an arms-length transaction with a bona fide, independent third party tenant, (iii) does not have a materially adverse effect on the value of the Security Property taken as a whole, (iv) is subject and subordinate to this Deed of Trust and the lessee thereunder agrees to attorn to Beneficiary, and (v) is written on the standard form of lease approved by Beneficiary. All proposed Leases which do not satisfy the requirements set forth in this Subsection 7(f) shall be subject to the prior approval of Beneficiary and its counsel, at Trustor's expense. Trustor shall promptly deliver to Beneficiary copies of all Leases which are entered into pursuant to this Subsection together with Trustor's certification that it has satisfied all of the conditions of this Subsection.

(g) Trustor (i) shall observe and perform all the obligations imposed upon the lessor under the Leases and shall not do or permit to be done anything to impair the value of any of the Leases as security for the Obligations; (ii) upon request, shall promptly send copies to Beneficiary of all notices of default which Trustor shall send or receive thereunder; (iii) shall enforce all of the material terms, covenants and conditions contained in the Leases upon the part of the tenant thereunder to be observed or performed; (iv) shall not collect any of the Rents more than one (1) month in advance (except security deposits shall not be deemed Rents collected in advance); (v) shall not execute any other assignment of the lessor's interest in any of the Leases or the rents; and (vi) shall not consent to any assignment of or subletting under any Leases not in accordance with their terms, without the prior written consent of Beneficiary.

(h) Trustor may, without the consent of Beneficiary, amend, modify or waive the provisions of any Lease or terminate, reduce rents under, accept a surrender of space under, or shorten the term of, any Leases (including any guaranty, letter of credit or other credit support with respect thereto) provided that such action (taking into account, in the case of a termination, reduction in rent, surrender of space or shortening of term, the planned alternative use of the affected space) does not have a materially adverse effect on the value of the Security Property taken as a whole, and provided that such Lease, as amended, modified or waived, is otherwise in compliance with the requirements of this Deed of Trust and any subordination agreement binding upon Beneficiary with respect to such Lease. A termination of a Lease with a tenant who is in default beyond applicable

notice and grace periods shall not be considered an action which has a materially adverse effect on the value of the Security Property taken as a whole. Any amendment, modification, waiver, termination, rent reduction, space surrender or term shortening which does not satisfy the requirements set forth in this Subsection shall be subject to the prior approval of Beneficiary and its counsel, at Trustor's expense. Trustor shall promptly deliver to Beneficiary copies of amendments, modifications and waivers which are entered into pursuant to this Subsection together with Trustor's certification that it has satisfied all of the conditions of this Subsection.

(i) Notwithstanding anything contained herein to the contrary, Trustor shall not, without the prior written consent of Beneficiary enter into, renew, extend, amend, modify, waive any provisions of, terminate, reduce rents under, accept a surrender of space under, or shorten the term of, any Major Lease. The term "Major Lease" shall mean any Lease which (i) provides for rental income representing twenty percent (20%) or more of the total rental income for the Security Property, (ii) covers twenty percent (20%) or more of the total space at the Security Property, in the aggregate, or (iii) provides for a lease term of six (6) years or more including options to renew, together with any instrument guaranteeing or providing credit support therefor.

(j) Although Trustor and Beneficiary intend that this instrument shall be a present, absolute and unconditional assignment of the Leases and the rents, income, issues and profits of the Security Property, it is expressly understood and agreed that so long as no Event of Default shall exist under this Deed of Trust and no default or Event of Default shall exist under any other Loan Document, Trustor may collect, and is hereby granted a license to collect, assigned rents, income, issues and profits for not more than one (1) month in advance of the accrual thereof, but upon the occurrence of any such Event of Default under this Deed of Trust or the occurrence of any default or event of default under any other Loan Document, without the need for notice or demand, the license granted to Trustor herein shall automatically be revoked and Beneficiary shall be immediately entitled to possession of the rents, income, issues and profits, whether or not Beneficiary enters upon or takes control of the Security Property and Beneficiary may apply all rents collected to the Obligations in such order and priority as Beneficiary so elects in its sole discretion. The tenants under all the Leases are hereby irrevocably authorized to rely upon and comply with (and shall be fully protected in so doing) any notice or demand by Beneficiary for the payment to Beneficiary of any rental or other sums which may be or thereafter become due under the Leases, or for the performance of any of the tenants' undertakings under the Leases, and none of them shall have any right or duty to inquire as to whether any Event of Default hereunder or default under any other Loan Document shall have actually occurred or is then existing.

(k) Trustor has conditionally assigned to Beneficiary by separate agreement of even date herewith all leases and rents with respect to the Security Property, which assignment is in addition to, and cumulative with, the assignment and rights granted to Beneficiary herein. Beneficiary shall have the right to approve any Management Agreement with respect to the Security Property hereafter entered into by Beneficiary, and all property managers and management companies thereby selected by Trustor and, upon

the occurrence of an Event of Default under this Deed of Trust or the occurrence of a default or event of default under any other Loan Document or under the Management Agreement, such Management Agreement may be terminated by Beneficiary at no cost to Beneficiary upon prior written notice to the property manager under the Management Agreement. The property manager under each existing Management Agreement has agreed to the foregoing and that its Management Agreement is subject and subordinate in all respects to this Deed of Trust. Any Management Agreement hereafter entered into by Trustor shall expressly provide that such Management Agreement may be terminated by Beneficiary at no cost to Beneficiary upon prior written notice to the property manager under the Management Agreement and that the Management Agreement is subject and subordinate in all respects to this Deed of Trust. Trustor has heretofore delivered to Beneficiary a true and complete copy of any Management Agreements affecting the Security Property and any and all amendments or modifications thereof. Trustor agrees that it will not modify or amend any Management Agreement without Beneficiary's prior written consent, which consent will not be unreasonably withheld or delayed. Beneficiary hereby consents to Trustor's entering into a Management Agreement with Mountain States Properties, LLC, provided that such Management Agreement is (i) substantially similar to that certain Management and Fee Agreement, dated as of September 1, 2013, as amended as of February 8, 2018, by and between Trustor and Mountain States Property Management, Inc.; (ii) in all respects subordinate to this Deed of Trust; and (iii) executed and delivered to Beneficiary on or before December 31, 2025.

#### **8. Further Encumbrances.**

(a) Trustor shall not grant any other lien, security interest, pledge, deed of trust, assignment, mortgage or other hypothecation on all or any part of the Security Property or any interest therein nor make any further assignment of the Leases and rentals of the Security Property without the prior written consent of Beneficiary, which Beneficiary may grant or withhold in its sole discretion; any such unpermitted lien, security interest, pledge, deed of trust, assignment, mortgage, or hypothecation by Trustor, being herein called an "**Encumbrance**," shall entitle Beneficiary to declare the Obligations immediately due and payable and to foreclose this Deed of Trust. Without intending to waive the right to consent granted to Beneficiary herein, any such other Encumbrance shall be junior to this Deed of Trust and to all permitted tenancies now or hereafter affecting the Security Property or any portion thereof and shall be subject to all renewals, extensions, modifications, releases, interest rate increases, future advances, changes or exchanges permitted by this Deed of Trust, all without the joinder or consent of such junior lienholder, secured party, pledgee, mortgagee or assignee and without any obligation on Beneficiary's part to give notice of any kind thereto. Trustor shall maintain in good standing any other Encumbrance to secure debt affecting any part of the Security Property from time to time and shall not commit or permit or suffer to occur any default thereunder, nor shall Trustor accept any future advance under or modify the terms of any Encumbrance which may then be superior to the lien of this Deed of Trust. Except for Encumbrances permitted by Beneficiary, Trustor shall not commit or permit or suffer to occur any act or omission whereby any of the security represented by this Deed of Trust shall be impaired or threatened, or whereby any of the Security Property or any interest therein shall become

subject to any attachment, judgment, lien, charge or other encumbrance whatsoever, and Trustor shall immediately cause any such attachment, judgment, lien, charge or other encumbrance to be discharged or otherwise bonded or transferred to other security. Trustor shall not directly or indirectly do anything or take any action which might prejudice any of the right, title or interest of Beneficiary in or to any of the Security Property or impose or create any direct or indirect obligation or liability on the part of Beneficiary with respect to any of the Security Property.

(b) Trustor will comply with and will punctually perform all of the covenants, agreements and obligations imposed upon it or the Security Property under the Permitted Exceptions in accordance with the terms, provisions and conditions contained therein, including, without limitation, Trustor's obligation to pay all amounts secured, evidenced or required thereby. Trustor will not modify or permit any modification of any of the Permitted Exceptions without the prior written consent of Beneficiary.

9. **Prohibited Transfers.** Trustor shall not cause or permit or suffer to occur any of the following events (a "**Disposition**") without the prior written consent of Beneficiary, which Beneficiary may grant or withhold in its sole discretion, and if any of the same shall occur without such consent, then Beneficiary shall have the right, in addition to any other remedies available to it, to declare the Obligations immediately due and payable and to foreclose this Deed of Trust: (a) if all or any portion of the legal or equitable or beneficial title to all or any portion of the Security Property or any interest therein shall in any manner whatsoever be sold, conveyed or transferred, either voluntarily or by operation of law; or (b) in the case of any portion of the Security Property directly or indirectly owned by a corporation (or a partnership or joint venture or limited liability company or trust or other business entity), if any stock or partnership interest or joint venture interest or member interest or beneficial interest in such owner shall be transferred (whether among the then existing partners, stockholders, members or other beneficial owners, or otherwise), or if such stock or partnership interest or joint venture interest or limited liability company interest or beneficial interest shall be assigned, pledged, hypothecated, mortgaged or otherwise encumbered. Any request for approval of a Disposition or Encumbrance shall be provided to Beneficiary at least sixty (60) days prior to such proposed Disposition or Encumbrance. If a proposed Disposition entails the assumption of the Loan, then such sixty (60) day period will commence upon Beneficiary's receipt of its then-current form of Mortgage Loan Assumption Application, fully completed by Trustor and accompanied by all required items. It is expressly agreed that, in connection with determining whether to grant or withhold consent to any Disposition or Encumbrance, the determination made by Beneficiary shall be conclusive and Beneficiary may require as conditions to granting such consent (1) an increase in the rate of interest payable under the Note, (2) payment to Beneficiary of a transfer fee, (3) payment of Beneficiary's reasonable attorneys' fees in connection with such Disposition or Encumbrance, and (4) the express assumption of the payment and performance of the Obligations by the party to whom such Disposition will be made (with or without, in Beneficiary's sole discretion, the release of Trustor from liability for such Obligations).

Notwithstanding the foregoing, transfers of membership interests in Trustor or

ownership interests in an entity member of Trustor will be permitted, provided that (i) there is not then existing an Event of Default under this Deed of Trust and there are no conditions existing which but for the passage of time and/or the giving of notice would constitute an Event of Default; (ii) the transfer does not in any manner constitute or result in a conveyance or other disposition of an interest in the Security Property; (iii) none of the Obligors are released from liability; (iv) any individual transferee is not under a legal disability; (v) within thirty (30) days after the consummation of the transfer Beneficiary is furnished with documentation reasonably acceptable to Beneficiary evidencing the transfer; (vi) following the transfer, 500 South Holdings, LLC continues to own, either directly or indirectly through intermediaries, a controlling interest in Trustor; (vii) following the transfer, PW Management, LLC controls the management of Trustor and any managing entity member of Trustor; and (viii) Trustor pays to Beneficiary a reasonable review fee, not to exceed Five Thousand Dollars (\$5,000.00), and all costs and expenses of Beneficiary related to the transfer, including but not by way of limitation, the reasonable fees and expenses of Beneficiary's attorneys.

Notwithstanding the foregoing, Beneficiary will allow a one-time transfer of the Security Property with all terms of the Note otherwise remaining the same, if the following conditions are satisfied: (1) the Obligations are current and no Event of Default exists of any kind at the time of transfer; (2) Beneficiary is given at least a sixty (60) day notice, which will commence upon Beneficiary's receipt of its then-current form of Mortgage Loan Assumption Application, fully completed by Trustor and accompanied by all required items; (3) the transferee demonstrates financial credentials, creditworthiness, and management ability acceptable to Beneficiary in its sole discretion; (4) Beneficiary receives a transfer fee equal to one percent (1%) of the outstanding balance of the Obligations; (5) the structure of the transaction, including the form of the transferee entity, secondary financing (if any), third party guarantees and indemnifications and other fundamental matters, is acceptable to Beneficiary in its sole discretion; (6) the transferee executes an environmental certificate and indemnity agreement in form and content satisfactory to Beneficiary; (7) the transferee executes an assumption agreement and such other documentation reasonably requested by Beneficiary to evidence such transfer and to preserve and continue the security interests of Beneficiary in the Security Property and other collateral for the Obligations, in form and substance satisfactory to Beneficiary in Beneficiary's sole discretion; (8) the transferee executes an indemnity agreement protecting Beneficiary against loss or damage because of the Security Property's failure to comply with applicable laws and governmental regulations, including those pertaining to access of handicapped or disabled persons; and (9) Beneficiary receives payment of all taxes, costs and expenses incurred in connection therewith, including Beneficiary's reasonable attorneys' fees.

Notwithstanding the foregoing, each of the members of Trustor shall have the right to transfer their membership interest in Trustor to one or more of a member's Family Members ("Family Member" being defined as a member's parents, spouse, siblings, children or grandchildren) or to a trust for the benefit of a Family Member; provided that: (i) the Loan is current and there is no default or Event of Default under this Deed of Trust

or any other Loan Document at the time of the transfer; (ii) any individual transferee is not under a legal disability and is determined by Beneficiary to be financially capable; (iii) none of the existing Obligors under the Loan Documents is released from liability; (iv) if the transfer is to a trust, the trustee must be a Family Member who is not under a legal disability or a national bank with trust powers; (v) there is no change in the management of Trustor; (vi) prior to the transfer Trustor furnishes Beneficiary with documentation acceptable to Beneficiary to evidence that such transfer is permitted; (vii) within thirty (30) days after consummation of the transfer Beneficiary is furnished with documentation acceptable to Beneficiary evidencing the transfer; and (viii) Beneficiary is paid a fee of not more than \$5,000 for review of such documentation, and any and all costs and expenses of Beneficiary related to the transfer, including but not by way of limitation, the reasonable fees and expenses of Beneficiary's attorneys.

The following transfers shall not be in violation of this Section 9: (i) Public utility easements for the benefit of the Security Property; (ii) involuntary conveyances which are removed or re-conveyed within 90 days; and (iii) a transfer as the result of the death of an Obligor who is a natural person, provided that a transferee acceptable to Beneficiary assumes the liability of the decedent with respect to the Loan within 90 days of the person's death.

10. **Further Assurances.** From time to time and on demand, Trustor shall execute and deliver to Beneficiary (and pay the costs of preparing and recording) any further instruments required by Beneficiary to reaffirm, correct or perfect the evidence of the Obligations secured hereby and the lien and security interest of Beneficiary in all the Security Property and all additions, replacements and proceeds, including but not limited to mortgages, security agreements, financing statements, assignments and renewal and substitution notes.

11. **Estoppel Letters and Information.** Within ten (10) business days after request in person or within ten (10) business days after request by mail, Trustor shall furnish to Beneficiary a written statement, duly acknowledged, of the amount of principal and interest and other sums then owing on the Obligations and whether any offsets, counterclaims or defenses exist against the Obligations. Trustor shall promptly furnish to Beneficiary any financial or other information regarding Trustor or the Security Property required by any Loan Document or which Beneficiary may reasonably request from time to time.

12. **Notices.** Whenever Trustor or Beneficiary is obliged to give notice to the other, such notice shall be in writing and shall be given personally, by an overnight courier which provides for a return receipt or by prepaid certified mail (return receipt requested), in which latter case notice shall be deemed effectively made when the receipt is signed or when the attempted initial delivery is refused or cannot be made because of a change of address of which the sending party has not been notified. Any notice to Beneficiary shall be addressed to the attention of The Mortgage Loan Administration Department. Until the designated addresses are changed by notice given in accordance with this Section 12, notice



to either party shall be sent to the respective address set forth on the first page of this Deed of Trust.

13. **Default and Acceleration.** At Beneficiary's option, all of the principal and interest and other sums secured by this Deed of Trust shall immediately or at any time thereafter become due and payable without notice to any Obligor, and Beneficiary shall immediately have all the rights accorded Beneficiary by law and hereunder to foreclose this Deed of Trust or otherwise to enforce this Deed of Trust and the security interests evidenced hereby and in any other Loan Document, upon the occurrence of any of the following defaults (an "**Event of Default**"): (a) failure to pay any sum due under any Loan Document and the expiration of the grace period (if any) provided therein; or (b) failure to pay any tax, assessment, utility charge, or other charge against the Security Property or any part thereof as and when required by this Deed of Trust; or (c) any waste, impairment, abandonment, deterioration, removal, demolition, material alteration or enlargement of any existing Improvements, or the commencement of construction of any new Improvements, in any case without the prior written consent of Beneficiary, which Beneficiary may grant or withhold in its sole discretion; or (d) failure to obtain and keep in force the policies of insurance required by this Deed of Trust or any other Loan Document; or (e) Trustor's failure or refusal to provide any estoppel certificate within the time required by this Deed of Trust; or (f) any unpermitted Encumbrance or Disposition (whether voluntary or by operation of law); or (g) Trustor's failure to remove or bond around any involuntary lien on the Security Property or any part thereof within twenty (20) days after its filing, or the filing of any suit against the Security Property upon any claim or lien other than this Deed of Trust (whether superior or inferior to this Deed of Trust); or (h) Trustor's failure to comply within ten (10) days with a requirement, order or notice of violation of a law, ordinance, or regulation issued or promulgated by any political subdivision or governmental department claiming jurisdiction over the Security Property or any operation conducted on the Security Property (or, if such order or notice provides a time period for compliance, Trustor's failure to comply within such period), or, in the case of a curable noncompliance requiring longer than the applicable time period for its cure, Trustor's failure to commence to comply with said order or notice within said period or failure thereafter to pursue such cure diligently to completion; or (i) the issuance of any order by the state in which the Security Property is located, or any subdivision, instrumentality, administrative board or department thereof, declaring unlawful or suspending any operation conducted on the Security Property; or (j) if any representation, warranty, affidavit, certificate or statement made or delivered to Beneficiary by or on behalf of any Obligor from time to time in connection with the Obligations or this Deed of Trust or any other Loan Document shall prove false, incorrect or misleading in any respect deemed material by Beneficiary; or (k) the dissolution or merger or consolidation or termination of existence of any Obligor, or the failure or cessation or liquidation of the business of any Obligor, or if the person(s) controlling any Obligor which is a business entity shall take any action authorizing or leading to the same; or (l) any default by any Obligor in the payment of any indebtedness for borrowed money (whether direct or contingent and whether matured or accelerated) to Beneficiary, or if any Obligor shall become insolvent or unable to pay such Obligor's debts as they become due; or (m) the disposition or transfer or exchange of all or substantially all of any Obligor's assets for less

than fair market value, or the issuance of any levy, attachment, charging order, garnishment or other process against the Security Property, or the filing of any lien against the Security Property (and the expiration of any grace period provided in any Loan Document for the discharge of such lien); or (n) if any Obligor shall make an assignment for the benefit of creditors, file a petition in bankruptcy, apply to or petition any tribunal for the appointment of a custodian, receiver, intervenor or trustee for such Obligor or a substantial part of such Obligor's assets, or if any Obligor shall commence any proceeding under any bankruptcy, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction, whether now or hereafter in effect, or if any Obligor shall by act or omission approve, consent to or acquiesce in the filing of any such petition or application against such Obligor or the appointment of any such custodian, receiver, intervenor or trustee or the commencement of any such proceeding against such Obligor or the entry of an order for relief with respect to such Obligor, or if any such petition or application shall have been filed or proceeding commenced against any Obligor which remains undismissed for thirty (30) days or more or in which an order for relief is entered, or if any Obligor shall suffer any such appointment of a custodian, receiver, intervenor or trustee to continue undischarged for thirty (30) days or more; or (o) if any Obligor while insolvent shall have concealed, transferred, removed, or permitted to be concealed or transferred or removed, any part of such Obligor's property with intent to hinder, delay or defraud any of such Obligor's creditors, or if any Obligor shall have made or suffered a transfer of any of such Obligor's properties which may be invalid under any bankruptcy, fraudulent conveyance, preference or similar law, or if any Obligor shall have made any transfer of such Obligor's properties to or for the benefit of any creditor at a time when other creditors similarly situated have not been paid; or (p) Trustor's failure to provide the documents required by Section 29 after 15 days' written notice; or (q) the existence of any uncured default under any other Encumbrance affecting any part of the Security Property then encumbered by this Deed of Trust (in the case of a default for which such Encumbrance provides a grace period, if the default remains uncured after the expiration of that grace period), or Trustor's acceptance of any future advance under, or modification of the terms of, any such other Encumbrance which may then be superior to the lien of this Deed of Trust; or (r) Beneficiary's election to declare the Obligations due and payable under the provisions of any other Loan Document; or (s) any default under or termination or expiration of any agreement or other arrangement between Trustor and Salt Lake City Corporation, a Utah municipal corporation (the "City"), regarding the encroachment of an ADA ramp and stairs occupying approximately 165 square feet of the City's right of way adjacent to the northern boundary of the Land; or (t) any default in the observance or performance of any other covenant or agreement of any Obligor in this Deed of Trust or any other Loan Document, the occurrence of any other event prohibited by the terms of this Deed of Trust or any other Loan Document, or the violation of any other provision of this Deed of Trust or any other Loan Document. Provided that Beneficiary's rights and interests in the Security Property are not in immediate jeopardy and that the Event of Default is reasonably subject to cure and is not willful or intentional, Trustor will have a period of thirty (30) days following receipt of written notice to cure any Event of Default specified in subsections (b), (c), (d), (e), (f), (g), (h), (i), (k), (m), (n), (o), (p), or (t) above. Such period will be extended up to an additional sixty (60) days so long as Trustor is diligently pursuing cure.

No consent or waiver expressed or implied by Beneficiary with respect to any Event of Default under this Deed of Trust shall be construed as a consent or waiver with respect to any further Event of Default of the same or a different nature; and no consent or waiver shall be deemed or construed to exist by reason of any curative action initiated by Beneficiary or any other course of conduct or in any other manner whatsoever except by a writing duly executed by Beneficiary, and then only for the single occasion to which such writing is addressed. In order to declare the Obligations due and payable because of Trustor's failure to pay any tax, assessment, insurance premium, charge, liability, obligation or encumbrance upon the Security Property as required by this Deed of Trust, or because of any other Event of Default, Beneficiary shall not be required to pay the same or to advance funds to cure the Event of Default, notwithstanding Beneficiary's option under this Deed of Trust or any other Loan Document to do so; no such payment or advance by Beneficiary shall be deemed or construed a waiver of Beneficiary's right to declare the Obligations due and payable on account of such failure or other Event of Default.

14. **Advances by Beneficiary.** In the event of any Event of Default in the performance of any of Trustor's covenants or agreements contained in this Deed of Trust or any default of any other Loan Document or the violation of any term thereof, Beneficiary shall have the right (but in no event the obligation) at its option to cure the Event of Default or take any other action Beneficiary deems necessary or desirable to protect its security (including without limitation the payment of any taxes, assessments, insurance premiums, charges, liens or encumbrances required of Trustor under this Deed of Trust), without thereby waiving any rights or remedies otherwise available to Beneficiary. If Beneficiary shall elect to advance at any time any sum(s) for the protection of its security or for any other reason permitted or provided by any of the terms of this Deed of Trust or any other Loan Document, then such sum(s) shall be deemed Obligations, shall be repaid by Trustor on demand, shall be secured by this Deed of Trust and shall bear interest until paid at the lesser of the nondefault interest rate provided for in §2 of the Note plus five percent (5%) per annum, or at the highest rate allowed by applicable law, commencing on the date they are advanced by Beneficiary. Beneficiary's lien on and security interest in the Security Property for such advances shall be superior to any right or title to, interest in, or claim upon all or any portion of the Security Property junior to the lien of this Deed of Trust.

15. **Receiver.** In addition to all other remedies herein provided for, Trustor agrees that upon the occurrence of an Event of Default, Beneficiary shall, as a matter of right, be entitled to an ex parte appointment of a receiver or receivers for all or any part of the Security Property without notice and without regard to the value of the Security Property or the solvency of any person or persons liable for the payment of the indebtedness secured hereby, and Trustor does hereby consent to the appointment of such receiver or receivers, waives any and all defenses to such appointment and agrees not to oppose any application therefor by Beneficiary, but nothing herein is to be construed to deprive Beneficiary of any other right, remedy or privilege it may now have under the law to have a receiver appointed; provided, however, that the appointment of such receiver, trustee or other appointee by virtue of any court order, statute or regulation shall not impair or in any manner prejudice the rights of Beneficiary to receive payment of the rents and income. Any money advanced by Beneficiary in connection with any such receivership shall be a

demand obligation owing by Trustor to Beneficiary and shall bear interest from the date of making such advancement by Beneficiary until paid at the Default Rate provided in the Note and shall be a part of the Obligations and shall be secured by this Deed of Trust and by every other instrument securing the Obligations. The receiver or his agents shall be entitled to enter upon and take possession of any and all of the Security Property. The receiver, personally or through its agents or attorneys, may exclude Trustor and its agents, servants and employees wholly from the Security Property and have, hold, use, operate, manage and control the same and each and every part thereof, and keep insured, the properties, equipment and apparatus provided or required for use in connection with the business or business operated on the Security Property, and make all such necessary and proper repairs, renewals and replacements and all such useful alterations, additions, betterments and improvements as the receiver may deem judicious. Such receivership shall, at the option of Beneficiary, continue until full payment of all sums, hereby secured, then due and payable or until title to the Security Property shall have passed by foreclosure sale under this Deed of Trust and the period of redemption, if any, shall have expired.

**16. Remedies.**

(a) The rights and remedies of Beneficiary under this Deed of Trust or any other Loan Document or applicable law shall be cumulative and concurrent and may be pursued separately, successively or together against any Obligor(s), the Security Property, any other collateral for the Obligations, or any one or more of the foregoing, all at the sole discretion of Beneficiary, and may be exercised as often as occasion therefor shall arise, all to the maximum extent permitted by law. Beneficiary's pursuit of any remedy shall not preclude pursuit of any other remedy until Beneficiary shall have recovered all sums due Beneficiary, together with the accrued interest thereon and all costs of collection, including reasonable attorney's fees and appellate attorney's fees, with interest thereon. Neither Trustor nor anyone claiming by, through or under Trustor shall set up, claim or seek to take advantage of any appraisal, valuation, stay, moratorium, marshalling, extension, exemption or redemption laws, now or hereafter in force, in order to prevent or hinder the enforcement or foreclosure of this Deed of Trust or the sale of the Security Property. To the maximum extent permitted by law, the Obligors, for themselves and all who may claim by, through or under any of them, hereby severally waive the benefit of all such laws and waive any and all rights to have the Security Property or any other collateral for the Obligations marshaled upon any foreclosure of this Deed of Trust or any other instrument securing the Obligations, and hereby severally agree that the Security Property and any such other collateral may be sold as an entirety or in such parcels, in such manner and in such order as Beneficiary in its sole discretion may elect.

(b) Upon the occurrence of an Event of Default which is not cured during the applicable cure period, if any, Beneficiary is authorized, whether prior or subsequent to the institution of any foreclosure proceedings, to enter upon the Security Property, or any part thereof, and to take possession of the Security Property and of all books, records and accounts relating thereto and to exercise, without interference from Trustor, any and all rights to construct, manage, possess, operate, protect or preserve the Security Property, including the right to rent the same for the account of Trustor, and to deduct from such

rents all costs, expenses and liabilities of every character incurred by Beneficiary in collecting such rents and in managing, operating, maintaining, protecting or preserving the Security Property and to apply the remainder of such rents on the indebtedness secured hereby in such manner as Beneficiary may elect. All such costs, expenses and liabilities incurred by Beneficiary, if not paid out of rents as hereinabove provided, shall constitute a demand obligation owing by Trustor and shall draw interest from the date of expenditure until paid at the Default Rate of interest set forth in the Note, all of which shall constitute a portion of the Obligations. If necessary to obtain the possession provided for above, Beneficiary may invoke any and all legal remedies to dispossess Trustor; provided, however, that nothing herein shall be deemed or construed to make Beneficiary a mortgagee in possession as a result of the exercise of its rights and remedies hereunder. In connection with any action taken by Beneficiary pursuant to this paragraph, Beneficiary shall not be liable for any loss sustained by Trustor resulting from any failure to lease the Security Property, or any part thereof, or from any other act or omission of Beneficiary in managing the Security Property unless such loss is caused by the willful misconduct or bad faith of Beneficiary, nor shall Beneficiary be obligated to perform or discharge any obligation, duty or liability under any lease or tenancy agreement covering the Security Property or any part thereof by reason of this instrument or the exercise of rights or remedies hereunder. Trustor shall, and does hereby agree to, indemnify Beneficiary for, and to hold Beneficiary harmless from, any and all liabilities, loss or damage which may or might be incurred by Beneficiary under any such lease or tenancy agreement or under this Deed of Trust or the exercise of rights or remedies hereunder and from any and all claims and demands whatsoever which may be asserted against Beneficiary by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in any such lease or tenancy agreement except for those arising out of the gross negligence or willful misconduct of Beneficiary. Should Beneficiary incur any such liability, the amount thereof, including costs, expenses and reasonable attorneys' fees, shall be secured hereby and shall be a demand obligation hereunder. Nothing in this paragraph shall impose any duty, obligation or responsibility upon Beneficiary for the control, care, management or repair of the Security Property, or for the carrying out of any of the terms and conditions of any such lease or tenancy agreement; nor shall it operate to make Beneficiary responsible or liable for any waste committed on the Security Property by the tenants or by any other parties or for any dangerous or defective condition of the Security Property, or for any negligence in the management, upkeep, repair or control of the Security Property resulting in loss or injury or death to any tenant, licensee, employee or stranger. Trustor hereby assents to, ratifies and confirms any and all actions of Beneficiary with respect to the Security Property taken under this paragraph.

(c) Upon the occurrence of an Event of Default hereunder, which is not cured during the applicable cure period, if any, Beneficiary may foreclose this Deed of Trust by judicial proceedings, or direct Trustee to exercise the power of sale set forth below, and in such event, the Security Property shall be sold according to law to satisfy and pay the Obligations, together with all costs and expenses of sale, including without limitation, reasonable attorneys' fees for Beneficiary's attorneys at all trial and appellate levels. Then, upon filing any required notice of such election and demand for sale with Trustee, Trustee shall proceed to foreclose upon the Land, Improvements, Rights and the other Security

Property as Beneficiary may elect in the manner provided by applicable law. If Beneficiary directs Trustee to exercise the power of sale, it shall be lawful for and the duty of Trustee, and Trustee is hereby authorized and empowered, to expose to sale and to sell the Security Property at public sale in accordance with the provisions of applicable law governing foreclosures under powers of sale. Trustee shall provide public notice of such foreclosure sale as provided by applicable law. Trustee shall sell and dispose of the Land, Improvements, Rights and other Security Property (en masse or in separate parcels, as Beneficiary may determine in its discretion) and all the right, title and interest of Trustor, and its successors and assigns therein, at public auction all in accordance with the provisions of applicable law of the State where the Land is located. Such sale(s) shall be a perpetual bar, both in law and equity, against Trustor and its successors and assigns, and all other persons claiming the Land, Improvements, Rights and other Security Property, or any part thereof by, through, from or under Trustor. Beneficiary may purchase the Land, Improvements, Rights and other Security Property or any part thereof, and may bid in any part or all of the indebtedness secured hereby, and it shall not be obligatory upon the purchaser(s) at any such sale to see to the application of the purchase money.

Any costs incurred by Beneficiary or its attorneys as a part of the cost of foreclosure in conjunction with an Event of Default by Trustor hereunder shall be deemed allowable by Trustee in a foreclosure action. Such allowable costs shall include, but not be limited to, appraisal fees, reasonable attorneys' fees and all costs incurred by Beneficiary or its attorneys in conjunction with securing, preserving and maintaining the Security Property and any Improvements contained thereon, such as, by way of example and not by way of limitation, costs incurred in conjunction with the appointment and/or institution of a receivership (whether or not a receiver is appointed).

(d) If permitted by applicable law, this instrument shall be effective as a mortgage from Trustor as mortgagor to Beneficiary as mortgagee creating a lien on and security interest in all of Trustor's right, title and interest in and to the Security Property, as well as a deed of trust and, upon the occurrence of an Event of Default, may be foreclosed, at the election of Beneficiary, as to any of the Security Property in any manner permitted by the laws of the state in which the Land is located.

(e) The proceeds of any foreclosure sale of the Security Property shall be applied:

FIRST, to the payment of all costs and expenses incident to such foreclosure sale, including, but not limited to, all reasonable attorneys' fees and court costs and charges of every character, and a reasonable fee to Trustee;

SECOND, to the payment in full of the Obligations (including, specifically, without limitation, the principal, interest, late charges and reasonable attorneys' fees due and unpaid on the Note and the amounts due and unpaid and

owed to Beneficiary under this Deed of Trust) in such order as Beneficiary may elect; and

THIRD, the remainder, if any, shall be paid in accordance with applicable statutory provisions or court order.

(f) Beneficiary may resort to any security given by this Deed of Trust or to any other security now existing or hereafter given to secure the payment of the Obligations, in whole or in part, and in such portions and in such order as may seem best to Beneficiary in its sole discretion.

(g) To the full extent Trustor may do so, Trustor agrees that Trustor will not at any time insist upon, plead, claim or take the benefit or advantage of any law now or hereafter in force providing for any appraisal, valuation, stay, moratorium or extension, and Trustor, its representatives, successors and assigns, hereby waive and release all rights of valuation, appraisal, notice of election or intention to mature or declare due the whole of the Obligations and all rights to a marshaling of the assets of Trustor, including the Security Property, in the event of foreclosure of the liens and security interests hereby created, or classification of the Security Property as "agricultural real estate." Trustor shall not have or assert any right under any statute or rule of law pertaining to the marshaling of assets, the exemption of homestead, or the administration of estates of decedents to defeat, reduce or affect the rights of Beneficiary under the terms of this Deed of Trust.

17. **No Jury Trial.** Beneficiary, Trustor and each Obligor hereby severally, voluntarily, knowingly and intentionally WAIVE ANY AND ALL RIGHTS TO TRIAL BY JURY in any legal action or proceeding arising under or in connection with this Deed of Trust or any other Loan Document or concerning the Obligations and/or the Security Property or pertaining to any transaction related to or contemplated in this Deed of Trust, regardless of whether such action or proceeding concerns any contractual or tortious or other claim. Each Obligor severally acknowledges that this waiver of jury trial is a material inducement to Beneficiary in extending the credit described herein, that Beneficiary would not have extended such credit without this jury trial waiver, and that such Obligor has been represented by an attorney or has had an opportunity to consult with an attorney regarding this Deed of Trust and understands the legal effect of this jury trial waiver.

18. **Fees and Expenses.** Trustor shall pay any and all costs, expenses and reasonable attorneys' fees incurred by Beneficiary (regardless of whether in connection with any action, proceeding or appeal) to sustain the lien of this Deed of Trust or its priority, to protect or enforce any of Beneficiary's rights under this Deed of Trust or under any other Loan Document, to recover any indebtedness secured hereby, to contest or collect any award or payment in connection with the taking or condemnation of all or any part of the Security Property, or for any title examination or abstract preparation or appraisal or title insurance policy relating to the Security Property, and all such sums shall bear interest, shall be paid and shall be secured as provided in Section 14.

19. **Condemnation.** Immediately upon obtaining knowledge of the institution or pending institution of any proceedings for the condemnation of the Security Property or any portion thereof, Trustor shall notify Beneficiary thereof. Beneficiary may participate in any such proceedings and may be represented therein by counsel of its selection, and Trustor will deliver to Beneficiary all instruments requested by Beneficiary from time to time to permit or facilitate such participation. In the event of any such condemnation proceedings, the award or compensation payable is hereby assigned to and shall be paid to Beneficiary, and Beneficiary shall not be obligated to question the amount of any such award or compensation. At Beneficiary's option, all or any portion of the award or compensation shall be applied toward payment of the Obligations (in any order of priority Beneficiary may deem appropriate in its sole discretion) or shall be disbursed to Trustor from time to time for the restoration of the Security Property in the same manner as disbursements under a construction loan; Beneficiary shall not be obligated to see to the proper application by Trustor of any such disbursement. Notwithstanding any such condemnation award or compensation or the rate of interest payable thereon, Trustor shall continue to pay interest on the Obligations except to the extent that Beneficiary shall have actually received and applied the award or compensation against the Obligations. If all of the Security Property is so taken but the award or compensation is insufficient to pay the Obligations in full, then at Beneficiary's option the unpaid balance shall be immediately due and payable.

20. **Documentary Stamps and Intangible Taxes.** If at any time the state in which the Security Property is located shall determine that an intangible tax, documentary tax or other similar tax shall be paid in connection with this Deed of Trust, or that additional intangible or other tax should be paid, then Trustor shall pay for the same, together with any interest or penalties imposed in connection with such determination, and Trustor hereby agrees to indemnify and hold Beneficiary harmless therefrom. If any such sums shall be advanced by Beneficiary, they shall bear interest, shall be paid and shall be secured as provided in Section 14.

21. **No Shift of Taxes.** If any federal, state or local law shall hereafter be enacted which (a) for the purpose of ad valorem taxation shall deduct the amount of any lien from the value of real property, or (b) shall impose on Beneficiary the payment of all or any part of the taxes or assessments or charges required to be paid hereunder by Trustor, or (c) shall change in any way the laws for the taxation of deeds of trust, mortgages or debts secured thereby or Beneficiary's interest in the Security Property, or shall change the manner of collecting such taxes, so as to affect this Deed of Trust or the debt secured hereby or the holder thereof, then upon demand Trustor shall pay such taxes or assessments or charges imposed on Beneficiary or shall reimburse Beneficiary therefor; provided, however, that if in the opinion of Beneficiary's counsel the requirement that Trustor make such payments might be unlawful or might result in the imposition of interest in excess of the maximum lawful rate, then Beneficiary shall have the right to declare the Obligations to be due and payable thirty (30) days after notice thereof to Trustor and Trustor may make such payment of the Obligations to Beneficiary as a premium-free prepayment of all of the Obligations.



22. **Uniform Commercial Code.** This Deed of Trust is a "security agreement" and creates a "security interest" in favor of Beneficiary as a "secured party" with respect to all property included in the Security Property which is covered by the Uniform Commercial Code, including but not limited to the Tangible Property and Intangibles. Upon the occurrence of an Event of Default under this Deed of Trust or default under any other Loan Document, Beneficiary may at its option pursue any and all rights and remedies available to a secured party with respect to any portion of the Security Property so covered by the Uniform Commercial Code, or Beneficiary may at its option proceed as to all or any part of the Security Property in accordance with Beneficiary's rights and remedies in respect of real property to the extent permitted by law. Trustor and Beneficiary agree that the mention of any portion of the Security Property in a financing statement filed in the records normally pertaining to personal property shall never derogate from or impair in any way their declared intention that all items of collateral described in this Deed of Trust are part of the real estate encumbered hereby to the fullest extent permitted by law, regardless of whether any such item is physically attached to the Improvements or whether serial numbers are used for the better identification of certain items of Tangible Property. Specifically, the mention in any such financing statement of (a) the rights in or the proceeds of any insurance policy, (b) any award in eminent domain proceedings for a taking or for loss of value, (c) Trustor's interest as lessor in any present or future lease or right to income growing out of the use or occupancy of the Land or Improvements, whether pursuant to lease or otherwise, or (d) any other item included in the definition of the Security Property shall never be construed to alter any of the rights of Beneficiary as determined by this Deed of Trust or to impugn the priority of Beneficiary's lien and security interest with respect to the Security Property; such mention in a financing statement is declared to be for the protection of Beneficiary in the event any court shall hold that notice of Beneficiary's priority of interest with respect to any such portion of the Security Property must be filed in the Uniform Commercial Code records in order to be effective against or to take priority over any particular class of persons, including but not limited to the federal government and any subdivision or instrumentality of the federal government.

23. **Payments to Beneficiary.** Any payment made in accordance with the terms of the Loan Documents by any person at any time liable for the payment of the whole or any part of the Obligations, by any subsequent owner of the Security Property, or by any other person whose interest in the Security Property might be prejudiced in the event of a failure to make such payment (or by any partner, stockholder, member, manager, officer or director of any such person), shall be deemed, as between Beneficiary and all such persons who at any time may be so liable or may have an interest in the Security Property, to have been made on behalf of all such persons. Beneficiary's acceptance of any payment which is less than full payment of all amounts then due and payable to Beneficiary, even if made by one other than the person liable therefor, shall not constitute a waiver of any rights or remedies of Beneficiary.

24. **Consent to Changes.** Trustor consents and agrees that, at any time and from time to time without notice, (a) Beneficiary and the owner(s) of any collateral then securing the Obligations may agree to release, subordinate, increase, change, substitute or exchange all or any part of such collateral, and (b) Beneficiary and any person(s) then

primarily liable for the Obligations may agree to renew, extend or compromise the Obligations in whole or in part or to modify the terms of the Obligations in any respect whatsoever. Trustor agrees that no such release, subordination, increase, change, substitution, exchange, renewal, extension, compromise or modification, no sale of the Security Property or any part thereof, no forbearance on the part of Beneficiary, nor any other indulgence given by Beneficiary (whether with or without consideration) shall relieve or diminish in any manner the liability of any Obligor, nor adversely affect the priority of this Deed of Trust, nor limit or prejudice or impair any right or remedy of Beneficiary. All Obligors and all those claiming by, through or under any of them hereby jointly and severally waive any and all right to prior notice of, and any and all defenses or claims based upon, any such release, subordination, increase, change, substitution, exchange, renewal, extension, compromise, modification, sale, forbearance or indulgence, unless due to Beneficiary's gross negligence or willful misconduct.

25. **Governing Law.** This Deed of Trust shall be governed by, and construed and enforced in accordance with, the laws of the State of Utah, excepting only that federal law shall govern to the extent it may permit Beneficiary to charge, from time to time, interest on the Obligations at a rate higher than may be permissible under applicable law.

26. **No Usury.** All amounts paid on the Obligations which are deemed interest shall, for the purpose of the calculation provided for herein, be deemed and considered to be spread over the entire period from the date hereof to the date of final payment of the Note. In no event shall any agreed to or actual exaction charged, reserved or taken as an advance or forbearance by Beneficiary as consideration for the Obligations exceed the limits (if any) imposed or provided by the law applicable from time to time to the Obligations for the use or detention of money or for forbearance in seeking its collection; Beneficiary hereby waives any right to demand any such excess. In the event that the interest provisions of the Loan Documents or any exactions required thereunder shall result at any time or for any reason in an effective rate of interest that transcends the maximum interest rate permitted by applicable law (if any), then without further agreement or notice the obligation to be fulfilled shall automatically be reduced to such limit and all sums received by Beneficiary in excess of those lawfully collectible as interest shall be applied against the principal of the Obligations immediately upon Beneficiary's receipt thereof, with the same force and effect as though the payor had specifically designated such extra sums to be so applied to principal and Beneficiary had agreed to accept such extra payment(s) as a premium-free prepayment or prepayments.

27. **Severability.** Any provision of this Deed of Trust, of any portion thereof, which is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction only, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof or affecting the validity or enforceability of such provision in any other jurisdiction.

28. **Inspection and Security.** Beneficiary and any persons authorized by Beneficiary shall have the right, from time to time at the discretion of Beneficiary, to enter and inspect the Security Property. At any time after default under the terms of this Deed

of Trust or any other Loan Document, if any of the Improvements or Tangible Property shall be unprotected or unguarded, or if any of the Improvements shall be allowed to remain vacant or deserted, then at its option Beneficiary may employ security personnel or implement any other security measures for the Security Property and expend any monies deemed necessary by Beneficiary to protect the same from waste, vandalism and other hazards, depredation or injury, and any sums expended by Beneficiary for such purpose shall bear interest, shall be paid and shall be secured as provided in Section 14.

29. **Operating Statements.** Trustor will keep accurate books and records in accordance with generally accepted accounting principles commonly used in the United States, in which full, true and correct entries shall be promptly made as to all operations on the Security Property. Within 90 days after the end of each fiscal year, Trustor will furnish Beneficiary with annual operating and financial statements covering the Security Property, together with a rent roll, all certified by a principal of Trustor, and all in form satisfactory to Beneficiary. Notwithstanding the foregoing, if Beneficiary deems it necessary due to circumstances involving the Loan, Beneficiary may require such operating statements more than annually. In addition, within thirty (30) days of Beneficiary's request, Trustor shall supply Beneficiary with current, certified financial statements on Trustor and/or key principals of Trustor and/or guarantors or indemnitors who have executed a guaranty or indemnity agreement in connection with the Loan, for Beneficiary's review. Trustor shall be charged a fee of Five Hundred Dollars (\$500) for the failure to provide any of the foregoing within the prescribed time period, which shall constitute a portion of the Obligations, provided, however, that Beneficiary shall give Trustor fifteen (15) days' written notice and opportunity to provide the foregoing before imposing such fee.

30. **Indemnity.** In the event Beneficiary and/or Trustee shall be named as a party to any lawsuit or other proceeding brought at any time against Trustor or with respect to the Security Property or this Deed of Trust or the Obligations, or if any claim shall be made against either of them in connection with the Security Property, then regardless of the merits of such lawsuit, proceeding or claim, Trustor shall defend Beneficiary and Trustee and indemnify and hold Beneficiary and Trustee fully harmless from any and all claims, demands, damages, liabilities, judgments, penalties, losses, costs, expenses and reasonable attorneys' fees arising out of or resulting from any such lawsuit or any appeal in connection therewith.

31. **No Partnership.** Trustor and Beneficiary hereby acknowledge and agree that Beneficiary is not, has never been, and shall not be deemed a partner or joint venturer of Trustor or any other Obligor with respect to the Security Property, and that the relationship of Beneficiary to said parties is, has always been, and shall continue to be strictly the role of a lender. Trustor hereby (a) waives and relinquishes any and all claims, demands, counterclaims and/or defenses alleging the existence of any partnership, joint venture or other fiduciary or special relationship between any of them and Beneficiary, and (b) agrees to indemnify and hold Beneficiary harmless against any and all losses, damages, penalties, fines, forfeitures, legal fees and related costs, judgments, and any other fees, costs and expenses that Beneficiary may sustain as the result of any such allegation by any

person whomsoever, except for those arising out of the gross negligence or willful misconduct of Beneficiary.

32. **Environmental Laws; Governmental Requirements.** Trustor represents and warrants to Beneficiary that Trustor has undertaken an appropriate inquiry into the previous ownership and uses of the Security Property consistent with good commercial or customary practice in an effort to minimize liability with respect to any Hazardous Substances (as hereinafter defined). To Trustor's actual knowledge and except as otherwise disclosed to Beneficiary in writing, Trustor represents and warrants that (i) neither the Security Property nor the operations or activities conducted thereon violate any local, state or federal law, rule or regulation or duty under applicable common law pertaining to human health, safety, protection of the environment, natural resources, conservation, waste management or pollution (the "**Environmental Laws**"), including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. §9601 *et seq.*), the Resource Conservation and Recovery Act of 1976 (42 U.S.C. §6901 *et seq.*), the Clean Air Act (42 U.S.C. §7401 *et seq.*), the Federal Water Pollution Control Act (33 U.S.C. §1251 *et seq.*), the Emergency Planning and Community-Right-to-Know Act (42 U.S.C. §11001 *et seq.*), the Endangered Species Act (16 U.S.C. §1531 *et seq.*), the Toxic Substances Control Act (15 U.S.C. §2601 *et seq.*), the Occupational Safety and Health Act (29 U.S.C. §651 *et seq.*), the Hazardous Materials Transportation Act (49 U.S.C. §1801 *et seq.*), the Utah Environmental Quality Code (Utah Code Ann. § 19-1-101 *et seq.*), the Utah Safe Drinking Water Act (Utah Code Ann. § 19-4-101 *et seq.*), the Utah Water Quality Act (Utah Code Ann. § 19-5-101 *et seq.*), the Utah Underground Storage Tank Act (Utah Code Ann. § 19-6-401 *et seq.*), the Utah Solid Waste Management Act (Utah Code Ann. § 19-6-501 *et seq.*), and regulations promulgated pursuant to said laws, all as amended from time to time; (ii) no hazardous substances, toxic substances or harmful substances, hazardous wastes, hazardous materials, pollutants or contaminants (including, without limitation, asbestos or asbestos-containing materials, lead based paint, polychlorinated biphenyls, petroleum or petroleum products or byproducts, flammable explosives, radioactive materials, or infectious substances) or any other substances or materials which are included under or regulated by the Environmental Laws (collectively, "**Hazardous Substances**") are located on, in or under or have been handled, generated, stored, processed or disposed of on or released or discharged from the Security Property (including underground contamination), except for those substances used by Trustor or any tenant under a Lease in the ordinary course of business in compliance with all Environmental Laws and under circumstances where no liability under any Environmental Law could reasonably be anticipated; (iii) the Security Property is presently free from contamination by Hazardous Substances and that the Security Property and the activities conducted thereon do not pose any significant hazard to human health or the environment, and (iv) the Security Property complies in all respects with all laws applicable to access to handicapped or disabled persons, including, without limitation, the "Americans with Disabilities Act," and any current or future governmental law, regulation or ruling applicable to or, if applicable, concerning lead based paint (collectively, "**Governmental Requirements**"). Trustor shall not cause or permit the Security Property to be used for the generation, handling, storage, transportation, disposal or release of any Hazardous Substances except as exempted or permitted under applicable Environmental Laws, and

Trustor shall not cause or permit the Security Property or any activities conducted thereon to be in violation of any applicable Environmental Laws or Governmental Requirements. Unless caused by Beneficiary's gross negligence or willful misconduct, Trustor agrees to indemnify Beneficiary and hold Beneficiary and its directors, officers, employees, successors and assigns harmless from and against any and all claims, losses, damages (including all foreseeable and unforeseeable consequential damages), liabilities, fines, penalties, charges, interest, administrative or judicial proceedings and orders, judgments, remedial action requirements, enforcement actions of any kind, and all costs and expenses incurred in connection therewith (including without limitation reasonable attorneys' fees and expenses), directly or indirectly resulting in whole or in part from the violation of any Environmental Laws or Governmental Requirements applicable to the Security Property or any activity conducted thereon, or from any past, present or future use, generation, handling, storage, transportation, disposal or release of Hazardous Substances at or in connection with the Security Property, or any decontamination, detoxification, closure, cleanup or other remedial measures required with respect to the Security Property under any Environmental Laws. Trustor and other obligors have provided an Indemnity Agreement to Beneficiary with respect to the Security Property and Trustor's obligations in this Section 32, which shall not be secured by this Deed of Trust. The parties intend that such Indemnity Agreement shall survive the full payment and performance of the Obligations and the satisfaction of this Deed of Trust, and it shall inure to the benefit of any transferee of title to the Security Property through foreclosure of this Deed of Trust or through deed in lieu of foreclosure.

33. **Subrogation.** Beneficiary is hereby subrogated (a) to the lien(s) of each and every Encumbrance on all or any part of the Security Property which is fully or partially paid or satisfied out of the proceeds of the Obligations, and (b) to the rights of the owner(s) and holder(s) of any such Encumbrance. The respective rights under and priorities of all such Encumbrances shall be preserved and shall pass to and be held by Beneficiary as security for the Obligations, to the same extent as if they had been duly assigned by separate instrument of assignment and notwithstanding that the same may have been canceled and satisfied of record.

34. **Representations and Warranties.** In order to induce Beneficiary to extend the credit secured hereby, Trustor represents and warrants that: (a) except as previously or concurrently disclosed in writing to Beneficiary, there are no actions, suits or proceedings pending or threatened against or affecting any Obligor or any portion of the Security Property or involving the validity or enforceability of this Deed of Trust or the priority of its lien, before any court of law or equity or any tribunal, administrative board or governmental authority, and no Obligor is in default under any other indebtedness or with respect to any order, writ, injunction, decree, judgment or demand of any court or any governmental authority; (b) the execution and delivery of this Deed of Trust and all other Loan Documents do not and shall not to Trustor's actual knowledge, (i) violate any provisions of any law, rule, regulation, order, writ, judgment, injunction, decree, determination or award applicable to any Obligor, nor (ii) result in a breach of, or constitute a default under, any indenture, bond, mortgage, lease, instrument, credit agreement, undertaking, contract or other agreement to which any Obligor is a party or by which any

of them or their respective properties may be bound or affected; (c) this Deed of Trust and all other Loan Documents constitute valid and binding obligations of the Obligors executing the same, enforceable against such Obligors in accordance with their respective terms; (d) all financial statements of the Obligors previously delivered to Beneficiary have been prepared in accordance with appropriate accounting principles and fairly present the correct respective financial conditions of the Obligors as of their respective dates, and the foregoing shall be true with respect to all financial statements of the Obligors delivered to Beneficiary hereafter; (e) there is no fact that the Obligors have not disclosed to Beneficiary in writing that could materially adversely affect their respective properties, businesses or financial conditions or the Security Property or any other collateral for the Obligations; (f) to Trustor's actual knowledge, the Obligors have duly obtained all permits, licenses, approvals and consents from, and made all filings with, any governmental authority (and the same have not lapsed nor been rescinded or revoked) which are necessary in connection with the execution or delivery or enforcement of this Deed of Trust or any other Loan Document or the performance of any Obligor's obligations thereunder; (g) to Trustor's actual knowledge, the Land and Improvements fully comply with all applicable restrictive covenants, zoning ordinances, subdivision and building codes, applicable health and environmental laws and regulations, and all other ordinances, orders and requirements issued by any state, federal or municipal authorities having jurisdiction over the Security Property; (h) the Land is served by electric, gas, sewer, water, telephone and other utilities required for its intended use and final certificates of occupancy have been or prior to occupancy will be issued by such governmental authorities as have jurisdiction over the construction and use of the Security Property; (i) the proceeds of the Obligations are not being used to purchase or carry any "margin stock" within the meaning of Regulation "U" of the Board of Governors of the Federal Reserve System, nor to extend credit to others for that purpose; (j) each extension of credit secured by this Deed of Trust is exempt from the provisions of the federal Consumer Credit Protection Act (including the Truth in Lending Act) and Regulation "Z" of the Board of Governors of the Federal Reserve System, because Trustor is a person fully excluded therefrom, and/or because said extension of credit is only for business or commercial purposes of Trustor and is not being used for personal, family, household or agricultural purposes; (k) except for the security interest granted hereby, Trustor is, and as to portions of the Tangible Property and Intangibles to be acquired after the date hereof will be, the sole owner (or lessee in the case of Tangible Property leased by Trustor) of the Tangible Property and Intangibles, free from any adverse lien, security interest, encumbrance or adverse claim thereon of any kind whatsoever; (l) the Tangible Property will be kept on or at the Land and Improvements; and (m) Trustor has its principal place of business in the state where the Land is located at the address set forth at the beginning of this Deed of Trust and Trustor will immediately notify Beneficiary in writing of any change in its name or principal place of business as set forth in the beginning of this Deed of Trust.

35. **Business Entity.** If Trustor is a corporation, partnership, limited liability company or other business entity, or if Trustor consists of more than one person and any such person is such a business entity, then each such business entity hereby represents and warrants as to itself, in order to induce Beneficiary to extend the credit secured hereby, that: (a) it is duly organized, validly existing and in good standing under the laws of the

jurisdiction of its creation and the state in which the Security Property is located; (b) it has all requisite power and authority (corporate or otherwise) to conduct its business, to own its properties, to execute and deliver this Deed of Trust and all other Loan Documents executed by it, and to perform its obligations under the same; (c) its execution, delivery and performance of this Deed of Trust and all other such Loan Documents have been duly authorized by all necessary actions (corporate or otherwise) and do not require the consent or approval of its stockholders (if a corporation) or of any other person or entity whose consent has not been obtained; and (d) the execution, delivery and performance of this Deed of Trust and all other Loan Documents do not and shall not conflict with any provision of its bylaws or articles of incorporation (if a corporation), partnership agreement (if a partnership), operating agreement (if a limited liability company) or trust agreement or other document pursuant to which it was created and exists. Ownership of the Security Property shall be and remain in a single-asset entity throughout the term of the Loan.

36. **Rights not Impaired.** The lien, security interest and other security rights of Beneficiary hereunder shall not be impaired by any indulgence, moratorium or release granted by Beneficiary, including, but not limited to: (a) any renewal, extension or modification which Beneficiary may grant with respect to any of the Obligations; (b) any surrender, compromise, release, renewal, extension, exchange or substitution which Beneficiary may grant in respect of the Security Property, or any part thereof or any interest therein; or (c) any release or indulgence granted to any endorser, guarantor or surety of any of the Obligations. In the event the ownership of the Security Property or any part thereof becomes vested in a person or entity other than Trustor, Beneficiary may, without notice to Trustor, deal with such successor or successors in interest with reference to this Deed of Trust and to the indebtedness secured hereby in the same manner as with Trustor, without in any way discharging Trustor's liability hereunder or for the payment of the indebtedness secured hereby. No sale of the Security Property, no forbearance on the part of Beneficiary and no extension of the time for the payment of the indebtedness secured hereby given by Beneficiary shall operate to release, discharge, modify, change or affect, in whole or in part, the liability of Trustor hereunder or for the payment of the indebtedness secured hereby or the liability of any other person hereunder or for the payment of the indebtedness secured hereby, except as agreed to in writing by Beneficiary.

37. **ERISA.** Trustor covenants and agrees that:

(a) Trustor shall not engage in any transaction which would cause any obligation, or action taken or to be taken, hereunder (or the exercise by Beneficiary of any of its rights under the Note, this Deed of Trust and the Loan Documents) to be a non-exempt (under a statutory or administrative class exemption) prohibited transaction under the Employee Retirement Income Security Act of 1974, as amended ("**ERISA**").

(b) Trustor further covenants and agrees to deliver to Beneficiary such certifications or other evidence from time to time throughout the term of this Deed of Trust, as requested by Beneficiary in its sole discretion, that (i) Trustor is not an "employee benefit plan" as defined in Section 3(32) of ERISA, which is subject to Title I of ERISA, or a "governmental plan" within the meaning of Section 3(3) of ERISA; (ii) Trustor is not

subject to state statutes regulating investments and fiduciary obligations with respect to governmental plans; and (iii) one or more of the following circumstances is true:

- Equity interests in Trustor are publicly offered securities, within the meaning of 29 C.F.R. §2510.3-101(b)(2);
- Less than 25 percent of each outstanding class of equity interests in Trustor are held by “benefit plan investors” within the meaning of 29 C.F.R. §2510.3-101(f)(2); or
- Trustor qualifies as an “operating company” or a “real estate operating company” within the meaning of 29 C.F.R. §2510.3-101(c) or (e) or an investment company registered under The Investment Company Act of 1940.

38. **Other Indebtedness Secured.** In addition to the specific indebtedness identified hereinabove, the Obligations also include, and this Deed of Trust also secures, all Other Indebtedness (as defined in the preliminary recitals of this Deed of Trust) of Trustor to Beneficiary, whether or not presently contemplated by the parties, direct or indirect, otherwise secured or unsecured, joint or several, absolute or contingent, due or to become due, whether for payment or performance, now existing or hereafter arising, regardless of how the same arise or by what instrument, agreement or book account they may be evidenced or whether evidenced by any instrument, agreement or book account, including without limitation all loans (including any loan by renewal), all indebtedness, all undertakings to take or refrain from taking any action, all indebtedness, liabilities or obligations owing from Trustor to others that Beneficiary may have obtained by purchase, negotiation, discount, assignment or otherwise, and all interest, taxes, fees charges, expenses, and reasonable attorneys’ fees chargeable to Trustor or incurred by Beneficiary hereunder or under any other document or instrument delivered in connection herewith.

39. **Interpretation.** Whenever the context of any provision of this Deed of Trust shall so require, words in the singular shall include the plural, words in the plural shall include the singular, and pronouns of any gender shall include the other genders. Captions and headings in this Deed of Trust are for convenience only and shall not affect its interpretation. All references in this Deed of Trust to Exhibits, Schedules, sections, paragraphs and subparagraphs refer to the respective subdivisions of this Deed of Trust, unless the reference expressly identifies another document. Wherever used in this Deed of Trust, unless the context clearly indicates a contrary intention or unless this Deed of Trust specifically provides otherwise: (a) the term "Trustor" shall include any subsequent owner(s) of the Security Property; (b) the term "Beneficiary" shall include any subsequent holder(s) of the Note; (c) the term "Obligors" shall include any permitted successor(s) or permitted assign(s) of any Obligor; (d) the term "Obligations" shall include any written modification of any Obligations from time to time and any future advances or other sums payable to Beneficiary under this Deed of Trust; (e) the term "Loan Documents" shall include any note or other instrument evidencing or pertaining to any future advance hereunder and any renewals, extensions or modifications of any Loan Document; and (f) the term "person" shall mean "an individual, corporation, partnership, limited partnership,



limited liability company, unincorporated association, joint stock corporation, joint venture or other legal entity."

40. **Subordination of Property Manager's Lien.** Any property management agreement for the Security Property entered into hereafter with a property manager shall contain a "no lien" provision whereby the property manager waives and releases any and all mechanics' lien rights that the property manager or anyone claiming by, through or under the property manager may have and shall provide that Beneficiary may terminate such agreement at any time after the occurrence of an Event of Default hereunder. Such property management agreement or a short form thereof, at Beneficiary's request, shall be recorded with the County Recorder of the county where the Land is located. In addition, if the property management agreement in existence as of the date hereof does not contain a "no lien" provision, Trustor shall cause the property manager under such agreement to enter into a subordination of the management agreement with Beneficiary, in recordable form, whereby such property manager subordinates present and future lien rights and those of any party claiming by, through or under such property manager to the lien of this Deed of Trust.

41. **Miscellaneous.** Time is of the essence of all provisions of this Deed of Trust. If Trustor consists of more than one person, the obligations and liabilities of each such person hereunder shall be joint and several, and wherever the term "Trustor" is used it shall be deemed to refer to such persons jointly and severally. If Trustor is a partnership, then all general partners in Trustor shall be liable jointly and severally for the covenants, agreements, undertakings and obligations of Trustor in connection with the Obligations, notwithstanding any contrary provision of the partnership laws of the state in which the Security Property is located. This Deed of Trust shall be binding upon the parties hereto and their respective heirs, personal representatives, successors and assigns, and it shall inure to the benefit of Beneficiary and its successors and assigns and to the benefit of Trustor and Trustor's heirs, personal representatives and permitted successors and assigns. This Deed of Trust cannot be changed except by an agreement in writing, signed by the party against whom enforcement of the change is sought.

42. **Trustee Provisions.** Beneficiary may appoint a successor trustee at any time and from time to time pursuant to a recordable instrument that complies with applicable law for substitution of trustees under deeds of trusts. The recorded substitution will be conclusive proof of proper substitution of the substitute trustee who will, without conveyance from the predecessor trustee, succeed to all of the predecessor trustee's title, estate, rights, powers and duties. The new trustee shall succeed to all the powers, duties, authority and title of the trustee named herein or of any successor trustee. 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 trust deed or of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party unless brought by Trustee.

43. **Integration.** PURSUANT TO UTAH CODE ANNOTATED § 25-5-4, TRUSTOR IS NOTIFIED THAT THE WRITTEN LOAN DOCUMENTS REPRESENT

THE FINAL AGREEMENT BETWEEN THE PARTIES AND THAT AGREEMENT, AS EXPRESSED IN THE LOAN DOCUMENTS, MAY NOT BE CONTRADICTED BY EVIDENCE OF ANY ALLEGED ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

44. **Utah Uniform Assignment of Rents Act.** Notwithstanding any other provision set forth herein, Beneficiary's and Trustor's rights and remedies with respect to the assignment of leases and rents set forth in Section 7 hereof shall be governed by the provisions of the Utah Uniform Assignment of Rents Act, Utah Code Annotated Chapter 57, Title 26.

[SIGNATURES ON FOLLOWING PAGE]

**[SIGNATURE PAGE TO DEED OF TRUST, SECURITY AGREEMENT AND  
ASSIGNMENT OF LEASES]**

**WITNESS** the due execution hereof as of the date first written above.


**SEASONS AT LIBRARY SQUARE, LLC,**  
a Utah limited liability company

By: PW Management, LLC,  
a Utah limited liability company  
Its: Manager

By:   
Alex Norr, Manager

STATE OF Utah )  
                                  : ss  
COUNTY OF Cache )

The foregoing instrument was acknowledged before me on August 21, 2025,  
by Alex Norr, as Manager of PW Management, LLC, a Utah limited liability company,  
which is the Manager of Seasons at Library Square, LLC, a Utah limited liability  
company.

  
NOTARY PUBLIC  
Residing at: 279 S 530 W Apt 1 Logan UT 84301

My Commission Expires:

09/06/2028



## EXHIBIT "A"

### Legal Description

The following described real property located in Salt Lake County, Utah:

PARCEL 1:

Commencing at a point 162 feet East of the Northwest corner of Lot 4, Block 22, Plat "B", Salt Lake City Survey; and running thence South 67 feet; thence West 44 feet; thence North 67 feet; thence East 44 feet to the point of beginning.

PARCEL 2:

Situate in the Southeast Quarter of Section 05, Township 1 South, Range 1 East, Salt Lake Base & Meridian. Located within Lots 5, and 4, Block 22, Plat "3" Salt Lake City Survey.

The basis of bearing for this description is North 0°02'38" West, along the monument line of 300 East Street, from the Found Salt Lake County Monument at the intersection of 600 South Street, to the Found Monument at the intersection of 500 South Street.

Beginning at the Northwest Corner of Lot 5, Block 22, Plat "B" Salt Lake City Survey; running thence North 89°57'30" East 165.00 feet along the South right of way line of 500 South Street; thence South 0°02'13" East 165.04 feet; thence South 89°57'22" West 47.00 feet; thence South 0°02'13" East 67.02 feet more or less to the North right of way line of Stanton Avenue; thence South 89°57'18" West 118.00 feet along said right of way to the East right of way line of 300 East Street; thence North 0°02'13" West 232.07 feet along 300 East Street to the point of beginning.

APN: 16-06-379-008, 16-06-379-011

Property Address: 310 East 500 South, Salt Lake City, Utah 84111