

**Utah**  
**Loan No. 346528**  
**RECORDING REQUESTED BY**  
**FIDELITY NATIONAL TITLE**

14438413 B: 11602 P: 291 Total Pages: 25  
09/19/2025 10:58 AM By: bhicks Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FIDELITY NATIONAL TITLE OF UTAH  
746 E WINCHESTER ST STE 100 SALT LAKE CITY, UT 841078511

\_\_\_\_\_  
WHEN RECORDED MAIL TO

The Northwestern Mutual Life Ins. Co.  
720 East Wisconsin Avenue  
Milwaukee, WI 53202  
Attn: Becky Whiting

Parcel No. 33-01-102-009

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDER'S USE

**DEED OF TRUST and SECURITY AGREEMENT**

THIS DEED OF TRUST and SECURITY AGREEMENT is made as of the 28<sup>th</sup> day of August, 2025 between SOUTH POINT TOWNS, LLC, a Utah limited liability company, whose mailing address is 620 S State Street, Salt Lake City, Utah 84111, herein (said Grantor/Trustor, whether one or more in number) called "Grantor", and Fidelity National Title Agency of Utah, LLC, whose mailing address is 746 E Winchester St Suite 100, Murray UT 84107, herein called "Trustee", and THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, a Wisconsin corporation, whose mailing address is 720 E. Wisconsin Avenue, Milwaukee, WI 53202, herein called "Beneficiary":

WITNESSETH, That Grantor, in consideration of the indebtedness herein mentioned, does hereby irrevocably bargain, sell, grant, transfer, assign and convey unto Trustee, in trust, with power of sale and right of entry and possession, the following property (herein referred to as the "Property"):

- A. The land in the City of Draper, County of Salt Lake, State of Utah, described in Exhibit "A" attached hereto and incorporated herein (the "Land");
- B. All easements, appurtenances, tenements and hereditaments belonging to or benefiting the Land, including but not limited to all waters, water rights, water courses, all ways, trees, rights, liberties and privileges;
- C. All improvements to the Land, including, but not limited to, all buildings, structures and improvements now existing or

hereafter erected on the Land; all fixtures and equipment of every description belonging to Grantor which are or may be placed or used upon the Land or attached to the buildings, structures or improvements, including, but not limited to, all engines, boilers, elevators and machinery, all heating apparatus, electrical equipment, air-conditioning and ventilating equipment, water and gas fixtures, and all furniture and easily removable equipment; all of which, to the extent permitted by applicable law, shall be deemed an accession to the freehold and a part of the realty as between the parties hereto; and

- D. Grantor's interest in all articles of personal property of every kind and nature whatsoever now or hereafter located upon the Land or in or on the buildings and improvements and now owned or leased or hereafter acquired or leased by Grantor, including, but not limited to all carpeting, draperies, ranges, microwave ovens, refrigerators and dishwashers, and all furniture and easily removable equipment and fixtures.

Grantor agrees not to sell, transfer, assign or remove anything described in B, C and D above now or hereafter located on the Land without prior written consent from Beneficiary unless (i) such action does not constitute a sale or removal of any buildings or structures or the sale or transfer of waters or water rights, (ii) such action results in the substitution or replacement with similar items of substantially similar value or utility, (iii) such items are damaged, worn out or obsolete, or (iv) as otherwise permitted in the Loan Documents.

Without limiting the foregoing grants, Grantor hereby pledges to Beneficiary, and grants to Beneficiary a security interest in, all of Grantor's present and hereafter acquired right, title and interest in and to the Property and any and all

- E. cash and other funds now or at any time hereafter deposited by or for Grantor on account of tax, special assessment, replacement or other reserves required to be maintained pursuant to the Loan Documents (as hereinafter defined) with Beneficiary or a third party, or otherwise deposited with, or in the possession of, Beneficiary pursuant to the Loan Documents; and
- F. surveys, soils reports, environmental reports, guaranties, warranties, architect's contracts, construction contracts, drawings and specifications, applications, permits, surety bonds

and other contracts relating to the acquisition, design, development, construction and operation of the Property; and

- G. accounts, chattel paper, deposit accounts, instruments, equipment, inventory, documents, general intangibles, letter-of-credit rights, investment property and all other personal property of Grantor, (including, without limitation, any and all rights in the property name "The Austin Townhomes "); and
- H. present and future rights to condemnation awards, insurance proceeds or other proceeds at any time payable to or received by Grantor on account of the Property or any of the foregoing personal property.

All personal property hereinabove described is hereinafter referred to as the "Personal Property".

If any of the Property is of a nature that a security interest therein can be perfected under the Uniform Commercial Code, this instrument shall constitute a security agreement and financing statement if permitted by applicable law and Grantor authorizes Beneficiary to file a financing statement describing such Property and, at Beneficiary's request, agrees to join with Beneficiary in the execution of any financing statements and to execute any other instruments that may be necessary or desirable, in Beneficiary's determination, for the perfection or renewal of such security interest under the Uniform Commercial Code.

TO HAVE AND TO HOLD the same unto Trustee for the purpose of securing:

(a) Payment to the order of Beneficiary of the indebtedness evidenced by a promissory note of even date herewith (and any restatement, extension or renewal thereof and any amendment thereto) executed by Grantor for the principal sum of THIRTY-TWO MILLION EIGHT HUNDRED THOUSAND DOLLARS, with final maturity no later than September 5, 2030 and with interest as therein expressed (which promissory note, as such instrument may be amended, restated, renewed and extended, is hereinafter referred to as the "Note"), it being recognized that the funds may not have been fully advanced as of the date hereof but may be advanced in the future in accordance with the terms of a written contract; and

(b) Payment of all sums that may become due Beneficiary under the provisions of, and the performance of each agreement of Grantor contained in, the Loan Documents.

"Loan Documents" means (i) this instrument, (ii) the Note, (iii) that certain Loan Application dated June 12, 2025 from Grantor to Beneficiary and that certain acceptance

letter issued by Beneficiary dated August 4, 2025 (together, the "Commitment"), (iv) that certain Absolute Assignment of Leases and Rents of even date herewith (the "Absolute Assignment"), (v) that certain Certification of Borrower of even date herewith, (vi) any supplements and authorizations required by Beneficiary, and (vii) any other agreement entered into or document executed by Grantor and delivered to Beneficiary in connection with the indebtedness evidenced by the Note, except for that certain Environmental Indemnity Agreement of even date herewith given by Mountain West Capital Partners, LLC, a Utah limited liability company (the "Principal") and Grantor to Beneficiary (the "Environmental Indemnity Agreement"), as any of the foregoing may be amended from time to time.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, GRANTOR  
COVENANTS AND AGREES:

**Payment of Debt.** Grantor agrees to pay the indebtedness hereby secured (the "Indebtedness") promptly and in full compliance with the terms of the Loan Documents.

**Ownership.** Grantor represents that it owns the Property and has good and lawful right to convey the same and that the Property is free and clear from any and all encumbrances whatsoever, except as appears in the title evidence accepted by Beneficiary (the "Permitted Exceptions"). Grantor does hereby forever warrant and shall forever defend the title and possession thereof against the claims of any and all persons whomsoever.

**Maintenance of Property and Compliance with Laws.** Grantor agrees to keep the buildings and other improvements now or hereafter erected on the Land in good condition and repair; not to commit or suffer any waste; to comply with all laws, rules and regulations affecting the Property; and to permit Beneficiary to enter at all reasonable times and upon prior reasonable notice for the purpose of inspection and of conducting, in a reasonable and proper manner, such tests as Beneficiary determines to be necessary in order to monitor Grantor's compliance with applicable laws and regulations regarding hazardous materials affecting the Property.

**Tenants Using Chlorinated Solvents.** Grantor agrees not to lease any of the Property, without the prior written consent of Beneficiary, to (i) dry cleaning operations that perform dry cleaning on site with chlorinated solvents or (ii) any other tenants that use chlorinated solvents in the operation of their businesses.

**Business Restriction Representation, Warranty, and Covenant.** Grantor represents, warrants and covenants, as applicable, that each of Grantor, all persons and entities owning (directly or indirectly) a ten percent (10%) or greater an ownership interest in Grantor, all guarantors of all or any portion of the Indebtedness, all persons and entities owning (directly or indirectly) a ten percent (10%) or greater an ownership interest in such guarantors and all persons and entities executing any separate indemnity agreement in favor

of Beneficiary in connection with the Indebtedness: (i) is not, and shall not become, a person or entity with whom Beneficiary is restricted from doing business under regulations of the Office of Foreign Assets Control ("OFAC") of the Department of the Treasury (including, but not limited to, those named on OFAC's Specially Designated Nationals and Blocked Persons list) or under any other law, executive order, enabling legislation or regulation administered and enforced by the United States (collectively, "U.S. Economic Sanctions Laws"); (ii) is not knowingly engaged in, and shall not knowingly engage in, any dealings or transaction or be otherwise associated with such persons or entities described in (i) above; (iii) is not, and shall not become, a person or entity appearing on the New York Office of General Services List of entities determined to be non-responsive bidders/offers pursuant to The New York State Iran Divestment Act of 2012; and (iv) will take no action that would violate or would cause Beneficiary to violate any U.S. Economic Sanctions Laws.

**Insurance.** Grantor agrees to keep the Property insured for the protection of Beneficiary and Beneficiary's wholly owned subsidiaries in such manner, in such amounts and in such companies in accordance with the terms of the Commitment and otherwise as Beneficiary may from time to time approve such approval to be in Beneficiary's discretion based upon what other institutional lenders for similar properties approve, and to keep the policies therefor, properly endorsed, on deposit with Beneficiary, or at Beneficiary's option, to keep evidence of insurance acceptable to Beneficiary evidencing all insurance coverages required hereunder on deposit with Beneficiary, which evidence shall reflect at least thirty (30) days' notice of cancellation to Beneficiary and shall list Beneficiary as the certificate holder or as a similar additional interest with Beneficiary's correct mailing address and the loan number assigned to the loan (346528); if Grantor requests Beneficiary to accept a different form of evidence, Beneficiary shall not unreasonably withhold its consent to the provision of such different form of evidence, provided, a copy of a standard mortgagee endorsement in favor of Beneficiary stating that the insurer shall provide at least thirty (30) days' notice of cancellation to Beneficiary accompanies such evidence. Grantor may provide all insurance under a blanket policy of insurance acceptable to Beneficiary so long as the coverage allocated to the Property under such blanket policy is at least what is required by the Commitment and is otherwise acceptable to Beneficiary. Grantor shall furnish Beneficiary with renewals of all applicable insurance evidence no later than the actual insurance expiration date.

If the Property shall be damaged or destroyed, in whole or in part, by fire or other casualty, Grantor shall give prompt written notice thereof to Beneficiary. Following the occurrence of a casualty, Grantor, regardless of whether insurance proceeds are available, shall promptly proceed to restore, repair, replace or rebuild the improvements on the Property to be of at least equal value and of substantially the same character as prior to such damage or destruction, all to be effected in accordance with applicable law. All insurance loss proceeds from all property insurance policies, whether or not required by Beneficiary (less reasonable and actual out-of-pocket expenses of collection) shall, at

Beneficiary's option, be applied on the Indebtedness, whether due or not, or to the restoration of the Property, or be released to Grantor, but such application or release shall not cure or waive any default under any of the Loan Documents. If Beneficiary elects to apply the insurance loss proceeds on the Indebtedness, no Prepayment Fee (as defined in the Note) shall be due thereon. Further, if Beneficiary elects to apply insurance loss proceeds to the Note resulting from either (i) a casualty that causes more than fifty percent (50%) of the rentable square feet of Property to become untenable or (ii) a casualty where total insurance loss proceeds are equal to or greater than twenty-five (25%) of the original principal amount of the Note, then Grantor shall have the right to prepay (on a Business Day only) the Note in full without a Prepayment Fee; provided, however, that in order to exercise such prepayment right Grantor must provide Beneficiary with written notice of its intent to prepay within thirty (30) days following receipt by Grantor of Beneficiary's election to apply the insurance proceeds to prepayment of the Note and must prepay the Note in full within ninety (90) days following the expiration of such thirty (30) day period. For the avoidance of doubt, if Grantor prepays the Note in full, following such prepayment of the Note in full Grantor shall have no obligation to restore the Property.

Notwithstanding the foregoing provision, Beneficiary agrees that if the insurance loss proceeds are less than the unpaid principal balance of the Note and if the casualty occurs prior to the last eighteen (18) months of the term of the Note, then the insurance loss proceeds (less expenses of collection) shall be applied to restoration of the Property to substantially the same condition as existed prior to the casualty, subject to satisfaction of the following conditions:

- (a) There is no existing Event of Default at the time of casualty.
- (b) The casualty insurer has not denied liability for payment of insurance loss proceeds to Grantor as a result of any act, neglect, use or occupancy of the Property by Grantor or any tenant of the Property.
- (c) Beneficiary shall be satisfied that all insurance loss proceeds so held, together with supplemental funds to be made available by Grantor, shall be sufficient to complete the restoration of the Property. Any remaining insurance loss proceeds may, at the option of Beneficiary, be applied on the Indebtedness, whether or not due (without a Prepayment Fee), or be released to Grantor.
- (d) If required by Beneficiary, Beneficiary shall be furnished a satisfactory report addressed to Beneficiary from an environmental engineer or other qualified professional satisfactory to Beneficiary to the effect that no adverse environmental impact to the Property resulted from the casualty.

- (e) Beneficiary shall release casualty insurance proceeds as restoration of the Property progresses provided that Beneficiary is furnished satisfactory evidence of the costs of restoration and if, at the time of such release, there shall exist no Monetary Default (as hereinafter defined) under the Loan Documents and no Non-Monetary Default with respect to which Beneficiary shall have given Grantor notice pursuant to the "**Notice of Default**" provision herein. If a Monetary Default shall occur or Beneficiary shall give Grantor notice of a Non-Monetary Default, Beneficiary shall have no further obligation to release insurance loss proceeds hereunder unless such default is cured within the cure period set forth in the "**Notice of Default**" provision contained herein. Beneficiary shall also release funds held as business interruption insurance to pay debt service and reasonable operating expenses of the Property as such amounts become due. If the estimated cost of restoration exceeds \$420,000.00, (i) the drawings and specifications for the restoration shall be approved by Beneficiary in writing prior to commencement of the restoration, and (ii) Beneficiary shall receive an administration fee equal to one-half of one percent (0.50%) of the cost of restoration.
- (f) Prior to each release of funds, Grantor shall obtain, at Grantor's expense, title evidence satisfactory to Beneficiary to confirm Beneficiary's lien as a first and valid lien on the Property subject only to liens and encumbrances theretofore approved by Beneficiary.
- (g) Grantor shall pay all out-of-pocket costs and expenses incurred by Beneficiary, including, but not limited to, reasonable outside legal fees, title insurance costs, third-party disbursement fees, third-party engineering reports and inspections deemed necessary by Beneficiary.
- (h) All reciprocal easement and operating agreements benefiting the Property, if any, shall remain in full force and effect between the parties thereto on and after restoration of the Property.
- (i) Beneficiary shall be satisfied that Projected Debt Service Coverage of at least 1.30 will be produced from the leasing of space to former tenants or new tenants with leases satisfactory to Lender to commence within a reasonable period following completion of such restoration (the "Approved Leases").
- (j) All leases, if any, in effect at the time of the casualty with tenants, if any, who have entered into a non-disturbance and attornment agreement or similar agreement with Beneficiary shall remain in full force and Beneficiary shall be satisfied that restoration can be completed within a

timeframe such that each tenant thereunder shall be obligated, or each such tenant shall have elected, to continue the lease term at full rental (subject only to abatement, if any, during any period in which the Property or a portion thereof shall not be used and occupied by such tenant as a result of the casualty).

- (k) Without limiting the Earthquake provisions contained herein, if the casualty has resulted in whole or part from an earthquake: (a) Grantor shall have supplied Beneficiary with a "Seismic Risk Estimate" (in accordance with the Earthquake provisions herein) which show that the Property will meet "Minimum Seismic Criteria" (as defined in the Earthquake provisions herein) upon completion of repair and retrofit work which can be completed within eighteen (18) months of the earthquake, (b) prior to commencement of the restoration, Grantor shall have committed in writing to Beneficiary that Grantor will do such repair and retrofit work as shall be necessary to cause the Property to in fact meet Minimum Seismic Criteria following completion of restoration, and (c) Beneficiary must at all times during the restoration be reasonably satisfied that the Property will meet Minimum Seismic Criteria following completion of the restoration, Grantor hereby agreeing to supply Beneficiary with such evidence thereof as Beneficiary shall request from time to time.

"Projected Debt Service Coverage" means a number calculated by dividing Projected Operating Income Available for Debt Service for the first fiscal year following restoration of the Property by the debt service during the same fiscal year under all indebtedness secured by any portion of the Property. For purposes of the preceding sentence, "debt service" means the greater of (x) debt service due under all such indebtedness during the first fiscal year following completion of the restoration of the Property or (y) debt service that would be due and payable during such fiscal year if all such indebtedness were amortized over thirty (30) years (whether or not amortization is actually required) and if interest on such indebtedness were due as it accrues at the face rate shown on the notes therefor (whether or not interest payments based on such face rates are required).

"Projected Operating Income Available for Debt Service" means projected gross annual rent from the Approved Leases for the first full fiscal year following completion of the restoration of the Property less:

- (A) The operating expenses of the Property for the last fiscal year preceding the casualty and
- (B) the following:



- (i) the amount, if any, by which actual gross income during such fiscal period exceeds that which would be earned from the rental of 95% of the gross leasable area in the Property;
- (ii) the amount, if any, by which the actual management fee is less than 2.5% of gross revenue during such fiscal period;
- (iii) The amount, if any, by which the actual real estate taxes are less than \$2,500.00 per unit per annum; and
- (iv) The amount, if any, by which total operating expenses, excluding management fees, real estate taxes and replacement reserves, are less than \$4,400.00 per unit per annum.

All projections referenced above shall be calculated in a manner satisfactory to Beneficiary.

Notwithstanding anything to the contrary in this instrument, except for Permitted Work (hereinafter defined), Grantor shall not demolish, remove, construct, restore, add to or alter any portion of the Property, or consent to or permit any such demolition, removal, construction, restoration, addition, or alteration without Beneficiary's prior written consent.

"Permitted Work" means:

- (1) work having a cost not to exceed \$2,500,000 in the aggregate during any twelve (12) month period, or
- (2) for residential properties, unit renovations performed as units become vacant provided that such renovation shall take no longer than three (3) months for any unit and no more than five percent (5%) of the total units shall be under renovation at any time.

For avoidance of doubt, any work to be performed at the Property as a result of a fire or other casualty, or as a result of a Taking, that would otherwise constitute "Permitted Work" must also comply with the requirements of this instrument applicable to casualty or the requirements of this instrument applicable to condemnation, as applicable.

**Condemnation.** Grantor hereby assigns to Beneficiary (i) any award and any other proceeds resulting from damage to, or the taking of, all or any portion of the Property, and (ii) the proceeds from any sale or transfer in lieu thereof (collectively, "Condemnation Proceeds") in connection with condemnation proceedings or the exercise of any power of eminent domain or the threat thereof (hereinafter, a "Taking"); and Grantor grants

Beneficiary the right, at its option, to apply such Condemnation Proceeds (less reasonable, out-of-pocket expenses of collection) on the Indebtedness, (including any Prepayment Fee), whether due or not, or to the restoration of the Property or to release all or any portion thereof, but such application or release shall not cure or waive any default under any of the Loan Documents.

Notwithstanding the foregoing, if the Condemnation Proceeds are less than the unpaid principal balance of the Note and such damage or Taking occurs prior to the last eighteen (18) months of the term of the Note, such Condemnation Proceeds (less reasonable, out-of-pocket expenses of collection) shall be applied to restoration of the Property to substantially the same condition, or the functional equivalent of its condition prior to the Taking, subject to the conditions set forth above in the section entitled "**Insurance**" and subject to the further condition that restoration or replacement of the improvements on the Land to their functional and economic utility prior to the Taking be possible. Any portion of such award and proceeds not applied to restoration shall, at Beneficiary's option, be applied on the Indebtedness, whether due or not, or be released to Grantor, but such application or release shall not cure or waive any default under any of the Loan Documents.

**Taxes and Special Assessments.** Grantor agrees to pay before delinquency all taxes and special assessments of any kind that have been or may be levied or assessed against the Property, this instrument, the Note or the Indebtedness, or upon the interest of Trustee or Beneficiary in the Property, this instrument, the Note or the Indebtedness, and to procure and deliver to Beneficiary within thirty (30) days after Beneficiary shall have given a written request to Grantor, the official receipt of the proper officer showing timely payment of all such taxes and assessments; provided, however, that Grantor shall not be required to pay any such taxes or special assessments (a) if the amount, applicability or validity thereof shall currently be contested in good faith by appropriate proceedings and funds sufficient to satisfy the contested amount have been deposited in an escrow satisfactory to Beneficiary, or (b) to the extent Grantor has deposited sufficient amounts with Beneficiary to pay the same (in which case Beneficiary will be obligated to pay the same prior to delinquency).

**Personal Property.** With respect to the Personal Property, Grantor hereby represents, warrants and covenants as follows:

- (a) Except for the security interest granted hereby and other Permitted Exceptions, Grantor is, and as to portions of the Personal Property to be acquired after the date hereof will be, the sole owner of the Personal Property, free from any lien, security interest, encumbrance or adverse claim thereon of any kind whatsoever. Grantor shall notify Beneficiary of, and shall indemnify and defend Beneficiary and the Personal Property against, all claims and demands of all persons at any time claiming the Personal Property or any part thereof or any interest therein.

- (b) Except as otherwise provided above, Grantor shall not lease, sell, convey or in any manner transfer the Personal Property without the prior consent of Beneficiary, which consent will not be unreasonably withheld, conditioned, or delayed.
- (c) Grantor is a limited liability company formed or organized, as applicable, and existing under the laws of Utah. Until the Indebtedness is paid in full, Grantor (i) shall not change its legal name without providing Beneficiary with thirty (30) days prior written notice; (ii) shall not change its state of organization; and (iii) shall preserve its existence and shall not, in one transaction or a series of transactions, merge into or consolidate with any other entity.
- (d) At the request of Beneficiary, Grantor shall join Beneficiary in executing one or more financing statements and continuations and amendments thereof pursuant to the Uniform Commercial Code in form satisfactory to Beneficiary, and Grantor shall pay the cost of filing the same in all public offices wherever filing is deemed by Beneficiary to be necessary or desirable. Grantor shall also, at Grantor's expense, take any and all other action requested by Beneficiary to perfect Beneficiary's security interest under the Uniform Commercial Code with respect to the Personal Property, including, without limitation, exercising Grantor's best efforts to obtain any consents, agreements or acknowledgments required of third parties to perfect Beneficiary's security interest in Personal Property consisting of deposit accounts, letter-of-credit rights, investment property, and electronic chattel paper.

**Other Liens.** Grantor agrees to keep the Property and any Personal Property free from all other liens either prior or subsequent to the lien created by this instrument other than Permitted Exceptions. The (i) creation of any other lien on any portion of the Property or on any Personal Property, whether or not prior to the lien created hereby, (ii) assignment or pledge by Grantor of its revocable license to collect, use and enjoy rents and profits from the Property, or (iii) granting or permitting of a security interest in or other encumbrance on the direct or indirect ownership interests in Grantor, shall constitute a default under the terms of this instrument; except that upon written notice to Beneficiary, Grantor may proceed to contest in good faith and by appropriate proceedings any mechanics liens, tax liens or judgment liens with respect to the Property or any Personal Property described herein, provided Borrower pays such amounts under protest, posts a bond or other security with a court as required by law, or otherwise deposits funds sufficient to satisfy the contested amount in an escrow account satisfactory to Beneficiary (in which case Beneficiary shall be obligated to pay the same prior to delinquency). For the avoidance of any doubt, such Non-Monetary Default (as defined in the provision hereof entitled '**Notice of Default**') in Grantor's granting or permitting to exist a security interest in or other

encumbrance on any direct or indirect ownership interest in Grantor shall not be deemed to have ripened into an Event of Default (as defined in the provision hereof entitled '**Notice of Default**') so long as Grantor has diligently undertaken and is continuing to pursue such contest in good faith and by appropriate proceedings.

**Indemnification, Duty to Defend and Costs, Fees and Expenses.** In addition to any other indemnities contained in the Loan Documents, Grantor shall indemnify, defend and hold Beneficiary harmless from and against any and all losses, liabilities, claims, demands, damages, costs and expenses (including, but not limited to, costs of title evidence and endorsements to Beneficiary's title insurance policy with respect to the Property and reasonable attorney fees and other costs of defense) of this trust which may be imposed upon, incurred by or asserted against Beneficiary, whether or not any legal proceeding is commenced with regard thereto, in connection with: (i) the enforcement of any of Beneficiary's or Trustee's rights or powers under the Loan Documents; (ii) the interpretation of any of the terms and conditions of the Loan Documents, (iii) the protection of Beneficiary's interest in the Property; or (iv) any accident, injury to or death of persons or loss of or damage to property occurring in, on or about the Property or on any sidewalk, curb, parking area, space or street located adjacent thereto except to the extent arising out of Beneficiary's or its contractors', agents', or employees' negligence or willful misconduct. If any claim or demand is made or asserted against Beneficiary by reason of any event as to which Grantor is obligated to indemnify or defend Beneficiary, then, upon demand by Beneficiary, Grantor, at Grantor's sole cost and expense, shall defend such claim, action or proceeding in Beneficiary's name, if necessary, by such attorneys as Beneficiary shall approve. Notwithstanding the foregoing, Beneficiary may, in Beneficiary's sole discretion, engage its own attorneys to defend it or assist in its defense and Grantor shall pay the reasonable fees and disbursements of such attorneys.

**Failure of Grantor to Act.** If Grantor fails to make any payment or do any act as herein provided beyond all applicable notice and cure periods, Beneficiary or Trustee may, without obligation to do so, without notice to or demand upon Grantor and without releasing Grantor from any obligation hereof: (i) make or do the same in such manner and to such extent as Beneficiary may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon the Property for such purpose; (ii) appear in and defend any action or proceeding purporting to affect the security hereof, or the rights or powers of Beneficiary or Trustee; (iii) pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of Beneficiary appears to be prior or superior hereto; and (iv) in exercising any such powers, pay necessary expenses, employ counsel and pay its reasonable fees. Sums so expended and all losses, liabilities, claims, damages, costs and expenses required to be reimbursed by Grantor to Beneficiary hereunder shall be payable by Grantor immediately upon demand with interest from date of expenditure or demand, as the case may be, at the Default Rate (as defined in the Note). All sums so expended or demanded by Beneficiary and the interest thereon shall be included in the Indebtedness and secured by the lien of this instrument.

**Event of Default.** Any default by Grantor in making any required payment of the Indebtedness or any default in any provision, covenant, agreement, warranty or certification contained in any of the Loan Documents shall, except as provided in the immediately succeeding paragraphs, constitute an "Event of Default".

**Notice of Default.** A default in any payment required in the Note or any other Loan Document, whether or not payable to Beneficiary, (a "Monetary Default") shall not constitute an Event of Default unless Beneficiary shall have given a written notice of such Monetary Default to Grantor and Grantor shall not have cured such Monetary Default by payment of all amounts in default (including payment of interest at the Default Rate, as defined in the Note, from the date of default to the date of cure on amounts owed to Beneficiary) within five (5) Business Days after the date on which Beneficiary shall have given such notice to Grantor.

Any other default under the Note or under any other Loan Document (a "Non-Monetary Default") shall not constitute an Event of Default unless Beneficiary shall have given written notice of such Non-Monetary Default to Grantor and Grantor shall not have cured such Non-Monetary Default within thirty (30) days after the date on which Beneficiary shall have given such notice of default to Grantor (or, if the Non-Monetary Default is not curable within such thirty (30) day period, Grantor shall not have diligently undertaken and continued to pursue the curing of such Non-Monetary Default and if applicable, deposited an amount sufficient to cure such Non-Monetary Default in an escrow account satisfactory to Beneficiary).

In no event shall the notice and cure period provisions recited above constitute a grace period for the purposes of commencing interest at the Default Rate (as defined in the Note).

**Substitution of Trustee.** Beneficiary and its successors and assigns may for any reason and at any time appoint a new or substitute Trustee by written appointment delivered to such new or substitute Trustee without notice to Grantor, without notice to, or the resignation or withdrawal by, the existing Trustee and without recordation of such written appointment unless notice or recordation is required by the laws of the jurisdiction in which the Property is located. Upon delivery of such appointment, the new or substitute Trustee shall be vested with the same title and with the same powers and duties granted to the original Trustee.

**Appointment of Receiver.** Upon commencement of any proceeding to enforce any right under this instrument, including foreclosure thereof, Beneficiary (without limitation or restriction by any present or future law, without regard to the solvency or insolvency at that time of any party liable for the payment of the Indebtedness, without regard to the then value of the Property, whether or not there exists a threat of imminent harm, waste or loss to the Property and whether or not the same shall then be occupied by the owner of the equity

of redemption as a homestead) shall have the option to apply for or obtain, as a matter of strict right, and as set forth under the Utah Uniform Commercial Real Estate Receivership Act (Utah Code Ann. Section 78B-21-101, et seq.), the appointment of a receiver of the Property and of the revenues, rents, profits and other income therefrom, and said receiver shall have (in addition to such other powers as the court making such appointment may confer) full power to collect all such income and, after paying all necessary expenses of such receivership and of operation, maintenance and repair of said Property, to apply the balance to the payment of any of the Indebtedness then due.

**Foreclosure.** Upon the occurrence of an Event of Default, the entire unpaid Indebtedness shall, at the option of Beneficiary, become immediately due and payable for all purposes without any notice or demand, except as required by law (ALL OTHER NOTICE OF THE EXERCISE OF SUCH OPTION, OR OF THE INTENT TO EXERCISE SUCH OPTION, BEING HEREBY EXPRESSLY WAIVED), and Beneficiary may, in addition to exercising any rights it may have with respect to the Personal Property under the Uniform Commercial Code of the jurisdiction in which the Property is located, institute proceedings in any court of competent jurisdiction to foreclose this instrument as a mortgage, or to enforce any of the covenants hereof, or Trustee or Beneficiary may, to the extent permitted by applicable law, either personally or by agent or attorney in fact, enter upon and take possession of the Property and may manage, rent or lease the Property or any portion thereof upon such terms as Beneficiary may deem expedient, and collect, receive and receipt for all rentals and other income therefrom and apply the sums so received as hereinafter provided in case of sale. Trustee is hereby further authorized and empowered, to the extent permitted by applicable law, either after or without such entry, to sell and dispose of the Property en masse or in separate parcels (as Trustee may think best), and all the right, title and interest of Grantor therein, by advertisement or in any manner provided by applicable law, (GRANTOR HEREBY EXPRESSLY WAIVES ANY RIGHT TO A HEARING PRIOR TO SUCH SALE, TO THE EXTENT PERMITTED BY APPLICABLE LAW), and to issue, execute and deliver a deed of conveyance, all as then may be provided by applicable law; and Trustee, to the extent permitted by applicable law, shall, out of the proceeds or avails of such sale, after first paying and retaining all fees, charges, costs of advertising the Property and of making said sale, and attorneys' fees as herein provided, pay to Beneficiary or the legal holder of the Indebtedness the amount thereof, including all sums advanced or expended by Beneficiary or the legal holder of the Indebtedness, with interest from date of advance or expenditure at the Default Rate (as defined in the Note), rendering the excess, if any, as provided by law; such sale or sales and said deed or deeds so made shall be a perpetual bar, both in law and equity, against Grantor, the heirs, successors and assigns of Grantor, and all other persons claiming the Property aforesaid, or any part thereof, by, from, through or under Grantor. The legal holder of the Indebtedness may purchase the Property or any part thereof, and it shall not be obligatory upon any purchaser at any such sale to see to the application of the purchase money.

**Prohibition on Transfer:** The present ownership and management of the Property is a material consideration to Beneficiary in making the loan secured by this instrument, and Grantor shall: (i) not convey title to all or any part of the Property, (ii) not enter into any contract to convey (land contract/installment sales contract/contract for deed) title to all or any part of the Property which gives a purchaser possession of, or income from, the Property prior to a transfer of title to all or any part of the Property ("Contract to Convey"), (iii) not cause or permit a Change in the Proportionate Ownership (as hereinafter defined) of Grantor, and (iv) preserve its existence, and shall not convert to another entity, merge into or consolidate with any other entity (whether in one transaction or a series of transactions). Any such conveyance, entering into a Contract to Convey, Change in the Proportionate Ownership of Grantor, failure to preserve its existence, or conversion, merger, or consolidation shall constitute a default under the terms of this instrument.

"Change in the Proportionate Ownership" means in the case of a corporation, a change in, or the existence of a lien on, the direct or indirect ownership of the stock of Grantor; in the case of a trust, a change in the trustee or a change in, or the existence of a lien on, the direct or indirect ownership of the beneficial interests of Grantor; in the case of a limited liability company, a change in, or the existence of a lien on, the direct or indirect ownership of the limited liability company interests of Grantor; or, in the case of a partnership, a change in, or the existence of a lien on, the direct or indirect ownership of the partnership interests of Grantor.

Notwithstanding the foregoing, Beneficiary's consent shall not be required for a Change in the Proportionate Ownership of Grantor provided that immediately after such transfer and at all times thereafter Principal continues to own, directly or indirectly, free and clear of any security interest, at least thirty-one percent (31%) of the ownership interest in Grantor and continue to Control (as hereinafter defined) Grantor (collectively, the "Grantor Ownership and Control Requirements"); and further provided that:

- (A) There exists no default under the Loan Documents;
- (B) Each transferee permitted herein and all persons and entities owning (directly or indirectly) an interest in such transferee are not in violation of the provision hereof entitled "**Business Restriction Representation, Warranty, and Covenant**";
- (C) Each transferee permitted herein and all persons and entities owning (directly or indirectly) a ten percent (10%) or greater interest in such transferee are not (and have never been):
  - (i) Subject to any bankruptcy, reorganization, or insolvency proceedings or any criminal charges or proceedings, or

- (ii) A litigant, plaintiff, or defendant in any suit brought against or by Beneficiary; and

In the event the transfer results in a transferee acquiring an ownership interest in Grantor, directly or indirectly, of ten percent (10%) or more, Grantor shall promptly deliver to Beneficiary an updated organizational chart identifying the ownership structure of Grantor after such transfer and any other additional information reasonably requested by Beneficiary in order for Beneficiary to confirm transferees complies with the conditions and requirements set forth in this provision entitled "**Prohibition on Transfer**" (and in such case, Grantor shall submit to Beneficiary a non-refundable service fee in an amount to be reasonably determined by Beneficiary, and Grantor shall pay all reasonable out-of-pocket costs and expenses incurred by Beneficiary in connection with confirming that such transfer complies with this provision entitled "**Prohibition on Transfer**").

As used herein, "Control" (including, with its correlative meanings, "Controlled by" or "Controls") means the possession by a party, directly or indirectly, of the sole power to direct or cause the direction of the management and policies of Grantor without the consent or approval of any other person or entity (except for major decisions [such as the sale or refinancing of the Property]), whether through ownership of securities or partnership or other ownership interests, by contract or otherwise.

For the avoidance of doubt, if the Change in the Proportionate Ownership of Grantor occurs by way of a Change in the Proportionate Ownership of Principal (i.e. because Principal is an owners of Grantor), Beneficiary's consent for such a Change in the Proportionate Ownership of any Principal (which is also a Change in the Proportionate Ownership of Grantor) shall not be required so long as all of the requirements set forth in this provision entitled "**Prohibition on Transfer**" are met.

**Financial Statements.** Grantor agrees to furnish to Beneficiary:

- (A) the following financial statements for the Property within ninety (90) days after the close of each fiscal year of Grantor (the "Property Financial Statements Due Date"):
  - (i) an unaudited statement of operations for such fiscal year with a detailed line item break-down of all sources of income and expenses, including capital expenses broken down between, capital maintenance, common area renovation, and expansion; and
  - (ii) a current rent roll identifying location, leased area, lease begin and end dates, current contract rent, rent increases and increase dates, expense reimbursements, and any other recovery items; and
  - (iii) an operating budget for the current fiscal year.



- (B) the following financial statements that Beneficiary may, in Beneficiary's sole discretion, require from time to time within thirty (30) days after receipt of a written request from Beneficiary (the "Requested Financial Statements Due Date"):
- (i) an unaudited balance sheet for the Property as of the last day of Grantor's most recently closed fiscal year; and
  - (ii) an unaudited balance sheet for Grantor as of the last day of Grantor's most recently closed fiscal year; and
  - (iii) an unaudited balance sheet for Principal as of the last day of Principal's most recently closed fiscal year; and
  - (iv) an unaudited statement of cash flows for the Property as of the last day of Grantor's most recently closed fiscal year; and
  - (v) an unaudited statement of cash flows for Grantor as of the last day of Grantor's most recently closed fiscal year; and
  - (vi) an unaudited statement of cash flows for Principal as of the last day of Principal's most recently closed fiscal year.

Furthermore, Grantor shall furnish to Beneficiary within thirty (30) days after receipt of a written request from Beneficiary such reasonable financial and management information in the possession of, or accessible to, Grantor which Beneficiary reasonably determines to be useful in Beneficiary's monitoring of the value and condition of the Property, Grantor, or Principal.

The Property Financial Statements Due Date and the Requested Financial Statements Due Date are each sometimes hereinafter referred to as a "Financial Statements Due Date".

Notwithstanding the foregoing, in no event shall a Financial Statements Due Date for a particular financial statement be prior to the ninetieth (90th) day (or, in the case of Principal, the one hundred twentieth (120th) day) following the close of the fiscal year covered by such financial statement.

If audited, the financial statements identified in sections (A)(i), (A)(ii), and (B)(i) through (B)(vi) above, shall each be prepared in accordance with generally accepted accounting principles by a certified public accountant satisfactory to Beneficiary. All unaudited statements shall contain a certification by the operating member of Grantor stating that they have been prepared in accordance with generally accepted accounting principles and that they are true and correct in all material respects. The expense of preparing all of the financial statements required above shall be borne by Grantor.

Grantor acknowledges that Beneficiary requires the financial statements and information required herein to record accurately the value of the Property for financial and regulatory reporting.

In addition to all other remedies available to Beneficiary hereunder, at law and in equity, if any financial statement, additional information or proof of payment of property taxes and assessments is not furnished to Beneficiary as required in this section entitled "**Financial Statements**" and in the section entitled "**Taxes and Special Assessments**", within thirty (30) days after Beneficiary shall have given written notice to Grantor that it has not been received as required,

- (X) interest on the unpaid principal balance of the Indebtedness shall as of the applicable Financial Statements Due Date or the date such additional information or proof of payment of property taxes and assessments was due, accrue and become payable at a rate equal to the sum of the Interest Rate (as defined in the Note) plus one percent (1%) per annum (the "Increased Rate"); and
- (Y) Beneficiary may elect to obtain an independent appraisal and audit of the Property at Grantor's expense, and Grantor agrees that it will, upon request, promptly make Grantor's books and records regarding the Property available to Beneficiary and the person(s) performing the appraisal and audit (which obligation Grantor agrees can be specifically enforced by Beneficiary).

If any portion of the loan term is interest-only and the Increased Rate is imposed during such interest-only portion of the loan term, then the amount of the payments due under the Note during the time in which the Increased Rate is in effect shall be changed to an amount which is sufficient to reflect the payment of interest at the Increased Rate. Interest shall continue to accrue and be due and payable monthly at the Increased Rate until the date (the "Receipt Date") on which all of the financial statements, additional information and proof of payment of property taxes and assessments (as requested by Beneficiary) shall be furnished to or made available to Beneficiary as required. Commencing on the Receipt Date, interest on the unpaid principal balance of the Note shall again accrue at the Interest Rate and the payments due thereafter shall be changed to an amount which is sufficient to reflect the payment of interest on the Note at the Interest Rate.

If the Increased Rate is imposed after any interest-only portion of the loan term (or if there is no interest-only portion of the loan term), then the amount of the payments due under the Note during the time in which the Increased Rate is in effect shall be changed to an amount which is sufficient to reflect the Increased Rate with no change in the amortization of the unpaid principal balance. Interest shall continue to accrue and be due and payable monthly at the Increased Rate until the Receipt Date. Commencing on the Receipt Date, interest on the unpaid principal balance of the Note shall again accrue at the Interest Rate with no change in amortization, and the payments due during the remainder of the loan term shall be

changed to an amount which is sufficient to amortize the then unpaid principal balance at the Interest Rate.

Notwithstanding the foregoing, Beneficiary shall have the right to conduct an independent audit at its own expense at any time.

**Compliance With Water Regulations.** Grantor agrees to abide by all the statutes of the state in which the Property is located and the rules and regulations of any and all federal, state and local authority having jurisdiction over the use and distribution of water or water resources, and shall not transfer, sell, assign or relinquish the water rights now held or hereafter acquired covering the Property without the written consent of the Beneficiary.

**Property Management.** The management company for the Property shall be satisfactory to Beneficiary. Any change in the management company without the prior written consent of Beneficiary (not to be unreasonably withheld) shall constitute a default under this instrument.

**Earthquake.** If the Property is damaged by an earthquake during the term of the Indebtedness:

(A) Beneficiary may require a new seismic analysis to be performed at Grantor's expense, and

(B) Grantor shall perform repair and retrofit work, in accordance with applicable insurance requirements, applicable laws and reasonably prudent standards applicable to properties similar to the Property, which results in (i) the complete repair of the Property to a condition that is substantially similar in quality to the condition that existed prior to such damage by an earthquake (acknowledging that the earthquake may cause changes to the Property that prevent it from being restored identically to the way in which it existed prior to the earthquake) and (ii) a subsequent seismic analysis verifying that the Property meets "Minimum Seismic Criteria" (as defined below). Such work shall be commenced and completed as soon as reasonably possible and in any event within eighteen (18) months of the earthquake.

Without limiting the Grantor's obligation to cause the Property to satisfy Minimum Seismic Criteria, during any period of time in which the Property does not satisfy Minimum Seismic Criteria, Grantor shall provide Beneficiary with evidence of, and maintain, "Earthquake Insurance" (as defined below). Earthquake Insurance shall be provided on a replacement cost, agreed amount basis, with no co-insurance provision, and shall include loss of rents insurance equal to twelve (12) months' rent or business income insurance for one hundred percent (100%) of the annual gross earnings from business derived from the Property.

As used herein, "Minimum Seismic Criteria" means that both (i) the Specified Loss Percentage for the Property is less than thirty percent (30%), and (ii) the Loan Amount plus Specified Loss is less than or equal to ninety percent (90%) of the market value of the Property as determined by Beneficiary in its sole discretion.

As used herein, "Earthquake Insurance" means a policy satisfactory to Beneficiary with a deductible of no greater than five percent (5%) of the "Replacement Cost" (as defined below) and in an amount calculated as follows: (i) the Loan Amount plus (ii) the Specified Loss minus (iii) ninety percent (90%) of the market value of the Property as determined by Beneficiary in its sole discretion.

As used herein, "Replacement Cost" means the estimated total cost, determined by Beneficiary in its sole discretion, to construct all of the improvements as if the Property were completely unimproved (not including the cost of site work, utilities and foundation).

As used herein, "Loan Amount" shall mean the total principal amount advanced under the Note.

As used herein, "Specified Loss" means the Specified Loss Percentage multiplied by the Replacement Cost.

As used herein, "Specified Loss Percentage" means an estimate produced by Beneficiary's seismic consultant of the earthquake damage to the Property, expressed as a percentage of Replacement Cost.

**Deposits.** To assure the timely payment of real estate taxes and special assessments (including personal property taxes, if appropriate), upon the occurrence of an Event of Default, Beneficiary shall thence forth have the option to require Grantor to deposit funds with Beneficiary, in monthly or other periodic installments in amounts estimated by Beneficiary from time to time sufficient to pay real estate taxes and special assessments as they become due. If at any time the funds so held by Beneficiary, shall be insufficient to pay any of said expenses, Grantor shall, upon receipt of notice thereof, immediately deposit such additional funds as may be necessary to remove the deficiency. All funds so deposited shall be irrevocably appropriated to Beneficiary to be applied to the payment of such real estate taxes and special assessments and, at the option of Beneficiary after default, the Indebtedness. Beneficiary may deduct from any amounts so held, any fees, costs or expenses incurred in connection with holding such amounts and/or paying amounts to taxing authorities or other parties, including, without limitation any fees, costs or expenses associated with paying amounts via e-check or electronically.

**Notices.** Any notices, demands, requests and consents permitted or required hereunder or under any other Loan Document shall be in writing, may be delivered: (a) personally, (b)

by certified mail with postage prepaid, (c) by reputable courier service with charges prepaid, or (d) by email to Grantor at [taylorv@wrgco.com](mailto:taylorv@wrgco.com) (Taylor Vance). Any notice or demand sent to Grantor by certified mail or reputable courier service shall be addressed to Grantor at 620 S State Street, Salt Lake City, Utah 84111, or such other address in the United States of America as Grantor shall designate in a notice to Beneficiary given in the manner described herein. Any notice sent to Beneficiary by certified mail or reputable courier service shall be addressed to The Northwestern Mutual Life Insurance Company to the attention of the Real Estate Investment Department at 720 East Wisconsin Avenue, Milwaukee, WI 53202, or at such other addresses as Beneficiary shall designate in a notice given in the manner described herein. Any notice given to Beneficiary shall refer to the Loan No. set forth above. Any notice or demand hereunder shall be deemed given when received, and any notice sent to Grantor via email shall be deemed received at the time sent, as recorded on the device from which the sender sent the email, if sent on a Business Day prior to 6:00 p.m. Central time, or on the next Business Day, if sent after 6:00 p.m. Central time. Any notice or demand which is rejected, the acceptance of delivery of which is refused or which is incapable of being delivered during normal business hours at the address specified herein or such other address designated pursuant hereto shall be deemed received as of the date of attempted delivery.

**Modification of Terms.** Without affecting the liability of Grantor or any other person (except any person expressly released in writing) for payment of the Indebtedness or for performance of any obligation contained herein and without affecting the rights of Beneficiary with respect to any security not expressly released in writing, Beneficiary may, at any time and from time to time, either before or after the maturity of the Note, without notice or consent: (i) release any person liable for payment of all or any part of the Indebtedness or for performance of any obligation; (ii) make any agreement extending the time or otherwise altering the terms of payment of all or any part of the Indebtedness, or modifying or waiving any obligation, or subordinating, modifying or otherwise dealing with the lien or charge hereof; (iii) exercise or refrain from exercising or waive any right Beneficiary may have; (iv) accept additional security of any kind; (v) release or otherwise deal with any property, real or personal, securing the Indebtedness, including all or any part of the Property.

**Exercise of Options.** Whenever, by the terms of this instrument, of the Note or any of the other Loan Documents, Beneficiary is given any option, such option may be exercised when the right accrues, or at any time thereafter, and no acceptance by Beneficiary of payment of Indebtedness in default shall constitute a waiver of any default then existing and continuing or thereafter occurring.

**Assignment.** Beneficiary may assign all or any part of the loan secured by this instrument and the Loan Documents to a subsidiary or affiliate of Beneficiary, or to another lender at no cost to Grantor. In such event, upon reasonable prior notice to Grantor, said lender shall

have the right to enter the Property and subject to the rights of tenants of the Property for additional environmental review or testing as such lender may deem necessary, such review and testing to be performed in such a manner as to not unreasonably interrupt the use and enjoyment of the Property by the tenants thereof. In addition, Beneficiary may pledge all or any part of the loan to a third party.

**Nature and Succession of Agreements.** Each of the provisions, covenants and agreements contained herein shall inure to the benefit of, and be binding on, the heirs, executors, administrators, successors, grantees, and assigns of the parties hereto, respectively, and the term "Beneficiary" shall include the owner and holder of the Note.

**Legal Enforceability.** No provision of this instrument, the Note or any other Loan Documents shall require the payment of interest or other obligation in excess of the maximum permitted by law. If any such excess payment is provided for in any Loan Documents or shall be adjudicated to be so provided, the provisions of this paragraph shall govern and Grantor shall not be obligated to pay the amount of such interest or other obligation to the extent that it is in excess of the amount permitted by law.

**Limitation of Liability.** Notwithstanding any provision contained herein to the contrary, the personal liability of Grantor shall be limited as provided in the Note.

**Provisions Subject to Applicable Law.** Without limitation on the generality of the terms set forth below in the section entitled "Miscellaneous", all rights, powers and remedies provided in this instrument may be exercised only to the extent that the exercise thereof does not violate any applicable provisions of law and are intended to be limited to the extent necessary so that they will not render this instrument invalid, unenforceable or not entitled to be recorded, registered or filed under the provisions of any applicable law.

**Miscellaneous.** Time is of the essence in each of the Loan Documents. The remedies of Beneficiary as provided herein or in any other Loan Document or at law or in equity shall be cumulative and concurrent, and may be pursued singly, successively, or together at the sole discretion of Beneficiary, and may be exercised as often as occasion therefor shall occur; and neither the failure to exercise any such right or remedy nor any acceptance by Beneficiary of payment of Indebtedness in default shall in any event be construed as a waiver or release of any right or remedy. Neither this instrument nor any other Loan Document may be modified or terminated orally but only by agreement or discharge in writing and signed by Grantor and Beneficiary. If any of the provisions of any Loan Document or the application thereof to any persons or circumstances shall to any extent be invalid or unenforceable, the remainder of such Loan Document and each of the other Loan Documents, and the application of such provision or provisions to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected thereby, and every provision of each of the Loan Documents shall be valid and enforceable to the fullest extent permitted by law. Notwithstanding anything to

the contrary in this instrument, if the final day for making any payment, performing any act, satisfying any condition, or giving any notice pursuant to this instrument or any other Loan Document falls on a day other than a Business Day, then such final day shall be deemed extended to the next Business Day.

**Waiver of Jury Trial.** Grantor hereby waives any right to trial by jury with respect to any action or proceeding (a) brought by Grantor, Beneficiary or any other person relating to (i) the obligations secured hereby and/or any understandings or prior dealings between the parties hereto or (ii) the Loan Documents or the Environmental Indemnity Agreement, or (b) to which Beneficiary is a party.

**Captions.** The captions contained herein are for convenience and reference only and in no way define, limit or describe the scope or intent of, or in any way affect this instrument.

**Governing Law.** This instrument, the interpretation hereof and the rights, obligations, duties and liabilities hereunder shall be governed and controlled by the laws of Utah.

*(remainder of page intentionally left blank;  
Signature of Borrower on following page)*

(continued from previous page)

IN WITNESS WHEREOF, this instrument has been executed by the Grantor as of the day and year first above written.

**BORROWER:**

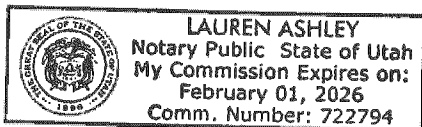
SOUTH POINT TOWNS, LLC, a Utah  
limited liability company

By: [Signature]  
Name: Jeffrey S. Nielson  
Title: Manager

STATE OF UTAH                    )  
                                          )  
COUNTY OF SALT LAKE        )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of August, 2025, by Jeffrey S. Nielson, Manager of South Point Towns, LLC, a Utah limited liability company, on behalf of such limited liability company.

(Seal)



[Signature]  
Notary Public  
Printed Name: Lauren Ashley

My Commission Expires:  
2/1/26

This instrument was prepared by Sandra Arciniega, Attorney for The Northwestern Mutual Life Insurance Company, 720 East Wisconsin Avenue, Milwaukee, WI 53202.



## EXHIBIT "A"

### (Description of Property)

For APN/Parcel ID(s): 33-01-102-009

#### Parcel 1:

A tract of land, being part of an entire tract of property situate in Governmental Lot 4 and Southwest Quarter of the Northwest Quarter of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the Northeast corner of said entire tract which corner is 1,209.19 feet South 89°58'34" East along the north line of said Section 1 from the Northwest Corner of said Section 1; thence South 89°58'34" East 136.91 feet; thence South 00°56'16" West 200.03 feet; thence North 89°58'34" West 34.81 feet to a point approximately 428.17 feet radially distant northerly from the 600 West Street control line of said project opposite engineer station 367+04.93; and running thence South 00°56'05" West 395.73 feet along the easterly boundary line of said entire tract to the northerly right of way line of the existing 13490 South Street; thence along said northerly right of way and the westerly right of way line of 600 West Street and an 815.00 foot radius non-tangent curve to the left, (Note: center bears South 21°37'24" East); thence along said right of way line the following (2) two courses: (1) Southerly along the arc of said curve 641.85 feet through a delta of 45°07'23" (Note: chord to said curve bears South 45°48'54" West for a distance of 625.39 feet) to a point opposite engineer station 360+07.36; (2) thence South 23°15'14" West 380.34 feet; thence North 61°14'29" West 270.35 feet to a point in the easterly line of the Denver & Rio Grande Western Railroad; thence North 28°45'31" East 1,198.92 feet along said easterly line of the Denver & Rio Grande Western Railroad to a point in the southerly line of the Denver & Rio Grande Western Railroad; thence South 89°58'34" East 56.57 feet; thence North 28°47'11" East 228.15 feet to the point of beginning.

#### Parcel 1A:

TOGETHER WITH AND SUBJECT TO those easement, terms and conditions set forth in Access and Parking Easements Agreement, recorded as Entry No. 13795662, Book 11252, Page 2345, Salt Lake County Records.