



4708 SL (SL 7252) DESERET INN INC  
ELECTRICAL PRODUCTS CONSOLIDATED

SIGN LOCATION LEASE  
(ROOFS)

BOOK 2250 PAGE 493

THIS AGREEMENT, entered into this 6th day of AUGUST, 1963, between WILLIAM H. McINTYRE CO., hereinafter called Lessor, and ELECTRICAL PRODUCTS CONSOLIDATED, a Washington corporation, hereinafter called Lessee,

WITNESSETH: That the Lessor hereby leases exclusively to Electrical Products Consolidated, a Washington corporation, that certain portion of the roof of the building situated on the following described premises, to-wit:

On the Northeast corner of the intersection of 5th So. & Main, 485 South Main,  
COM AT SW COR OF LOT 2 BLK 39 PLAT A  
S&C SUR. E 134 FT. W 5 RD W. 152 FT 5 5 RD  
TO BEG.

County of Salt Lake, State of Utah, as shown by diagram (if any)

on the reverse side hereof, for the purposes of erecting and maintaining advertising signs, sign boards and bulletin boards thereon, for a period of Five years beginning on the 1st day of the month following installation, and ending on the last day of the month 60 months thereafter, at a rental of \$ 500.00 per year, which Lessee agrees to pay Yearly in advance.

~~Lessee shall have the option to renew and continue this lease for a like term and conditions, providing the Lessee shall give written notice of his election to exercise such option not less than thirty (30) days prior to the expiration of the term hereof.~~

It is further understood and agreed:

1. That no other portion of said roof shall be used by Lessor or any party other than Lessee for advertising purposes.
2. The Lessee shall have access to said roof by way of passageways and stairways of said building during the term hereof, together with the right to place on said roof equipment consisting of wires and other things necessary or incidental to the purposes for which said portion of roof is leased hereunder.
3. The Lessee shall be under no obligation to maintain or keep said roof or any part thereof in repair, but the Lessee shall repair any and all damage to the roof caused by the installation and/or use of Lessee's property thereon, ordinary wear and tear and damage by fire or the elements excepted.
4. This lease shall be terminated forthwith in event said building is destroyed by fire or otherwise. or is torn down.
5. The Lessee may cancel this lease by giving thirty (30) days' notice in writing in event Federal, State, Municipal or other public authorities shall enforce rules or regulations or taxes which shall have the effect of restricting the location, construction, maintenance or operation of the signs, or in event the view of the premises shall become obstructed so as to diminish the value of the demised premises for advertising purposes in the judgment of the Lessee.
6. In event of termination or cancellation of this lease Lessor shall refund to the Lessee pro-rata the rent paid in advance.
7. The Lessee shall protect and save harmless the Lessor from all damages to persons or property by reason of accidents resulting from the neglect or willful acts of Lessee's agents, employees or workmen in the work of erection, maintenance, repair or removal of its signs on said premises.
8. All structures and material placed upon the premises by the Lessee shall remain its property and may be removed by it at any time.
9. Any notice provided for herein may be given personally or by mailing the same to either party at its address below stated, or such other address as such party may hereafter in writing designate.

10. Upon termination of lease, Lessee will remove sign and put roof in condition it was at time sign was erected, ordinary wear and tear excluded.

Attest:

by William H. McIntyre Company  
*[Signature]*  
Lessor.

Address \_\_\_\_\_

Attest:

ELECTRICAL PRODUCTS CONSOLIDATED

By [Signature] Lessee.

**LESSOR  
ACKNOWLEDGMENT  
(INDIVIDUAL)**

STATE OF \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, a Notary Public  
of the State of \_\_\_\_\_, personally appeared \_\_\_\_\_

the signer of the above instrument, who duly acknowledged that \_\_\_\_\_ executed and sealed the same as \_\_\_\_\_ free  
and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this \_\_\_\_\_  
day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
residing at \_\_\_\_\_  
My Commission expires \_\_\_\_\_

**LESSOR  
ACKNOWLEDGMENT  
(CORPORATION)**

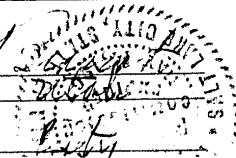
STATE OF Utah }  
County of Salt Lake } ss.

On this 6th day of August, 19 63, before me, a Notary Public  
of the State of Utah, personally appeared J. W. Andrews

to me known to be the Secretary & Treasurer  
of the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and  
voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that  
he \_\_\_\_\_ w \_\_\_\_\_ authorized to execute said instrument and that the seal affixed thereto is the corporate seal of said  
corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 6th  
day of August, 19 63.

[Signature]  
Notary Public, in and for the State of Utah  
residing at Salt Lake City  
My Commission expires May 14, 1957



**LESSEE  
ACKNOWLEDGMENT  
(CORPORATION)**

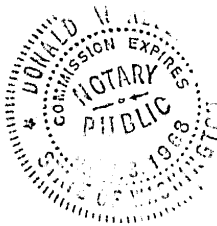
STATE OF Washington }  
County of King } ss.

On this 10th day of November, 1964, before me, a Notary Public  
of the State of Washington, personally appeared John Ford

to me known to be the Vice President  
of the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and  
voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he  
he was authorized to execute said instrument and that the seal affixed thereto is the corporate seal of said  
corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 10th  
day of November, 1964

Donald H. Allen  
Notary Public in and for the State of Washington  
residing at Seattle  
My Commission expires April 3, 1968



Recorded NOV 13 1964 at 10:30 AM  
Request of the Western Petroleum Consolidated  
Fee Paid HAZEL TAGGART CHASE  
Recorder, Salt Lake County, Utah  
\$ 4.00 By [Signature] Deputy  
Ref. Box 798, City 10

**OPTION FOR LEASE**

FOR AND IN CONSIDERATION of the sum of \$ \_\_\_\_\_, and other valuable consideration paid by ELECTRICAL PRODUCTS CONSOLIDATED, a Washington corporation (hereinafter called EPCON) to \_\_\_\_\_ (hereinafter called Owner), receipt whereof is hereby acknowledged, the Owner hereby grants to EPCON an exclusive option to lease the premises described on the opposite side hereof for a period of \_\_\_\_\_ months beginning \_\_\_\_\_ days after exercise of this option. In event of exercise of this option said lease shall be executed by the parties hereto in substantially the form printed hereon.

This option shall remain in effect for a period of \_\_\_\_\_ months from date hereof.  
Notice of election to exercise this option may be given by delivery to Owner or by mail addressed to Owner at Owner's address below stated.

Dated \_\_\_\_\_, 19\_\_\_\_.

Attest:

\_\_\_\_\_  
\_\_\_\_\_  
Lessor.

Address \_\_\_\_\_

ELECTRICAL PRODUCTS CONSOLIDATED

Attest:

By \_\_\_\_\_  
Lessee.

Address \_\_\_\_\_

MO GEE

CHATTEL MORTGAGE

BENEFICIAL INDUSTRIAL  
 LOAN CORPORATION  
 22 W. 2ND SOUTH  
 SALT LAKE CITY 1 UTAH  
 4678058 TEL. RM 4 7811  
 OPEN MON. TO 8 P.M.

KNOW ALL MEN BY THESE PRESENTS that the Mortgagors named hereon, in consideration of a loan made to them by the Mortgagee named hereon, the receipt whereof is hereby acknowledged, do by these presents bargain, sell and convey unto Mortgagee, its successors and assigns, the personal property described below in Schedule "A", which is hereby made a part hereof by this reference.

The Mortgagee's name and address above and the items set forth in the box directly below are expressly made a part of this Chattel Mortgage.

The Amount of Note shown hereon is repayable in successive monthly instalments, the Number of instalments, the Amount of the First Instalment and the Amount of Other Instalments being shown hereon. The first of said instalments is payable on the First Due Date shown hereon and each subsequent instalment on the same day of each succeeding month thereafter, the final instalment being due and payable on the Final Due Date shown hereon.

INSTALMENTS		Mortgagors			
First Due Date	12-15-41	Last Name	SLINGER (1)	No.	27-1079-A
Num. of First \$	80.00	First Names	Jan C. (D) Slinger		
Amount of First \$	80.00	Address	1024 E. 500 St.		
Amount of Other	5-15-42	City-Zone & State	SALT LAKE CITY, UTAH		
Final Due Date	5-15-42	Life Insurance Cost	\$5.00	Disability Ins. Cost	\$5.00
Rate of Loan	11-11-41	Filing Fees	\$75		

The unpaid balance of the Amount of Note bears interest after said Final Due Date at the rate of 10% per annum until the loan secured hereby is paid in full. Said loan is evidenced by a promissory note of even date herewith which provides that a default in the payment of the full amount of any instalment due thereon, at the option of the holder thereof and without notice or demand, shall render the entire amount due thereon at once due and payable.

Amount of Note \$ 2100.00

TO HAVE AND TO HOLD, all and singular, the said personal property unto said Mortgagee, its successors and assigns, forever.

PROVIDED, NEVERTHELESS, That if Mortgagors shall well and truly pay the said loan unto the said Mortgagee, according to its aforementioned terms as evidenced by said promissory note, then these presents and everything herein shall cease and be void, otherwise to remain in full force and effect.

THIS MORTGAGE IS SUBJECT TO THE TERMS AND CONDITIONS PRINTED ON THE REVERSE SIDE HEREOF WHICH ARE MADE A PART HEREOF BY THIS REFERENCE AND THE BOX ABOVE AND THE ITEMS SET FORTH THEREIN ALSO ARE PART OF THIS MORTGAGE.

This mortgage shall secure future advances and loans to be made by the Mortgagee to Mortgagors, at the option of the Mortgagee, provided, that the period of time within which such advances can be made shall not exceed six (6) years from the Date of Loan shown hereon, the last instalment or portion of indebtedness secured hereby maturing eight (8) years from date hereof; and provided, further, that the total amount as may be outstanding and unpaid during said period shall not exceed at any one time the sum of \$5,000, including interest.

If only one mortgagor be a party to this instrument, all plural words used herein with reference to the Mortgagors shall be construed in the singular.

IN WITNESS WHEREOF, the said Mortgagors have hereunto set their hands and seals on the Date of Loan above written. Signed, sealed and delivered in the presence of:

Witness: Signed: M. Warde Lee  
 Signed: Jan Slinger (SEAL)  
 Witness: Signed: Jan Slinger  
 Signed: Grace Slinger (SEAL)  
 (Husband or Wife)

SCHEDULE "A"

A certain motor vehicle, complete with all attachments and equipment, now located at the address of the Mortgagors indicated in the box above, to wit:

MAKE MOTOR NO. SERIAL NO. BODY STYLE MODEL YEAR OTHER IDENTIFICATION

Certain chattels, including all household goods, now located at the address of the Mortgagors indicated in the box above, to wit:

LIVING ROOM		DINING ROOM		KITCHEN		BED ROOMS	
No.	Description	No.	Description	No.	Description	No.	Description
	Bookcase	1	Buffet oak	4	Chairs chrome	2	Bed twin wal
2	Chair blue easy	6	Chairs oak		Deep Freezer	1	Bed wal
1	Chair sofa gold		China Closet		Electric Ironer		Bed
	Chair	1	Serving Table oak		Radio		Chair
	Living Room Suite	1	Table oak w/lamp	1	Refrigerator gibson		Chair
	Piano		Rug	1	Sewing Machine singer	2	Chest of Drawer wal
	Radio	1	pole lamp	1	Stove elec		Chiffonier
	Record Player	1	wal round tbl	1	Table chrome	2	Dresser oak 1 mirror
1	Rugs packard bell stereo			1	Vacuum Cleaner kirby		Dressing Table
1	Table oak cof	1	glass lamp	1	Washing Machine GE auto	1	gersten organ
1	Television Hoffman 17"			1	electrolux vac.		
	Secretary			1	lambretta motorbike		

and in addition thereto all other goods and chattels of like nature and all other furniture, fixtures, carpets, rugs, clocks, fittings, linens, china, crockery, cutlery, utensils, silverware, musical instruments and household goods hereafter to be acquired by Mortgagors or either of them, and kept or used in or about the said premises or commingled with or substituted for any property herein mentioned, said property now being and remaining in the Mortgagors' possession.