

SECURITY TITLE & ABST. CO.
ASSIGNMENT RECORDING ONLY

ASSIGNMENT OF GROUND LEASE

ENT 19331 BK 4546 PG 39
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1998 Mar 02 12:20 pm FEE 14.00 BY SS
RECORDED FOR SECURITY TITLE AND ABSTRACT

THIS ASSIGNMENT OF GROUND LEASE (the "Assignment") is entered into as of this 26th day of February, 1998, by BOYER OREM MEDICAL, L.C., a Utah limited liability company, as assignor ("Assignor"); in favor of BOYER IOMEGA, L.C., a Utah limited liability company, as assignee ("Assignee").

RECITALS:

A. Reference is made to that certain Ground Lease dated November 14, 1997, by and between Mountain View Hospital, Inc., a Utah corporation, as Landlord and Boyer Orem Medical, L.C., a Utah limited liability company, as Tenant (the "Ground Lease"). The real property covered by the Ground Lease is described on Exhibit "A" attached hereto and incorporated herein by this reference.

B. Pursuant to a certain Purchase Agreement dated February 2, 1998, Assignor has agreed to convey to Assignee all of its right, title and interest in the Ground Lease and the Property in a transaction that qualifies for non-recognition of income under Section 1031 of the Internal Revenue Code of 1986, as amended.

NOW, THEREFORE, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

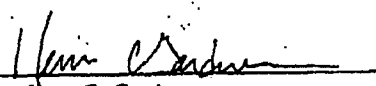
1. Assignment of Ground Lease. Assignor hereby assigns and transfers to Assignee its entire right, title and interest in the Ground Lease.
2. Acceptance of Assignment of Lease. Assignee accepts the assignment and agrees to perform all obligations of Assignor as tenant under the Ground Lease.
3. Consent. The parties shall each use commercially reasonable efforts to obtain the consent of Mountain View Hospital, Inc. and BankOne Arizona, N.A. to this Assignment.

IN WITNESS WHEREOF, the parties hereto have executed this Assignment on the date first set forth above.

"ASSIGNOR"

BOYER OREM MEDICAL, L.C. a Utah
limited liability company, by its Manager

THE BOYER COMPANY, L.C.,
a Utah limited liability company

By 
Ken C. Gardner
President and Manager

UHMGA/LX/HANDBOOK 008 CH

EXHIBIT "A"
TO
ASSIGNMENT OF GROUND LEASE

Legal Description

Beginning at the Southwest corner of the building site which point is North 347.913 feet and East 409.410 feet from the West $\frac{1}{4}$ corner of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North $00^{\circ}35'27''$ West 108.5385 feet; thence North $44^{\circ}24'33''$ East partially along the face of the Southeast entrance of the Orem Health Care Center 41.05 feet; thence North $0^{\circ}35'37''$ West 10.18 feet; thence North $89^{\circ}24'33''$ East 191.06 feet; thence South $00^{\circ}35'27''$ East 147.75 feet; thence South $89^{\circ}24'33''$ West 220.0833 feet to the point of beginning.

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