

EX 1088540 BK1567 PG1418
DOUG CROFTS, WEBER COUNTY RECORDER
1989 SEP 11 9:15 AM FEE 9.00 DEP MH
REC FOR KIMBALL, PARR, CROCKETT

MEMORANDUM OF GROUND LEASE

PLATED VERIFIED
ENTERED MICROFILMED

35

THIS MEMORANDUM OF GROUND LEASE, made and entered into as of the 30th day of August, 1989, by and between ST. BENEDICT'S HOSPITAL, a Utah nonprofit corporation, of 5475 South 500 East, Ogden, Utah 84405-6978 ("Lessor"), and Boyer Ogden Medical Associates, a Utah limited partnership, c/o the Boyer Company, 675 East 500 South, Salt Lake City, Utah 84102 ("Lessee"),

WITNESSETH:

In consideration of the terms and conditions set forth in that certain Ground Lease Agreement of even date herewith (the "Lease") between Lessor and Lessee, Lessor has leased, and does hereby lease, to Lessee that certain parcel of real property located near St. Benedict's Hospital at Adams Avenue and St. Benedict's Way, Washington Terrace, Weber County, Utah, more particularly described in Exhibit A, attached hereto and made a part hereof, together with and subject to appurtenant easements for parking and vehicular and pedestrian access, for the purpose of construction and operation of a professional medical office building in accordance with the terms, and subject to the conditions and limitations, contained in the Lease.

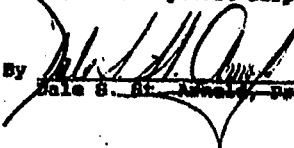
The initial term of the Lease is 42 years from March 1, 1989, subject to up to two ten-year renewals.

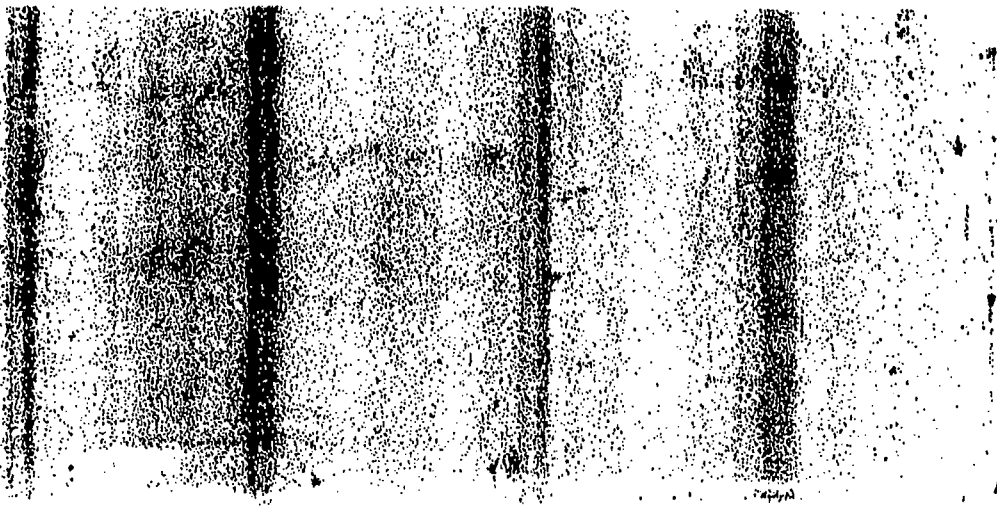
The Lease constitutes the complete agreement between the parties with respect to the leased property. This Memorandum of Lease shall not be deemed to modify any of the provisions of the Lease, but rather hereby ratifies and affirms the Lease and all of its terms.

IN WITNESS WHEREOF, the parties have caused this Memorandum of Lease to be executed as of the above stated date.

LESSOR:

ST. BENEDICT'S HOSPITAL,
a Utah non-profit corporation,

By 
Dale S. St. James, President



LESSOR:

BOYER OGDEN MEDICAL ASSOCIATES,
a Utah limited partnership

By: Kenn C. Gardner
Name: Kenn C. Gardner
General Partner

By: H. Roger Boyer
Name: H. Roger Boyer
General Partner

STATE OF Utah)
) ss.
COUNTY OF Weber)

The foregoing instrument was acknowledged before me
this 20th day of August, 1989, by Dale S. St. Arnold, the
President of St. Benedict's Hospital, a Utah nonprofit
corporation.

My commission expires:
June 14, 1993

Julie K. Featherston
Notary Public
Residing at: St. Benedict's



STATE OF UTAH)
) ss.
COUNTY OF S.L.)

The foregoing instrument was acknowledged before me
this 30th day of August, 1989, by Kenn C. Gardner
and H. Roger Boyer, general partners of
Boyer Ogdan Medical Associates, a Utah limited partnership.



Leanne D. Bell
Notary Public
Residing at: Salt Lake County

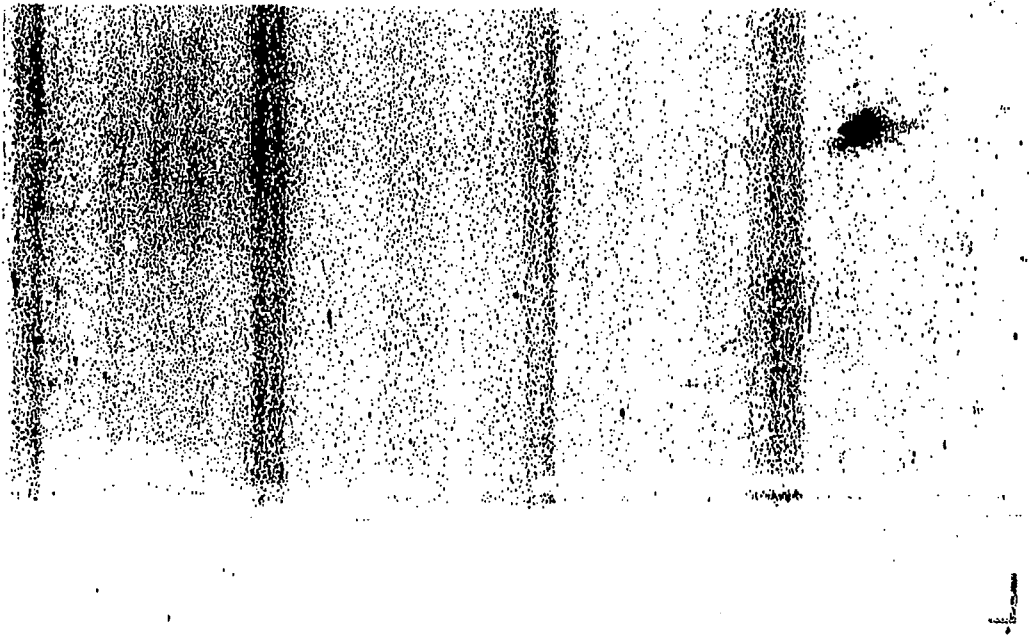


EXHIBIT A

Phase 1 ✓

07-053-0052 Pt 0054 P.

A part of the Southeast Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U. S. Survey:

Beginning at a point 1268.67 feet North 0°26'00" East along the East line of said Section 17 and 354.61 feet North 89°34'00" West from the Southeast corner of said Section 17; and running thence South 72°24'35" West 5.00 feet; thence South 17°35'25" East 23.39 feet; thence North 72°24'35" East 35.00 feet; thence North 17°35'25" West 25.00 feet; thence North 72°24'35" East 150.63 feet; thence North 0°26'00" East 77.52 feet; thence South 72°24'35" West 23.32 feet; thence North 17°35'25" West 28.68 feet; thence North 89°34'00" West 67.63 feet; thence South 0°26'00" West 21.37 feet; thence South 72°24'35" West 59.28 feet; thence South 17°34'00" East 3.87 feet; thence South 72°24'35" West 51.08 feet to a point North 17°35'25" West from the Northeast corner of the existing MRI Building; thence South 17°35'25" East 100.75 feet, more or less, along the Easterly wall of said MRI Building to the point of beginning.

Contains approximately 0.479 Acre or 20,879 Square Feet.

Phase 2 ✓

07-053-0054 Pt

A part of the Southeast Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U. S. Survey:

Beginning at a point 1569.33 feet North 0°26'00" East along the East line of said Section 17 and 183.35 feet North 89°34'00" West from the Southeast corner of said Section 17; and running thence South 0°26'00" West 168.72 feet; thence South 72°24'35" West 23.32 feet; thence North 17°35'25" West 28.68 feet; thence North 89°34'00" West 67.63 feet; thence North 0°26'00" East 148.66 feet to a point 15.0 feet South 0°26'00" West from the South line of 5350 South Street; thence South 89°34'00" East 98.68 feet parallel to said 5350 South Street to the point of beginning.

Contains approximately 0.352 Acre or 15,316 Square Feet.

