### 2820464 BK 6090 PG 470

E 2820464 B 6090 P 470-472 **RICHARD T. MAUGHAN** DAVIS COUNTY, UTAH RECORDER 8/27/2014 12:57:00 PM FEE \$14.00 Pgs: 3 DEP eCASH REC'D FOR FIRST AMERICAN TITLE-I

When recorded return to:

**Utah Certified Development Company** 5333 South Adams Ave., Suite B Ogden, Utah 84405

File Name: Rock Run Physical Therapy and

Rehab Specialists, LLC Loan #: 65062150-00

NCS-1441875

Property Tax ID: 12-790-0002

# **MEMORANDUM OF LEASE**

This Memorandum of Lease dated this 25th day of August, 2014, is between PT Real Estate Holdings, LLC (herein called "Lessor") and Rock Run Physical Therapy and Rehab Specialists, LLC (herein called "Lessee").

- 1. Premises. Lessor hereby leases to Lessee upon the terms and conditions of that certain lease dated August 25, 2014 between the parties (herein called the "Lease") the terms and conditions of which Lease are incorporated by this reference. The premises consist of the land described on Exhibit "A" attached hereto and by reference is included herein.
- 2. Term. The term of the Lease shall be 21 years commencing on August 1, 2014 and ending on August 1, 2035, subject to renewal or extension periods as follows: NONE
- 3. Purpose of Memorandum of Lease. This Memorandum of Lease is prepared for the purpose of recordation and it in no way modifies the Lease.

Lessor: PT Real Estate Holdings, LLC

By:

Brandon M. Hepner, Member

Lessee: Rock Run Physical Therapy and Rehab

Specialists, LLC

By:

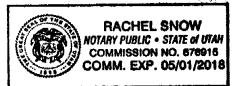
By:

Tina K. Hepner, Member

# **ACKNOWLEDGEMENT**

STATE OF UTAH	)
	§
COUNTY OF DAVIS	)

On this 25th day of August, 2014, personally appeared before me Brandon M. Hepner, who being by me duly sworn, did say that he is the Member of **PT Real Estate Holdings, LLC**, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company with full authority.



NOTARY PUBLIC

Residing at: Ogden, Utah

### ACKNOWLEDGEMENT

STATE OF UTAH )

\$
COUNTY OF DAVIS )

On this 25th day of August, 2014, personally appeared before me Brandon M. Hepner and Tina K. Hepner, who being by me duly sworn, did say that they are Members of **Rock Run Physical Therapy and Rehab Specialists**, **LLC**, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company with full authority.



NOTARY PUBLIC

Residing at: Ogden, Utah

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# **EXHIBIT "A"**

**Debtor and Trustor:** 

PT Real Estate Holdings, LLC

to assist, Rock Run Physical Therapy and Rehab Specialists,

LLC

Secured Party and Beneficiary:

Utah Certified Development Company and The U. S. Small Business Administration

**Real Property Description** 

All of Lot 2, Pheasant Crossing Business Park Condominium, as the same is identified in the record of survey map recorded in Davis County, Utah as Entry No. 2765056, in Book 5848, Page 214 and in the Declaration of Covenants, Conditions and Restrictions of the Pheasant Crossing Business Park Condominium, recorded in Davis County, on September 9, 2013, as Entry No. 2765057, in Book 5848, Page 215, and any and all amendments thereto, of the official records.

Together with: the undivided ownership interest in said condominium project's common areas and facilities which is appurtenant to said unit, the non-exclusive right to use and enjoy the common areas and facilities included in said condominium project in accordance with the aforesaid declaration and survey map (as said declaration and map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act, Syracuse City, Davis County, Utah, according to the official plat thereof.

12-790-0002

The address of such property is: 736 South 2000 West, Suite 1, Syracuse, UT 84075

The owner of such real property is: PT Real Estate Holdings, LLC