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9/3/2015 9:07:00 AM \$16.00
Book - 10358 Pg - 8590-8593
Gary W. Ott
Recorder, Salt Lake County, UT
KIRTON & MCCONKIE
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, RETURN TO:

Wallace O. Felsted
KIRTON MCCONKIE
50 East South Temple, Suite 400
Salt Lake City, Utah 84111
501-0235

MEMORANDUM OF GROUND LEASE

1. The undersigned, a charter school organized under the laws of the State of Utah ("Landlord"), and CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole ("Tenant"), have entered into that certain Ground Lease, dated as of August 1, 2014 (such date being the "Effective Date" and such lease being the "Lease"). Pursuant to the Lease, Landlord (i) has leased to Tenant the real property described on Exhibit A attached hereto and incorporated herein by this reference (the "Demised Premises"). The Lease shall terminate on the anniversary of the Effective Date in 2017 unless terminated earlier or extended (for up to three (3) years) under the terms of the Lease (such termination date, as extended, being the "Termination Date"). In the event of any conflict between this Memorandum and the Lease, the Lease shall control.

2. Unless the address for notice under the Lease is changed in accordance with the terms of the Lease, notice shall be sent as follows:

To Landlord: Providence Hall Charter School
Attention: Shannon Singleton
4557 W. Patriot Ridge Drive
Herriman, UT 84096
Telephone: (801) 432-7866
Facsimile: _____
Email: ssingleton@providencehall.com

With copy to: Eric Todd Johnson
Blaisdell, Church & Johnson, LLC
5995 South Redwood Rd.
Salt Lake City, UT 84123
Telephone: (801) 261-3407, Ext. 3
Facsimile: (801) 261-3503
Email: eric@bcjlaw.net

To Tenant: LDS Church Real Estate Services Division
Attention: Property Management, Leasing – David Berg
50 E. North Temple St., 12th Floor
Salt Lake City, Utah 84150-6320
Telephone: (801) 240-7474
Facsimile: (801) 240-2913
Email: bergdr@ldschurch.org


With copy to: Wallace O. Felsted
Kirton McConkie
50 E. South Temple, #400
Salt Lake City, UT 84111
Telephone: (801) 321-4841
Facsimile: (801) 321-4893
Email: wfelsted@kmclaw.com

3. In the event of a conflict between this Memorandum of Lease and the Lease, the terms and conditions of the Lease shall control. Reference is made to the Lease for a complete description of all rights, easements and reservations identified in this Memorandum of Lease.

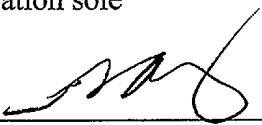
IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Ground Lease.

DATED: August 1, 2014.

LANDLORD:
PROVIDENCE HALL CHARTER SCHOOL,
a Charter School Organized under the
Laws of the State of Utah

By: 
Name: Sonja Peterson
Its: Board Chair

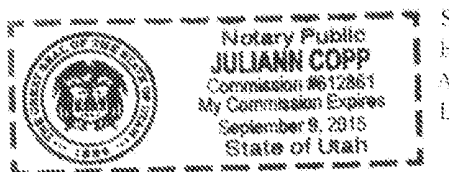
TENANT:
CORPORATION OF THE PRESIDING
BISHOP OF THE CHURCH OF JESUS
CHRIST OF LATTER-DAY SAINTS, a Utah
corporation sole

MAW
By: 
Name: Glenn D. Madsen
Its: Authorized Agent

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 21 day of October, 2014, personally appeared before me Sonya Peterson, known or satisfactorily proved to me to be the Board Chair of PROVIDENCE HALL CHARTER SCHOOL, a Charter School Organized under the Laws of the State of Utah, who acknowledged to me that he signed the foregoing instrument as Board Chair for said charter school.

Juliann Copp
NOTARY PUBLIC



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STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 29th day of October, 2014 personally appeared before me Glenn McKay, personally known to me to be an Authorized Agent of **CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole**, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for the **CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole**, and that the seal impressed on the within instrument is the seal of said corporation; and that said instrument is the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said corporation and that said corporation executed the same.

WITNESS my hand and official seal.



Gordon R. Jessee
NOTARY PUBLIC

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EXHIBIT A

TO

MEMORANDUM OF LEASE

DEMISED PREMISES

The following parcel of real property located in Salt Lake County, Utah:

BEGINNING AT A POINT LOCATED S 89°46'20" E 1602.51 FEET AND SOUTH 423.54 FEET FROM THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING LOCATED N 68°26'34" E 428.43 FEET AND NORTH 191.14 FEET FROM THE SOUTHWESTERLY CORNER OF LOT 1, ROSECREST PROVIDENCE HALL SUBDIVISION 3, AS FOUND ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AT BOOK 2013P PAGE 226;

THENCE S 5°12'29" W 68.64 FEET; THENCE S 84°47'31" E 132.00 FEET; THENCE N 5°12'29" E 60.00 FEET; THENCE N 84°47'31" W 107.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 40.50 FOOT RADIUS CURVE TO THE RIGHT 26.94 FEET THROUGH A CENTRAL ANGLE OF 38°07'05" (CHORD BEARS N 65°43'59" W 26.45 FEET) TO THE POINT OF BEGINNING.

CONTAINING 7988.60 SQ. FT., OR 0.183 ACRES.

together with, for the use and benefit of the foregoing parcel, including the improvements to be erected on the foregoing parcel, by Tenant and (a) all easement rights, rights-of-way and other appurtenances to the foregoing parcel, (b) all improvements now located on the foregoing parcel, if any, and (c) the easements and appurtenances in Landlord's adjoining and adjacent land, highways, roads, streets, lanes, whether public or private, including those for the installation, maintenance, operation and service of sewers, water, gas, drainage, electricity and other utilities and for driveways, approaches, access, ingress and egress (pedestrian, vehicular or otherwise) to and from abutting highways.

Tax ID NO. 26-1417186