

After Recording Return To:
Salt Lake City Corporation
City Recorder's Office
451 South State Street, Rm.415
PO Box 145515
Salt Lake City, Utah 84114-5515

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01/27/2016 11:33 AM \$0.00
Book - 10398 Pg - 5630-5631
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY PROPERTY MANAGEMENT
PO BOX 145460
SLC UT 84114
BY: TJA, DEPUTY - WI 2 P.

MEMORANDUM OF ENCROACHMENT LEASE AGREEMENT

Notice is hereby given of that certain Encroachment Lease Agreement (the "Lease") made and entered into as of the date recorded by the Salt Lake City Recorders Office, by and between **SALT LAKE CITY CORPORATION**, 451 SOUTH STATE ST., P.O. Box 145460, Room 425, Salt Lake City, Utah, 84114-5460 (the "City") and **FORD BUILDING SALT LAKE, LLC**, 30833 Northwestern Highway, Suite 220, Farmington Hills, MI 48334 ("Lessee"), on file with the Salt Lake City Recorder's office.

For the consideration set out in the Lease, City has granted a lease to Lessee to encroach on the property located at 280 South 400 West, Salt Lake City, Utah, by way of installation of the following:

Six foot (6'), 80% see-through, wrought iron fence with an automatic gate along the sidewalk running North and South, just outside of the East property line and South of the pre-existing chain link fence. The total encroachment measures approximately 4'-6" x 197' (887 sq. ft.).

The term of this Lease is for ten (10) years commencing on December 22, 2015 and terminating on December 22, 2025.

Said Permit affects the property located at 280 South 400 West, Salt Lake City, Utah, parcel number 15-01-179-010-0000, described as follows:

PARCEL 1:

Beginning at the Northeast corner of Lot 2, Block 62, Plat "A", Salt Lake City Survey, and running thence West 5 rods; thence South 60 feet; thence East 5 rods; thence North 60 feet to the point of beginning. [Tax Parcel No. 15-01-179-004]

PARCEL 2:

Beginning at the Northeast corner of Lot 1, Block 62, Plat "A", Salt Lake City Survey, and running thence South 20 rods; thence West 164-2/3 feet; thence North 11 rods; thence West 1/3 of a foot; thence North 9 rods; thence East 10 rods to the point of beginning. [Tax Parcel No. 15-01-179-010]

PARCEL 3:

Beginning 165 feet South of the Northeast corner of Lot 8, Block 62, Plat "A", Salt Lake City Survey, and running thence South 100 feet; thence West 10 rods; thence North 100 feet; thence East 10 rods to the point of beginning. [Tax Parcel No. 15-01-179-008]

PARCEL 4:

The Leasehold Estate and interest which arise under and pursuant to that certain Ground Lease Agreement dated October 11, 1996, wherein ArevKap, L.L.C., a Utah Limited Liability Company, is the "Lessor", and Pioneer Partners, L.C., a Utah limited liability company, which sometimes has been referred to as Pioneer Partners, LLC, is the "Lessee", the existence of said Ground Lease Agreement is disclosed of record by that certain Memorandum Of Ground Lease Agreement recorded February 11, 1999 as Entry No. 7253547, in Book 8248, at Page 6083 of the Official Records of the Salt Lake County Recorder, as said Ground Lease Agreement shall have heretofore been amended and/or supplemented by that certain First Amendment to Ground Lease Agreement dated as of September 27, 1999, as disclosed of record by that certain First Amendment To Memorandum Of Ground Lease Agreement recorded October 18, 1999 as Entry No. 7492035, in Book 8316, at Page 6722 of the Official Records of the Salt Lake County Recorder, in and to the following described parcel of land, to-wit:

Beginning at the Southeast corner of Lot 8, Block 62, Plat "A", Salt Lake City Survey, and running thence North 65 feet; thence West 165 feet; thence South 65 feet; thence East 165 feet to the point of beginning. [Tax Parcel No. 15-01-179-009]

PARCEL 5:

The Fire Escape Easement and the Emergency Egress Easement, appurtenant to PARCELS 1, 2, 3 and 4 described herein, as created, defined and described in that certain Fire Escape Easement Agreement recorded November 2, 1999 as Entry No. 7504222, in Book 8320, at Page 4872 of the Official Records of the Salt Lake County Recorder, as amended by that certain Amendment to Fire Escape Easement Agreement recorded July 26, 2013 as Entry No. 11691676, in Book 10162, at Page 8228 of the Official Records of the Salt Lake County Recorder. [Tax Parcel No. 15-01-179-012]

Dated: December 22, 2015

Salt Lake City Corporation,
a Utah municipal corporation

By Monica Pond
It's Real Property Agent

STATE OF UTAH)
 : ss.
County of Salt Lake)

The foregoing Encroachment Lease Agreement was acknowledged before me on December 22, 2015, by Monica Pond, in the capacity as Real Property Agent, of SALT LAKE CITY CORPORATION, a Utah municipal corporation.

Shellie Sepulveda
NOTARY PUBLIC, residing in
Salt Lake County, Utah

