

After recording return to:
Tremonton City
102 South Tremont Street
Tremonton, Utah 84337

ACCESS EASEMENT AGREEMENT FOR PARCEL NO. 05-053-0089

MAW Tremonton, LLC, grantor of 7 S. Haxton Place Salt Lake City, UT 84102 ("Grantor") is the owner of certain real property located at 45 E Main Street, Tremonton, Box Elder County, Utah, and more particularly described on Exhibit A, attached hereto and incorporated herein by reference ("the Property").

Grantor hereby confirms, grants, conveys, and releases to Tremonton City (the "City"), a body corporate and politic of the State of Utah as Grantee, along with its assigns, agents, and employees an access easement and right of way over and across the Property for the sole purpose of creation and maintenance of a wall mural. Said access easement shall be for a ten (10) year period, and run with the land, being recorded in the Box Elder County Recorder's Office by the City. After the initial ten (10) year access easement term has terminated, if neither Party affirmatively acts, by providing written notice to the other Party of its desire to terminate the access easement one (1) year prior to the initial ten (10) year term, the access easement term shall be automatically renewed for one (1) successive ten (10) year term.

Tremonton City hereby agrees to indemnify and hold harmless Grantor for any damage, injury, cause of action, negligence, or legal claim arising out of the City's use of the Easement. Additionally, the City hereby agrees to replace, repair, or fix any damage to the roof of the structure associated with the Easement, which damage is caused by the City or its agents and/or contractors.

Any written notice to the City, associated with this Easement shall be sent as follows:

To the City: Attention: City Manager
 Tremonton City
 102 South Tremont Street
 Tremonton, Utah 84337

DATED this 5th day of June, 2014.

MAW Tremonton, LLC

By: [Signature]
Manager

ACKNOWLEDGEMENT

STATE OF UTAH)

County of Salt Lake)
:ss.

On the 5 day of June, 2014, personally appeared before me Jared Grayson Wright the signer of the above instrument, who duly acknowledged to me that he executed the same.

[Signature]
Notary Public

Tremonton City

By: [Signature]
Roger Fridal, Mayor

ATTEST:

[Signature]
City Recorder

ACKNOWLEDGEMENT

STATE OF UTAH)
County of Box Elder)
:ss.

On the 16 day of JUNE, 2014, personally appeared before me Roger Fridal the signer of the above instrument, who duly acknowledged to me that he executed the same.

[Signature]
Notary Public

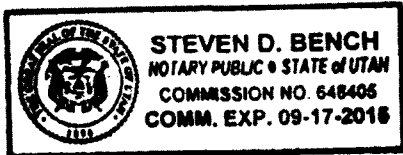


EXHIBIT A

**Legal PT LOTS 08, 09 & 10 BLK 09 PLT A TREMONTON. BEG 90 FT E OF SW COR SD
LOT 10, E 60 FT, N 150 FT, W 60 FT, S 150 FT TO BEG**