



W2538141

When recorded return to:
Utah Certified Development Company
5333 South Adams Ave., Suite B
Ogden, Utah 84405

E# 2538141 PG 1 OF 3
ERNEST D. ROWLEY, WEBER COUNTY RECORDER
19-Aug-11 11:40 AM FEE \$15.00 DEP SY
REC FOR: FIRST AMERICAN NCS - SOUTH TEMPLE
ELECTRONICALLY RECORDED

File Name: Mountain View Orthopedics
Loan #: 40504950-05

449009 JT
Property Tax ID: 07-631-0006 ✓ MR

MEMORANDUM OF LEASE

This Memorandum of Lease dated this 17th day of August, 2011, is between Peloton Properties, L.L.C. (herein called "Lessor") and Mountain View Orthopedics and Sports Medicine, LLC, Total Rehab, Inc. and Bruce Edward Thomas, M.D., P.C. (herein called "Lessee").

1. Premises. Lessor hereby leases to Lessee upon the terms and conditions of that certain lease dated August 17, 2011 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, 2011 and ending on August 1, 2032, 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: Peloton Properties, L.L.C.

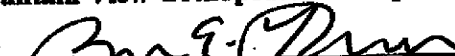
By:


Bruce E. Thomas, Manager

Lessee:

Mountain View Orthopedics and Sports Medicine, LLC

By:


Bruce E. Thomas, Manager

Lessee: Total Rehab, Inc.

By:


Mont B. Didericksen, President

Lessee: Bruce Edward Thomas, M.D., P.C.

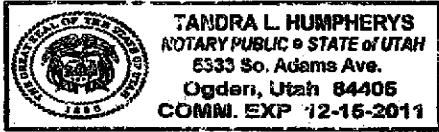
By:


Bruce E. Thomas, President

ACKNOWLEDGEMENT

STATE OF UTAH)
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)
COUNTY OF WEBER)

On this 17th day of August, 2011, personally appeared before me Bruce E. Thomas, who being by me duly sworn, did say that he is the Manager of Peloton Properties, L.L.C., a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company with full authority.

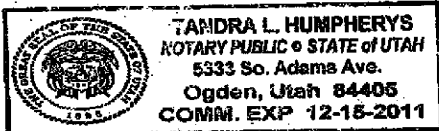


Tandra L. Humpherys
NOTARY PUBLIC
Residing at: Ogden, Utah

ACKNOWLEDGEMENT

STATE OF UTAH)
)
)
COUNTY OF WEBER)

On this 17th day of August, 2011, personally appeared before me Bruce E. Thomas, who being by me duly sworn, did say that he is the Manager of Mountain View Orthopedics and Sports Medicine, LLC, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company with full authority.

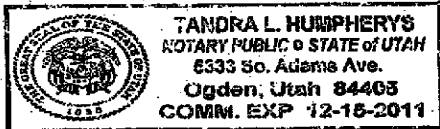


Tandra L. Humpherys
NOTARY PUBLIC
Residing at: Ogden, Utah

ACKNOWLEDGEMENT

STATE OF UTAH)
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)
COUNTY OF WEBER)

On this 17th day of August, 2011, personally appeared before me Mont B. Didericksen, who being by me duly sworn, did say that he is the President of Total Rehab, Inc., a corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors.

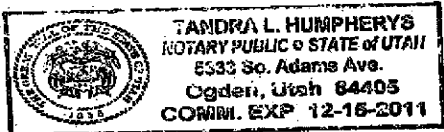


Tandra L. Humpherys
NOTARY PUBLIC
Residing at: Ogden, Utah

ACKNOWLEDGEMENT

STATE OF UTAH)
)
)
COUNTY OF WEBER)

On this 17th day of August, 2011, personally appeared before me Bruce E. Thomas, who being by me duly sworn, did say that he is the President of Bruce Edward Thomas, M.D., P.C., a corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors.



Tandra L. Humpherys
NOTARY PUBLIC
Residing at: Ogden, Utah

EXHIBIT "A"

Debtor and Trustor: Peloton Properties, L.L.C.
to assist,
Mountain View Orthopedics and Sports Medicine, LLC,
Total Rehab, Inc. and Bruce Edward Thomas, M.D., P.C.

**Secured Party and
Beneficiary:** Utah Certified Development Company and
The U. S. Small Business Administration

Real Property Description

LOT 404, FASHION POINTE PHASE NO. 4, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY
RECORDER'S OFFICE.

LESS AND EXCEPTING THE SOUTHEAST 300 FEET OF SAID LOT 404.

07-631-0006

**The address of such property is:
5957 Fashion Pointe Drive, South Ogden, UT 84405**

**The owner of such real property is:
Peloton Properties, L.L.C., a Utah limited liability company**