

This instrument prepared by:
Bartlett Title
1993 North State
Provo, Utah 84604
BT-15222

ENT 39976:2017 PG 1 of 3
Jeffery Smith
Utah County Recorder
2017 Apr 26 11:09 AM FEE 18.00 BY MA
RECORDED FOR Bartlett Title Insurance Agen
ELECTRONICALLY RECORDED

Subordination Agreement

Whereas, Central Bank, is the owner and holder of a Note executed by Newvistas Property Holdings, LLC, a Utah limited liability company, of record Simultaneously herewith in Register's Office for Utah County, Utah, conveying certain property as described therein, and

Whereas, the said Central Bank, has requested Provo City Redevelopment Agency to subordinate the said Deed of Trust recorded as Entry No. 93689:2016 on the said property, to secure a Note as hereinafter set forth, and

Whereas, Provo City Redevelopment Agency, has agreed to subordinate the Deed of Trust held by them in accordance with the terms of this Agreement.

Now, Therefore, in consideration of the premises, and other good and valuable consideration, the lien upon Borrower's property, described on Exhibit "A" attached hereto, which is incorporated herein by reference as fully as if set forth herein verbatim, evidencing the interest and rights of the AGENCY in Borrower's property at approximately 2810 South Sierra Vista Way, Provo, UT 84606, is hereby subordinated to that certain Deed of Trust, dated April 20, 2017, and executed by Newvistas Property Holdings, LLC, a Utah limited liability company to secure a note in amounts of \$ 3,037,574.00 payable to the order Central Bank (Senior Loans) and recorded concurrently April 26, 2017 as Entry No. 39965: 2017, of Official Records of Utah County, and is subject, subsequent and junior to Lender's trust deeds, with the understanding that except in the event that the Borrower defaults on the principal of the Senior Loans, Lender accelerates payments and gives notice to the Agency, this Subordination Agreement shall not limit Agency's right to the regularly scheduled payments due from Borrower, or due to Agency from Borrower under any other agreement with Agency and Agency shall have no duty to return payments received prior to receiving from Lender notice of Borrower's default on the Senior Loans.

It is agreed and understood that this Subordination Agreement covers only the property hereinabove described and shall be limited to the Deed of Trust hereinabove set forth executed by Newvistas Property Holdings, LLC, to secure the Note described therein, or any renewals and extensions thereof, and no further or otherwise, which Deed of Trust is being recorded simultaneously herewith.

In Witness Whereof, this instrument has been executed on this the 26 day of April 2017.

Provo City Redevelopment Agency

[Handwritten Signature]

By:

State of Utah)
 :SS
County of Utah)

On the 26 day of April, 2017 personally appeared before me Wayne Parker who being by me duly sworn did say that he/she is the Chief Admin Officer of Provo City Redevelopment Agency who acknowledged to me that he/she signed the foregoing instrument in behalf of said corporation by authority of its bylaws (or of a resolution of its Board of Directors) and said _____ duly acknowledged to me that said corporation executed the same.

[Handwritten Signature]

Notary Public
My commission expires: 03-18-2019



EXHIBIT "A"

PARCEL 1:

Lot 2, Plat "G", MOUNTAIN VISTA BUSINESS CENTER SUBDIVISION, Provo, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's Office, Utah. (46:936:0002)

PARCEL 2:

Part of Lot 11, Plat "F", BILLINGS TECHNOLOGY PARK SUBDIVISION described as follows: Commencing at a point South 1635.07 feet and East 1665.23 feet from the North quarter corner of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 19°59'59" East 75.6 feet; thence South 65°35'50" West 533.11 feet; thence along a curve to the right (chord bears North 14°30'19" West 92.76 feet, radius = 2180.88 feet); thence along a curve to the right (chord bears North 33°52'01" East 60.91 feet, radius = 45 feet); thence North 76°27'33" East 6.47 feet; thence along a curve to the left (chord bears North 71°20'56" East 467.16 feet, radius = 2622.44 feet) to the point of beginning.

LESS AND EXCEPTING that portion of land within the bounds of Lot 1, Plat "G", Mountain Vista Business Center Subdivision. (35:095:0021)

PARCEL 3:

Lot 1, Plat "A", MOUNTAIN VISTA BUSINESS CENTER SUBDIVISION, Provo, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's Office, Utah. (46:762:0001)

PARCEL 4:

Commencing at a point South 1793.96 feet and East 1497.45 feet from the North quarter corner of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 28°24'28" East 954.60 feet; thence South 60°31'53" West 399.19 feet; along a curve to the right (chord bears North 26°09'51" West 323.41 feet, radius = 8395.49 feet); thence North 24°56'05" West 327.52 feet; thence along a curve to the right (chord bears: North 20°22'25" West 337.59 feet, radius = 2113.26 feet); thence North 65°35'50" East 320.22 feet to the point of beginning. (23:001:0173)

PARCEL 5:

Commencing at a point South 2533.52 feet and East 2136.66 feet from the North quarter corner of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 61°35'32" East 169.21 feet; thence South 28°24'28" East 251.15 feet; thence along a curve to the right (chord bears South 09°11'08" East 202.15 feet, radius = 307.10 feet); thence along a curve to the left (chord bears South 09°36'30" East 277.69 feet, radius = 412.87 feet); thence North 29°28'41" West 705.03 feet to the point of beginning. (23:001:0174)