

7564199
01/28/2000 02:55 PM 37.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: RDJ, DEPUTY - WI 13 p.

WHEN RECORDED RETURN TO:

Jane Anne Crane
The May Department Stores Company
611 Olive Street, Suite 1750
St. Louis, MO 63101

7564199

NOTICE OF LEASE

Notice is hereby given that Zions Co-operative Mercantile Institution, a Utah corporation ("Tenant"), claims and holds a leasehold interest and certain rights of ingress, egress and parking, in portions of that certain real property located in Salt Lake County, State of Utah, which real property is outlined on the Site Plan attached hereto as Exhibit "A" and incorporated herein, and which real property constitutes a portion of the real property legally described on Exhibit "B" attached hereto and incorporated herein.

Tenant claims and holds such leasehold interest pursuant to that certain Real Estate Lease dated as of July 7, 1960, between Tenant and Price Financing Partnership, LP (successor in interest to S.M. Horman and Veoma H. Horman) ("Landlord"), as amended by a First Amendment to Real Estate Lease dated February 1, 1966, a Second Amendment to Real Estate Lease dated September 28, 1983, a Third Amendment to Real Estate Lease dated October 8, 1993, a Fourth Amendment to Real Estate Lease dated February 17, 1994, and a Fifth Amendment to Real Estate Lease dated September 8, 1994 (collectively the "Lease"). Tenant hereby provides the following information regarding the Lease:

1. The current term of the Lease expires January 31, 2012; and
2. The Tenant has two (2) remaining extension options of twenty (20) years each with respect to the Lease.

Reference is hereby made to the Lease for all other terms and conditions of the Lease.

DATED this 26th day of January, 2000.

Zions Co-operative Mercantile Institution,
a Utah corporation

By R. Dean Wolfe HC

Its Vice President

32860 VW

BK0338P68493

Missouri
STATE OF UTAH)
City St. Louis) ss.
~~COUNTY OF SALT LAKE~~)

On the 26th day of January, 2000, personally appeared before me _____
R. Dean Wolfe, who acknowledged to me that (s)he executed the foregoing instrument
as the duly authorized Vice President of Zions Co-operative Mercantile Institution, a Utah
corporation.

Deborah J. Mueller
Notary Public
Residing at *10835 Atterbury Dr.*
St. Louis

DEBORAH J. MUELLER
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Mar. 6, 2000

EXHIBIT B

A:

BEGINNING on the centerline of the Cottonwood Canal at a point which is South 0°02'52" East along the Section line 657.97 feet, North 89°48' West along the Murray-Holladay Road Monument Line 632.82 feet and South 54°39' East along the centerline of said canal 83.37 feet from the Northeast corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point of beginning also being South 89°48' East along said monument line 799.87 feet and South 54°39' East along the centerline of said canal 83.37 feet from the County Monument at the intersection of Murray-Holladay Road and Highland Drive; and running thence North 89°48' West 682.47 feet; thence North 0°12' East 15.0 feet; thence North 89°48' West 144.42 feet to a point on the Easterly right of way line of Highland Drive; thence South 1°46'10" East along said right of way line 42.90 feet; thence North 88°13'50" East along said East line 10.0 feet; to a point of a spiral curve which is concentric with and 50.0 feet radially distant Easterly from a 200.0 foot ten chord spiral for a 4 degree curve to the left; thence Southeasterly along said right of way line and spiral curve 196.50 feet, more or less, to the point of curvature of a 1,382.40 foot radius curve, the center of which bears North 84°13'50" East; thence Southeasterly along said right of way line and the arc of said curve to the left through a central angle of 30°01'30" a distance of 724.43 feet to the point of a spiral curve; thence Southeasterly along said right of way line and the arc of said spiral curve which is concentric with and 50.0 feet radially distant Northeasterly from a 200.0 foot ten chord spiral for a 4 degree curve 196.50 feet, more or less, to the point of tangency; thence South 39°47'40" East along said right of way line 1,124.87 feet; thence South 56°10' East 151.248 feet; thence North 0°35'40" West 40.957 feet to the Northerly right of way line of Arbor Lane (also known as Memory Lane); thence South 85°00' East along said right of way line 352.02 feet to the point of tangency with a 214.51 foot radius curve; thence Easterly along said right of way line and the arc of said curve to the left and through a central angle of 36°58'30" a distance of 138.43 feet to the center of Big Cottonwood Creek; thence along the center of said Creek North 51°30' West 28.31 feet and North 76°00' West 141.00 feet; thence North 44°50' East 155.00 feet; thence North 48°18'24" East 123.45 feet; thence South 57°19' East 134.25 feet to a point on the arc of an 811.00 foot radius curve, the center of which bears North 51°25'30" West; thence Northeasterly along the arc of said curve to the left through a central angle of 4°33'30" a distance of 64.52 feet to a point of a compound curve; thence Northerly along the arc of a 215.79 foot radius curve to the left and through a central angle of 49°37' a distance of 186.87 feet to a point of a compound curve; thence Northwesterly along the arc of an 1,111.28 foot radius curve to the left and through a central angle of 18°38', a distance of 361.40 feet; thence North 34°14' West 64.50 feet to the point of tangency with a 137.34 foot radius curve; thence Northerly along the arc of said curve to the right and through a central angle of 58°19'35" a distance of

BK8338PG8495

~~139.81 feet to a point on the Southerly flowline of the~~
aforesaid Cottonwood Canal where the center of said curve bears
South 65°54'25" East; thence along said Southerly canal flowline
North 58°24'30" West 28.49 feet and North 76°46'10" West 40.50
feet and North 60°58'40" West 7.22 feet; thence North 45°15' East
283.30 feet to the Westerly right of way line of Memory Lane;
thence North 44°45' West along said right of way line 515.69
feet; thence South 45°15' West 436.77 feet to the center of said
Cottonwood Canal; thence along the center of said canal North
33°38' West 41.37 feet and North 40°52'30" West 63.81 feet;
thence North 45°15' East 424.48 feet to said Westerly line of
Memory Lane; thence North 44°45' West along said right of way
line 148.98 feet; thence South 45°15' West 367.04 feet; thence
North 22°27'30" West 1.02 feet to the Southerly line of the
Kohler property described by that certain Warranty Deed recorded
April 7, 1955 as Entry No. 1420461 in the office of Salt Lake
County Recorder; thence South 45°15' West along said Southerly
line 20.64 feet; thence North 33°30' West along the Westerly line
of said property 138.00 feet; thence North 57°12' East along the
Northerly line of said property 211.69 feet to an established
fence; thence North 38°27' West along said fence 9.83 feet to a
fence corner; thence North 57°03' East along said fence 139.75
feet; thence North 8°36' East 19.19 feet to the West line of
Memory Lane; thence North along said West line 39.33 feet;
thence South 79°00' West 168.45 feet; thence North 2°59' West
8.93 feet to a fence; thence South 79°00' West along said fence
line 179.90 feet; thence North 6°38' West 127.07 feet; thence
North 3°30' West 72.00 feet; thence North 22°00' East 42.37 feet
to the South line of Murray-Holladay Road; thence North 89°48'
West along said South line 127.68 feet; thence South 54°39' East
26.05 feet to the point of BEGINNING.

B:

Beginning at the point of intersection of the Northwesterly
line of the Kohler property and a chain link fence, said point
being South 0°02'52" East along the Section line 1,011.19 feet
and West 227.09 feet from the Northeast corner of Section 9,
Township 2 South, Range 1 East, Salt Lake Base and Meridian,
and running thence South 38°27' East along said chain link
fence and its extension 93.02 feet; thence South 45°15' West
203.57 feet; thence North 22°27'30" West 1.02 feet; thence
South 45°15' West 20.64 feet; thence North 33°30' West 138.00
feet; thence North 57°12' East 211.69 feet to the point of
beginning.

BK8338PG8496

C:

BEGINNING at a point which is South 0°02'52" East along the Section line 2,657.17 feet and East 332.67 feet from the Northwest corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point being on the boundary line of Cottonwood Mall Shopping Center property and the North right-of-way line of Arbor Lane; and running thence North 51°30' West 28.31 feet; thence North 76°00' West 141.00 feet; thence North 44°50' East 155.00 feet; thence North 48°18'24" East 123.45 feet; thence South 57°19' East 144.30 feet to a point on a curve to the right and the North right-of-way line of Arbor Lane, the center of said curve bears North 51°29'48" West 821.00 feet; thence Southwesterly along the arc of said curve and right-of-way line and through a central angle of 15°05'48" a distance of 216.32 feet; thence South 36°24' East along said right-of-way line 8.50 feet to a point on a curve to the right, the center of which bears North 36°24' West 214.51 feet; thence Westerly along the arc of said curve and right-of-way line and through a central angle of 4°25'30" a distance of 16.57 feet to the point of BEGINNING.

D:

BEGINNING at a point 1,290.84 feet South and 265.5 feet East and South 44°45' East 315.69 feet from the Northwest corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 44°45' East 77 feet; thence South 45°15' West 282.35 feet; thence North 66°20' West 82.4 feet; thence North 45°15' East 312.8 feet to the point of BEGINNING.

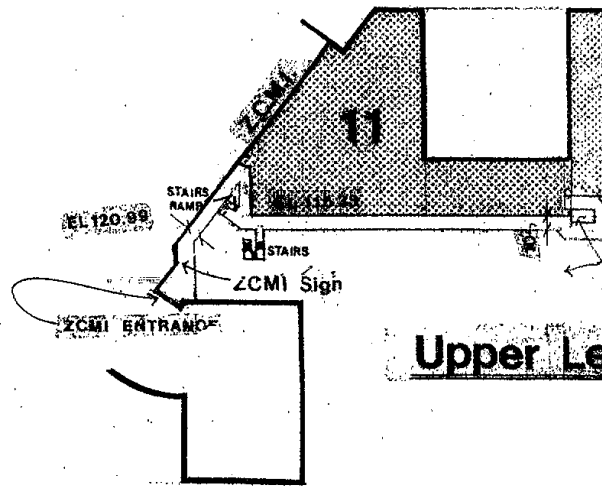
LESS AND EXCEPTING THEREFROM the interest conveyed to Salt Lake County by Owners Dedication and Quit Claim recorded December 16, 1952, as Entry No. 1310781, in Book H of Plats at page 1, that portion lying within the boundaries of Memory Lane and Arbor Lane Road.

ALSO EXCEPTING THEREFROM that portion thereof lying West of the center of the Canal Toe Path.

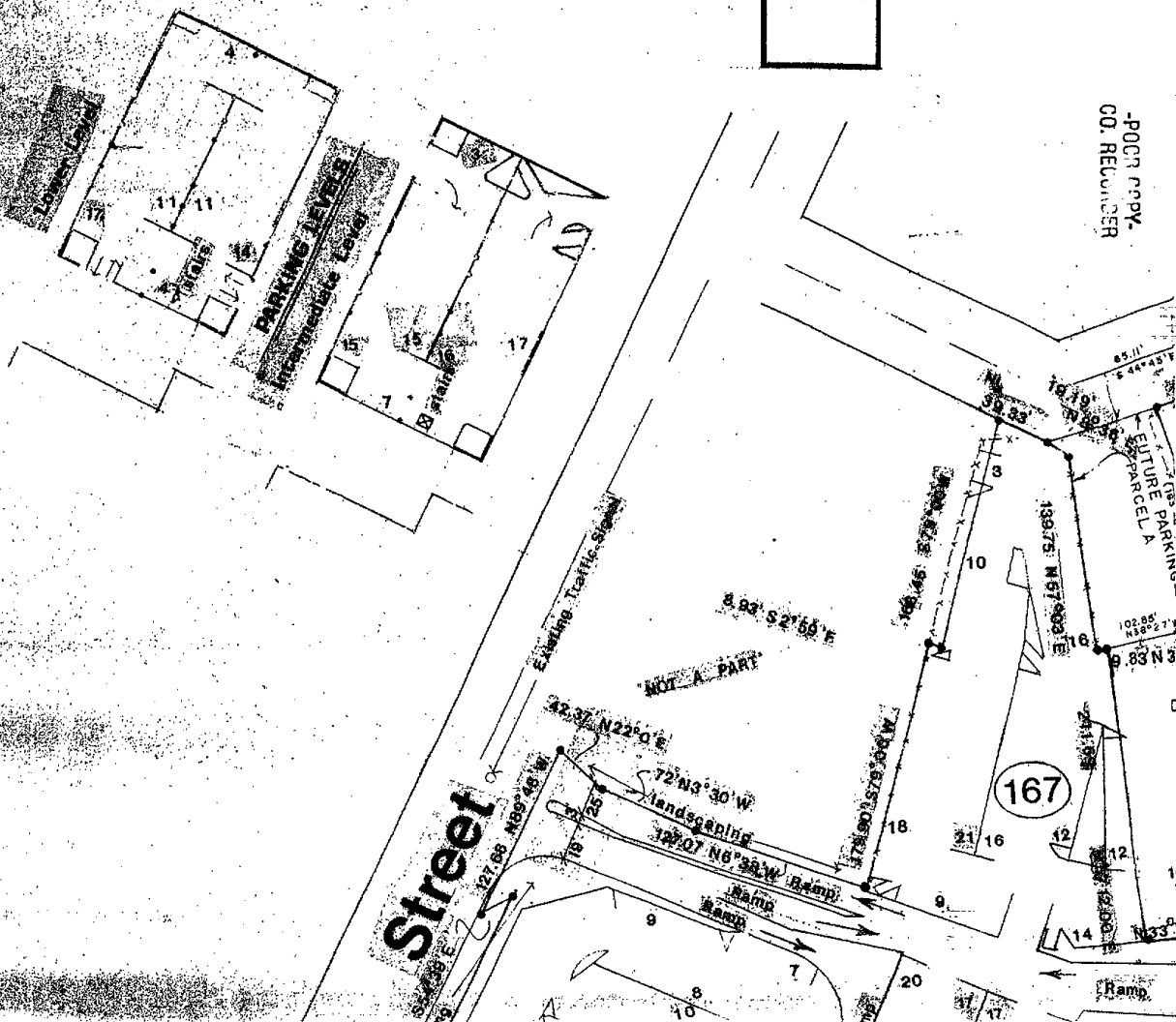
* * *

BK8338PG8497

BK8338PG8498

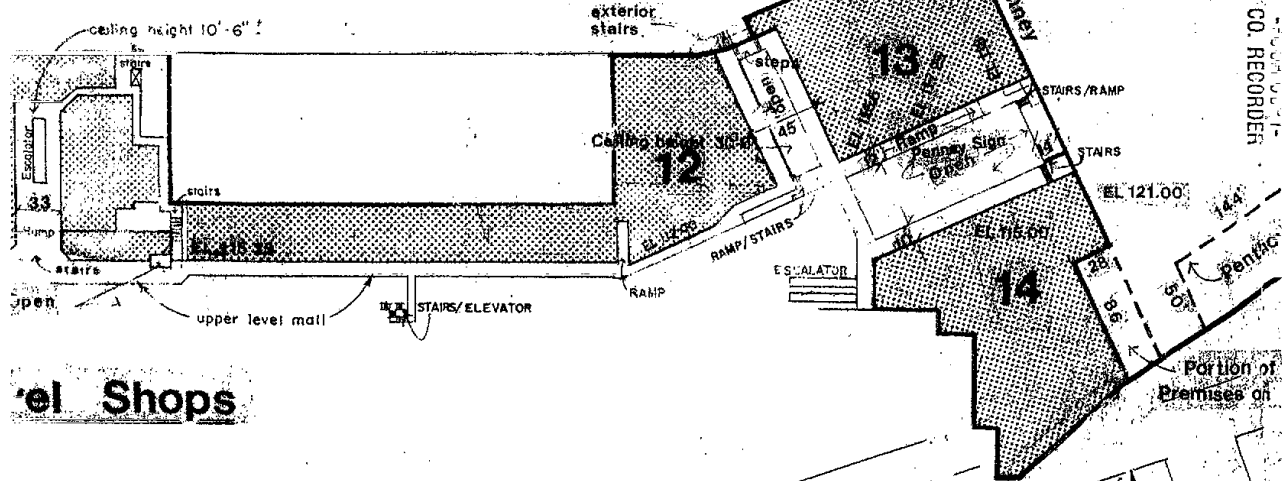


Upper Le

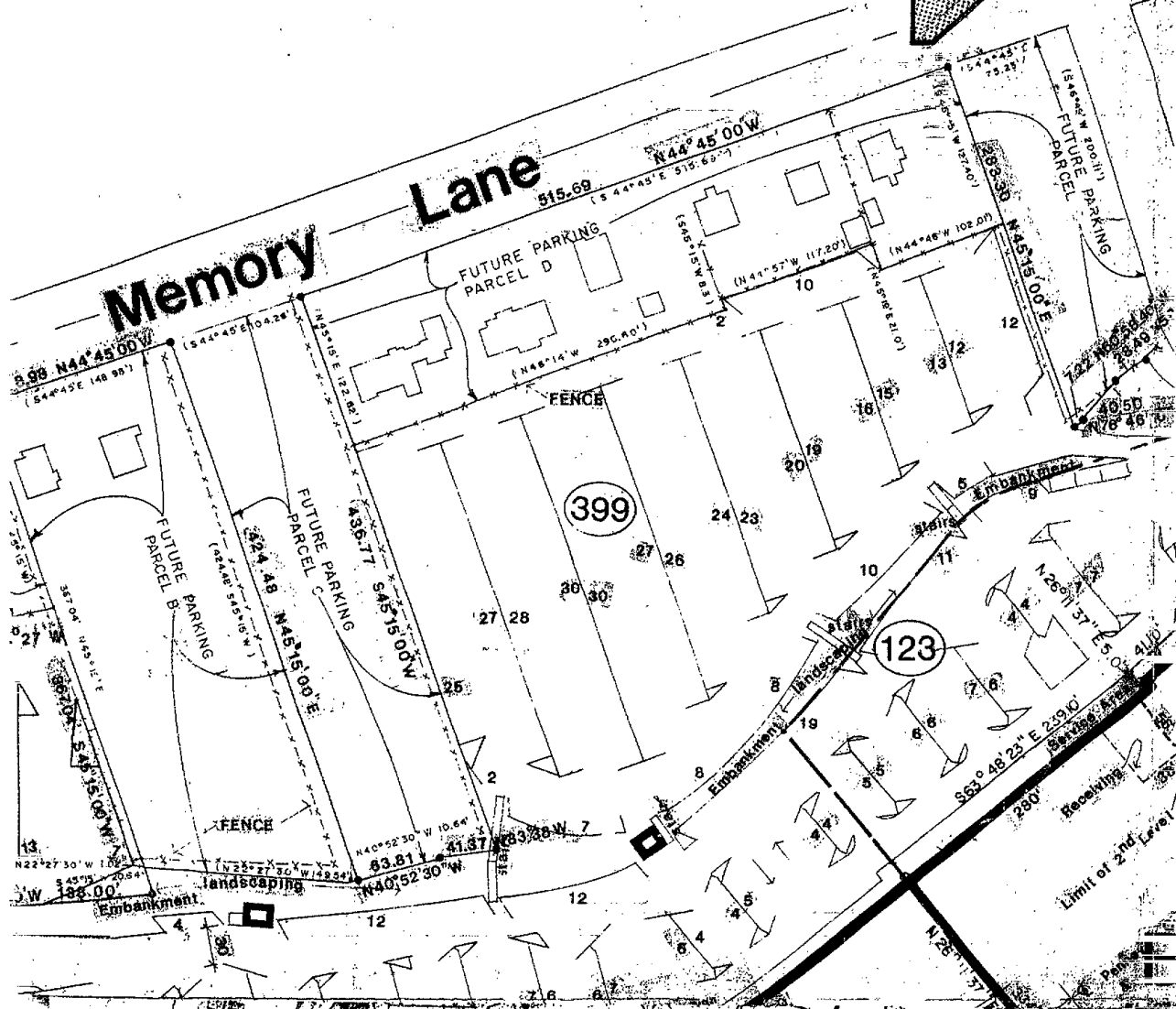


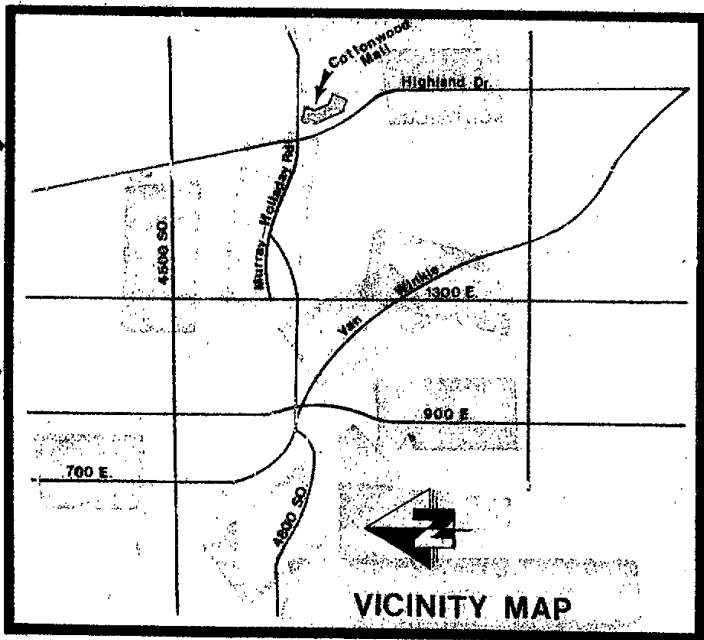
POOR COPY.
CO. RECORDER

CO. RECORDER

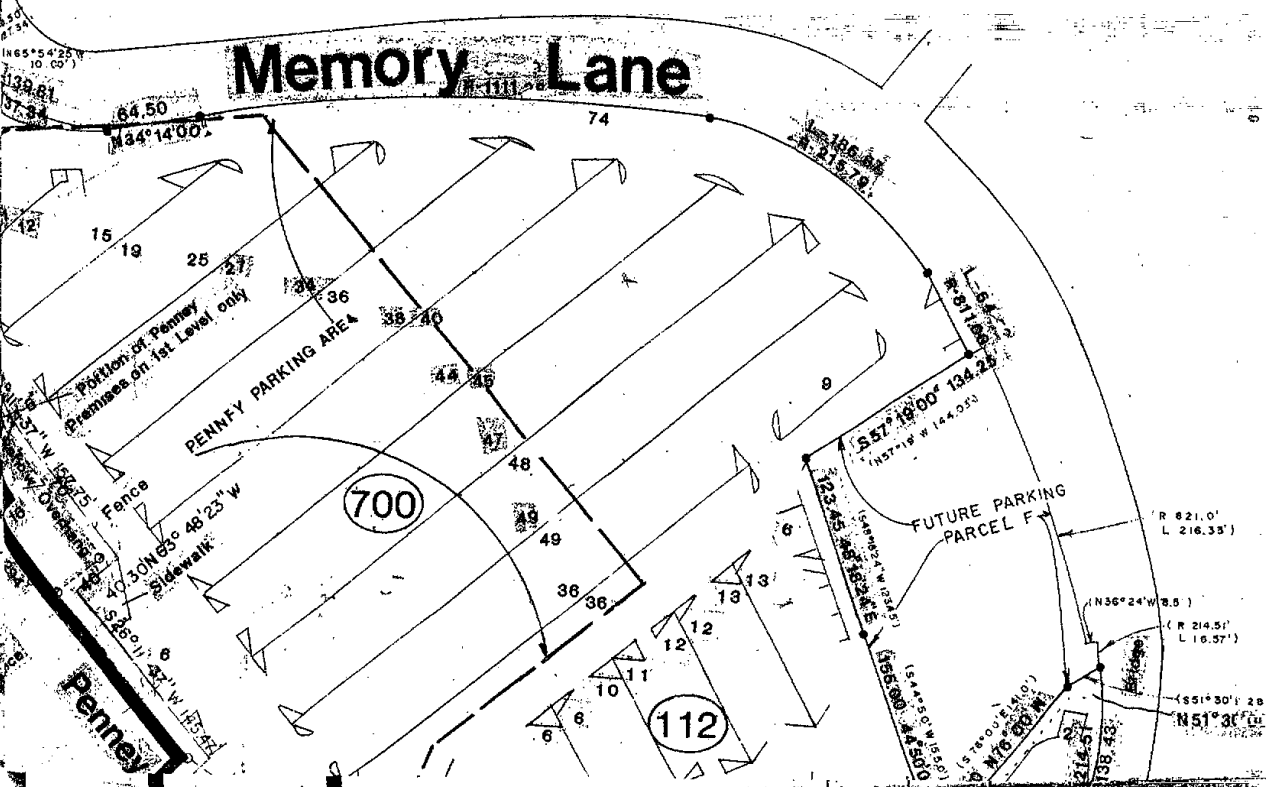


el Shops





POOR COPY
CO. RECORDER



LEGEND

AREA	TENANT	GROSS BUILDING AREA	FLOOR AREA AT COMPLETION RENEVATION	TOTAL
A B	ZCMI J.C. PENNEY	201,525 165,154	197,495 149,588	347,481
C	MALL SHOPS 1 2 & 3 4 5 6 7 8 9 10 11 12 13 14 15		20,600 76,909 20,273 4,860 38,425 30,474 25,684 21,970 7,718 25,535 17,551 17,375 15,929 17,009	
	TOTAL	476,350		338,324
	ADDED MALL STORES/ KIOSKS K-1 K-2 K-3 K-4 K-5 K-6 K-7 K-8 K-9 K-10 K-11 K-12 K-14 K-15 K-16 K-17 K-18		129 117 180 129 169 207 197 172 130 111 219 153 127 84 127 131	
	TOTAL			2,352
D-1 D-2 D-3 D-4 D-5 E F G H J	BUILDING T.B.A. BUILDING PAD PAD	1,500 1,500 1,500 1,500 12,000 21,500 16,040 7,200	1,500 1,500 1,500 1,500 12,000 21,500 16,040 7,200	62,740
	FOOD COURT SEATING			5,686
	GRAND TOTAL	905,750		756,583
	ATTIC STORAGE (NOT IN TOTALS)			30,383
	TOTAL ACRES			52.4+
	FUTURE PARKING PARCELS (NOT A PART)			
	PARKING SHOWN			3,490
	PARKING REQUIRED @ 4.5/1000			3,405

1-18-84
2-3-84
2-10-84
2-22-84
4-4-85
8-12-87
8-20-87
4-8-88
5-15-89

JOB:
1022
DRAWN BY:
Roberts
DATE:
4-5-82
REVISIONS:
5-13-82
6-24-82
8-4-82
8/10/82
10/8/82
12/2/82
4/29/83
7-1-83
8-2-83
10-27-83

PRICE DEVELOPMENT COMPANY
LIMITED PARTNERSHIP
SHOPPING CENTERS, INDUSTRIAL AND OFFICE PROPERTIES
35 CENTURY PARK WAY ■ SALT LAKE CITY, UTAH 84115 ■ TELEPHONE (801) 486-3911



POOR COPY.
CO. RECORDER

BK8338PG8501

4800 South

215

THIRD LEVEL PARKING

366

ZCM.I

A

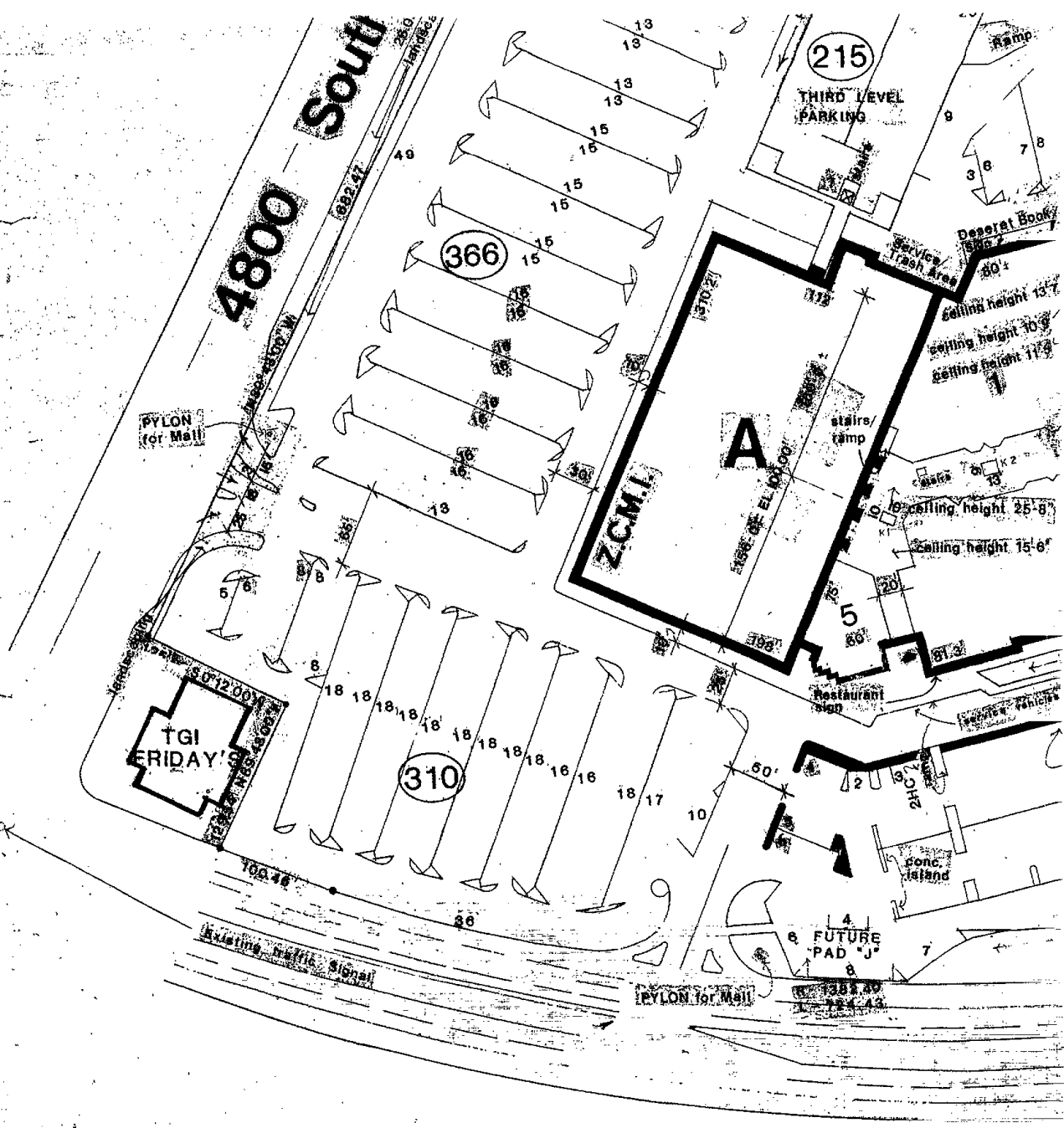
TGI FRIDAY'S

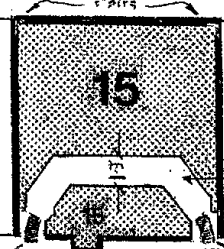
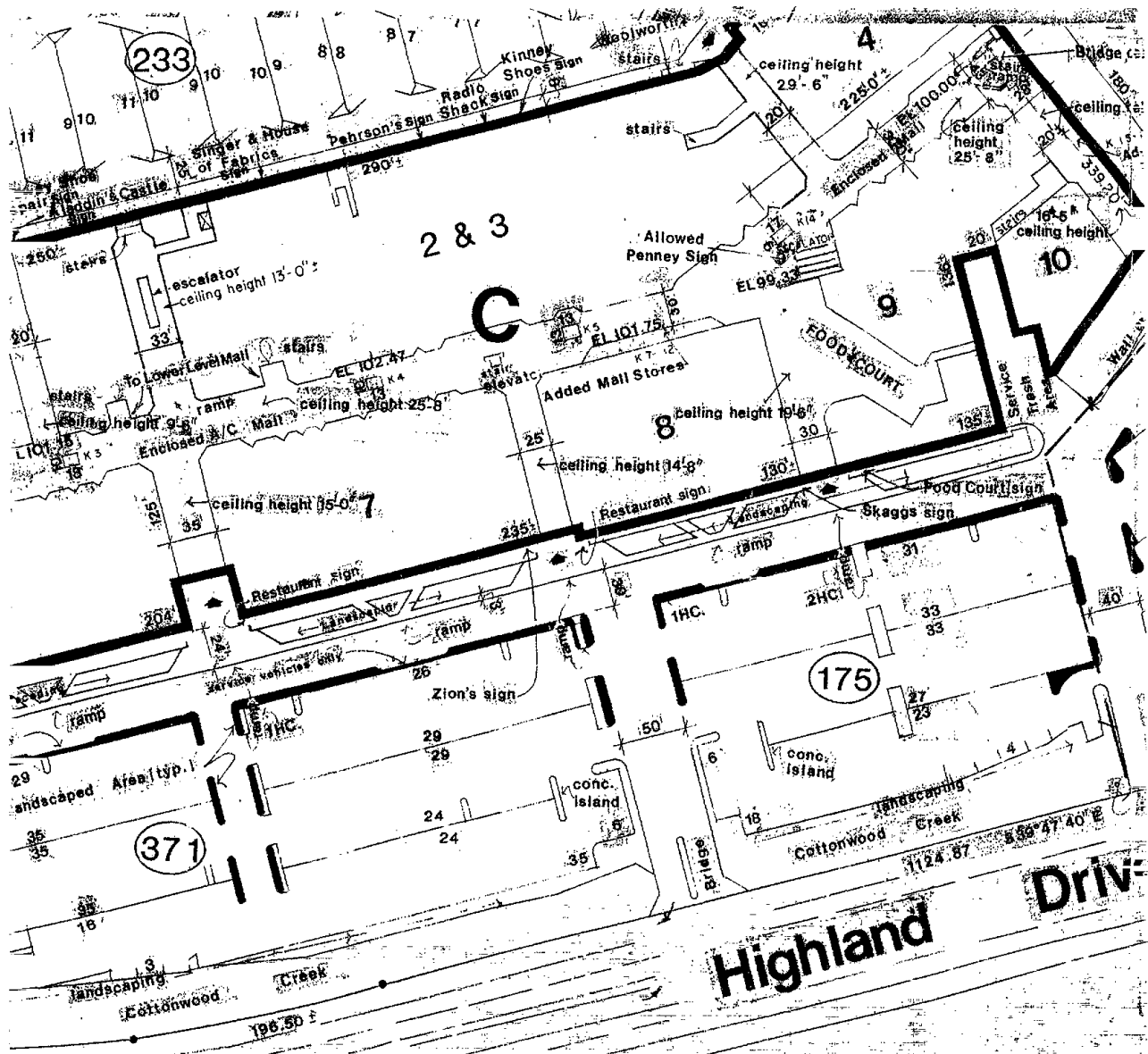
310

FUTURE PAD "J"

-POOR COPY-
CO. RECORDER

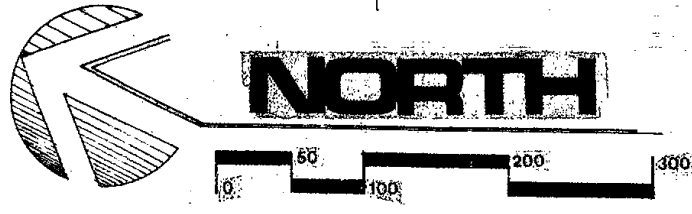
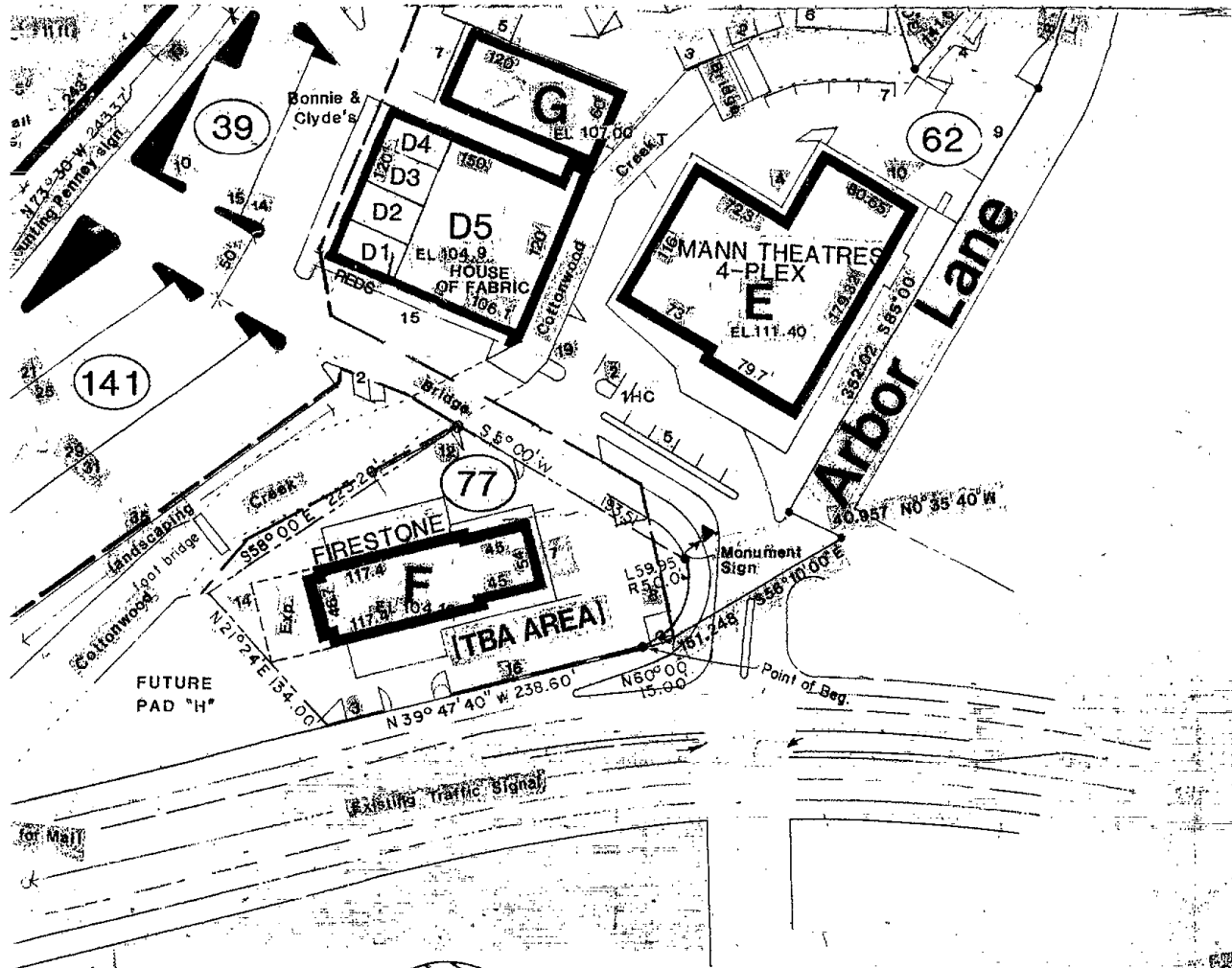
BK8338PG8502





Lower Level Shops

POOR COPY,
CO. RECORDER



SITE PLAN

Scale 1" = 100'

-POOR COPY-
CO. RECORDER

BK 8338 PG 8504

COTTONWOOD MALL

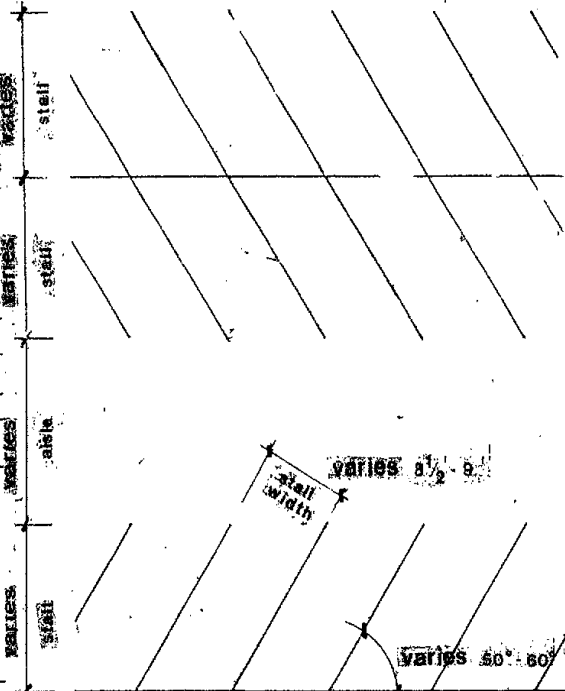
4800 S HIGHLAND DR. SALT LAKE CITY, UTAH

BK 8338 PG 8505

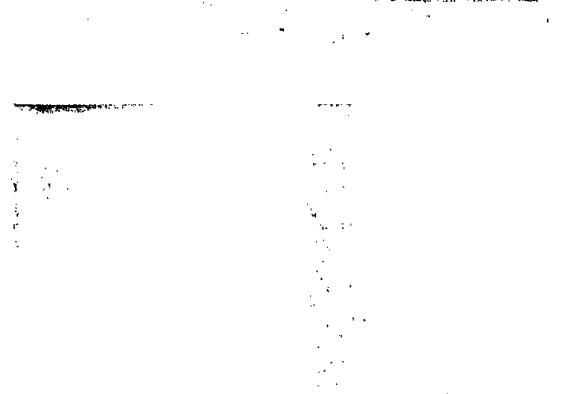
-POOR COPY
CO. RECORDED

SHEET 1
Exhibit A

90° Parking Angle (West Parking Lot Only)



60°± Parking Angle



Planter/Walk

