

1861-25790

WHEN RECORDED MAIL TO:

The Southland Corporation
Attn.: Real Estate Services Dept.
2828 North Haskell Avenue
Dallas, Texas 75204

SPACE ABOVE THIS LINE FOR RECORDER'S USE

4051629

MEMORANDUM OF LEASE

This is a Memorandum of Lease by and between Ora W. and Lois B. Jensen

hereinafter called LESSOR (whether one or more) of 5340 South Cottonwood Lane, Salt Lake City, Utah and THE SOUTHLAND CORPORATION, a Texas Corporation, hereinafter called LESSEE, of 2828 North Haskell Avenue, Dallas, Texas. LESSOR hereby grants, demises and leases the premises described below to LESSEE upon the following terms:

Date of Lease: February 15, 1984

Description of Leased Premises: See Attached Schedule "A-1"

REC'D LAND TITLE CO.
FEB 19 11 58 AM '85
KALLE L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH
Penny Korolobos

Date of Commencement:

The first day of the first calendar month following (1) 15 days after the acceptance by LESSEE'S architect of the building and other improvements to be constructed on the demised premises, or (2) the date that LESSEE or its assigns shall first be open for business to the public, whichever event first occurs.

Term: 20 Years.

Renewal Options: Two successive options to extend for a period of ten (10) years each.

Purchase Option(s): None

Right Of First Refusal Option: Yes

The purpose of this Memorandum of Lease is to give record notice of the lease and of the rights created thereby, all of which are hereby confirmed.

In witness whereof the parties have executed this Memorandum of Lease as of the dates set forth in their respective acknowledgements.

(SEAL)
Attest:

LESSOR
Ora W. Jensen
By Lois B. Jensen

(SEAL)
Attest:

Assistant Secretary

LESSEE
THE SOUTHLAND CORPORATION
By J. A. [Signature]
Vice President

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(Individual)

STATE OF _____
COUNTY OF Salt Lake } SS.

On April 30, 1984 before me, the undersigned, a Notary Public in and for said State, personally appeared Ora W. Jensen and Lois B. Jensen

known to me to be the person s whose name s are they subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature *Diane Tullos*

Diane Tullos
Name (Typed or Printed)

(This area for official notarial seal)

My Com. Exp. Feb. 17, 1986

(Corporation)

STATE OF Utah } SS.
COUNTY OF Utah

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____

known to me to be the _____ President, and _____ known to me to be _____ Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature _____

Name (Typed or Printed)

(This area for official notarial seal)

(Corporation)

STATE OF Texas } SS.
COUNTY OF Dallas

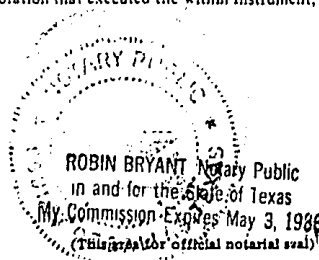
On May 30, 1984 before me, the undersigned, a Notary Public in and for said State, personally appeared J. S. Warden, Jr.

known to me to be the Vice President and David Holland, Assistant Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature *Robin Bryant*

Name (Typed or Printed)



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SCHEDULE "A-1"

BEGINNING AT A POINT WHICH IS THE SOUTHEAST CORNER OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING
THENCE NORTH 0°0'40" WEST 233.0 FEET; THENCE WEST 233.0 FEET; THENCE
SOUTH 0°0'40" EAST 233.0 FEET; THENCE EAST 233.0 FEET TO BEGINNING.
LESS 33 FEET ON THE EAST AND ON THE SOUTH FOR RIGHT OF WAY PURPOSES.
PROPERTY SITUATED IN WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH.

W.D.
L.B.

W.D.
L.B.

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