

When Recorded Mail to:
Heber Jacobsen
2735 East Parleys Way Suite 201
Salt Lake City, Utah 84109

7622378
04/21/2000 09:19 AM 25.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
BY: SBK, DEPUTY - WI 7 P.

7622378

AGREEMENT

This Agreement is made this 18th day of April, 2000, by and between Listeners Community Radio of Utah, Inc., a Utah corporation ("Listeners") and Heber S. Jacobsen ("Jacobsen").

R E C I T A L S

A. Listeners has recently acquired from Jacobsen certain real property located at 1973 West North Temple Street in Salt Lake City, Utah (the "Listeners Property"). The Listeners Property is more particularly described on Exhibit "A" attached hereto.

B. The Listeners Property is burdened by a perpetual, non-exclusive right of way and easement for ingress, egress and regress for vehicular and pedestrian traffic created by that certain Easement and Maintenance Agreement recorded December 19, 1997 as Entry No. 6819547, in Book 7835, at Page 2526 of the records of the Salt Lake County Recorder (the "Easement") over the northerly 14 feet and is benefitted by the same easement over the south 14 feet of the property adjoining the Listeners Property to the north. The Easement is more particularly described on Exhibit "B" attached hereto.

C. Listeners and Jacobsen are interested in defining their respective rights and responsibilities under the Easement

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned hereby covenant and agree as follows:

(Continued)

BK 8356 P66020

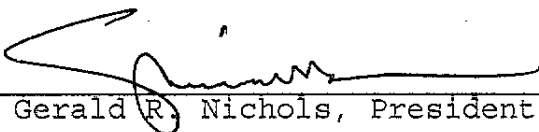
LTC # 23379

1. Jacobsen shall be entitled to the full use and benefit of the Easement, in perpetuity, to provide access to its property which adjoins the Listeners Property to the east and south (the "Jacobsen Property"). The Jacobsen Property is more particularly described on Exhibit "C" attached hereto. The right to use the Easement shall also extend to future purchasers from Jacobsen of all or any portion of the Jacobsen Property as well as their tenants, invitees and others entering or exiting the Jacobsen Property.

2. Jacobsen shall oversee maintenance of the Easement, including paving and snow removal. Listeners shall reimburse Jacobsen for Listeners proportionate share of the maintenance expenses based upon the number of parties owning interests in the Easement and the total square footage of the Easement. Payment shall be made from Listeners within 10 days of receipt of written evidence of Listener's share of the total maintenance expenses.

3. In the event any of the descriptions contained herein are found to be inaccurate, the parties hereto agree to cooperate to obtain accurate descriptions as needed for the future disposition and conduct of the management and ownership of their respective parcels of property.

Listeners Community Radio of Utah, Inc.,
a Utah corporation

By: 
Gerald R. Nichols, President


Heber S. Jacobsen

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State of Utah)

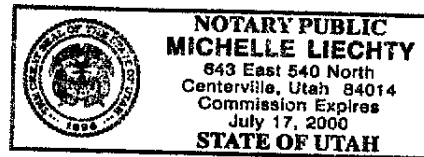
County of Salt Lake)

The foregoing instrument was acknowledged before me this ^{20th}~~19th~~ day of April, 2000, by Gerald R. Nichols, President of Listeners Community Radio of Utah, Inc., a Utah Corporation, who being by me duly sworn did say that he is the president of Listeners Community Radio of Utah, Inc., a Utah Corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Gerald R. Nichols, acknowledged to me that said corporation executed the same.

Michelle Liechty

Notary Public
Residing at: Salt Lake City,

My Commission Expires:07-17-2000
Utah



State of Utah)

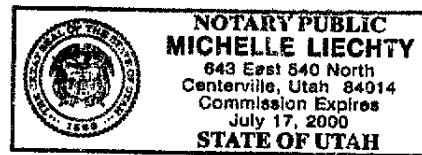
County of Salt Lake)

The foregoing instrument was acknowledged before me this 19th day of April, 2000, by Heber S. Jacobsen.

Michelle Liechty

Notary Public
Residing at: Salt Lake City,

My Commission Expires:07-17-2000
Utah



BK83556PG6022

EXHIBIT "A"
(LISTENER'S PROPERTY)

BEGINNING at a point North 89°58'38" East 501.33 feet and South 0°04'57" West (South in some instruments of record) 66.60 feet and South 0°11'08" West (South in some instruments of record) 210.00 feet and South 89°58'38" West 0.20 feet and South 0°03'01" West (South 0°14'09" West in some instruments of record) along an existing fence line 121.51 feet from a Salt Lake City Survey Monument, said Salt Lake City Monument being North 739.33 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said Section corner being an unmarked County Survey Monument located at the South right-of-way line of the Salt Lake Garfield and Western Railroad, said Survey Monument also being South 89°58'38" West 2577.29 feet from a Salt Lake City Survey Monument located at the intersection of North Temple Street and Redwood Road, and said point of beginning also being on the South line of property conveyed to STEVSIM, INC. in that certain Special Warranty Deed recorded December 19, 1997 as Entry No. 6819548, in Book 7835, at Page 2538 of the official records of the Salt Lake County Recorder; and running South 0°03'01" West along an existing fence line 158.58 feet; thence South 89°58'38" West 156.17 feet; thence North 0°11'08" West 115.96 feet; thence North 19°39'22" West 14.99 feet; thence North 0°11'08" West 28.50 feet, more or less, to the South line of the said STEVSIM, INC. property; thence North 89°58'38" East along said South line 161.82 feet, more or less, to the point of BEGINNING.

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EXHIBIT "B"
(EASEMENT PARCEL)

BEGINNING at a point North 89°58'38" East 351.33 feet and South 383.91 feet from a Salt Lake City Survey Monument, said monument being South 89°58'38" West 2577.29 feet from a Salt Lake City Monument at the intersection of North Temple Street and Redwood Road to the North, said point of beginning being also East 354 feet and North 704 feet, more or less, and South 317.51 feet from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°58'38" East 149.36 feet to a fence line; thence South 0°14'09" West along said fence line 28.00 feet; thence South 89°58'38" West 149.25 feet; thence North 28.00 feet to the point of BEGINNING.

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EXHIBIT "C"
(JACOBSEN PROPERTY)

PARCEL 1:

Beginning at the intersection of the East line of a 28 foot right of way with the North line of the Salt Lake Garfield and Western Railroad right of way, at a point North 89°12'01" East 359.02 feet, more or less, and North 32.82 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said Section corner being an unmarked County Survey Monument located at the South right of way line of the Salt Lake Garfield and Western Railroad, said beginning point is also South 0°04'57" West 34.69 feet and North 89°12'01" East 359.02 feet, more or less, and North 32.82 feet, more or less, from an unmarked County Survey Monument which is South 89°57'27" West 2639.8 feet from the North Quarter Corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian as shown on the Area Reference Plat on file in the Salt Lake County Surveyor's Office, and running thence along the East line of said 28 foot wide right of way for three courses as follows: North 295.45 feet; thence North 19°28'15" West 15.00 feet; thence North 28.48 feet, more or less, to the South line of property conveyed to STEVSIM, INC. in that certain Special Warranty Deed recorded December 19, 1997 as Entry No. 6819548, in Book 7835, at Page 2538 of the official records of the Salt Lake County Recorder; thence North 89°58'38" East along said South line 12.00 feet; thence South 31.81 feet, more or less; thence North 89°58'38" East 138.00 feet; thence North 153.33 feet; thence North 89°58'38" East 175.00 feet; thence North 210.00 feet to the South line of said North Temple Street; thence North 89°58'38" East along said South line 301.00 feet; thence South 669.42 feet to the North right of way line of the Salt Lake Garfield and Western Railroad; thence South 89°57'41" West 621.00 feet to the point of beginning.

PARCEL 2:

BEGINNING at a point North 89°12'01" East 504.03 feet, more or less, and North 700.45 feet, more or less, and South 210.00 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said Section corner being an unmarked County Survey Monument located at the South right-of-way line of the Salt Lake Garfield and Western Railroad, said point of beginning also being North 89°58'38" East 501.33 feet and South 66.60 feet and South 210.00 feet from a Salt Lake City Survey Monument, said Monument being South 89°58'38" West 2577.29 feet from a Salt Lake City Monument at the intersection of North Temple Street and Redwood Road to the North, said point of beginning also described as being East 504 feet and North 704 feet, more or less, and South 210.00 feet, more or less, from the Southwest corner of said Section 34, and being on the Easterly line of property conveyed to STEVSIM,
(Continued)

INC. in that certain Special Warranty Deed recorded December 19, 1997 as Entry No. 6819548, in Book 7835, at Page 2538 of the official records of the Salt Lake County Recorder, and running thence South 89°58'38" West 0.20 feet, more or less, along a boundary of the STEVSIM, INC. property aforesaid to a fence line; thence South 0°14'09" West along said fence line and along the boundary of the said STEVSIM, INC. property 121.51 feet to the Southeast corner of the said STEVSIM, INC. property; thence South 0°03'01" West (South in some instruments of record) 31.82 feet, more or less; thence North 89°58'38" East 0.20 feet, more or less; thence North 0°11'50" East (North in some instruments of record) 153.33 feet, more or less, to the point of BEGINNING.

EXCEPTING FROM PARCEL 1 AND PARCEL 2 ABOVE ANY PORTION WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING at a point North 89°58'38" East 501.33 feet and South 0°04'57" West (South in some instruments of record) 66.60 feet and South 0°11'08" West (South in some instruments of record) 210.00 feet and South 89°58'38" West 0.20 feet and South 0°03'01" West (South 0°14'09" West in some instruments of record) along an existing fence line 121.51 feet from a Salt Lake City Survey Monument, said Salt Lake City Monument being North 739.33 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said Section corner being an unmarked County Survey Monument located at the South right-of-way line of the Salt Lake Garfield and Western Railroad, said Survey Monument also being South 89°58'38" West 2577.29 feet from a Salt Lake City Survey Monument located at the intersection of North Temple Street and Redwood Road, and said point of beginning also being on the South line of property conveyed to STEVSIM, INC. in that certain Special Warranty Deed recorded December 19, 1997 as Entry No. 6819548, in Book 7835, at Page 2538 of the official records of the Salt Lake County Recorder; and running South 0°03'01" West along an existing fence line 158.58 feet; thence South 89°58'38" West 156.17 feet; thence North 0°11'08" West 115.96 feet; thence North 19°39'22" West 14.99 feet; thence North 0°11'08" West 28.50 feet, more or less, to the South line of the said STEVSIM, INC. property; thence North 89°58'38" East along said South line 161.82 feet, more or less, to the point of BEGINNING.

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