

WHEN RECORDED,

MAIL TO:

Collin Simonsen
50 West Broadway Ste 1200
Salt Lake City UT, 84101

Tax Id No: FT-14 and FT-14-B
Summit County, Utah

EASEMENT AGREEMENT
1333 S SR-32

This Easement Agreement is by and between Premier Storage Inc. owner of the FT-14 Parcel as described further herein, its successors and assigns, ("Grantor") and E & J Enterprises, LLC, owner of the FT-14-B parcel as further described herein, its successors and assigns ("Grantee").

Premier Storage Inc, its successors and assigns, Grantor, hereby GRANTS and CONVEYS to E & J Enterprises, LLC, the owner of the FT-14-B parcel, and its successors and assigns, Grantee, a non-exclusive perpetual easement for ingress and egress over the Premier Storage Inc. property, as further described herein, from SR-32 to the boundary of the FT-14-B property appurtenant to and for the benefit of the FT-14-B property. The shared access width is 25' and length is from SR-32 east appx 310'.

The Premier Storage Inc. property, over which the easement shall lie, is described as:

Parcel FT-14, in Summit County, Utah:

A portion of land located in the Northwest Quarter of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as South between the Northwest Corner and the West 1/4 Corner of said Section 28, described as follows: Beginning at a point South 665.71 feet from the Northwest Corner of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian, and running thence North 89° 53' 21" East 663.52 feet along an old existing fence line to a fence line; thence South 0° 33' 46" East 504.28 feet along an old existing fence line; thence West 138.97 feet; thence South 156.00 feet to an existing fence line; thence South 89° 53' 21" West 189.73 feet along a fence line; thence North 0° 40' 11" West 625.03 feet along a fence line and the projection line of said fence line; thence South 89° 53' 21" West 332.47 feet; thence North 35.00 feet to the point of beginning. Containing 4.78 Acres.

E & J Enterprises LLC's property is described as:

Parcel FT-14-B

A portion of land located in the Northwest Quarter of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as South between the Northwest Corner and the West 1/4 Corner of said Section 28, described as follows: Beginning at a point South 700.71 feet from the Northwest Corner of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian, and running thence North 89° 53' 21" East 332.47 feet; thence South

0° 40' 11" East 295.01 feet; thence South 89° 52' 48" West 335.92 feet to the section line; thence North 295.05 feet to the point of beginning.

Grantor will allow the construction or reconstruction of a common access and/or a driveway to the properties. Grantee will give Grantor 60-day notice prior to commencement of construction and maintenance of the driveway.

Grantor will keep the driveway clear of any and all obstructions and shall not allow any structures, vehicles or signs to be placed so close to the driveway as to inhibit free ingress and egress from either property. The access shall be used for all purposes reasonably necessary for the full use of the properties.

Owners of parcels FT-14 and FT-14-B shall share expenses equally for the development of: access, utilities, asphalt paving, routine maintenance, snow removal, and any other costs associated with shared access drive. Snow storage for access shall be shared equally by the owners of the two parcels. Grantor will remove snow on the driveway within a reasonable time and communicate the cost to Grantee who shall pay its 50% share within a reasonable time, but no later than 120 days.

The access shall be subject to all restrictions specified by the Utah Department of Transportation Highway Encroachment Permit that will be obtained for the access.

[REMAINDER LEFT INTENTIONALLY BLANK]

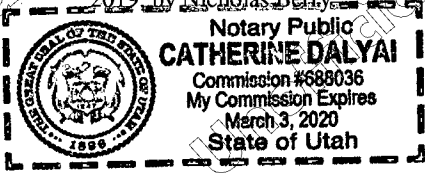
PREMIER STORAGE, INC

Signed: [Signature]
By: Nicholas Berry, its President
Date: 3/21/2019

E & J Enterprises, LLC
Signed: [Signature]
By: John Nuffer, its President
Date: 3/21/2019

STATE OF UT
COUNTY OF Salt Lake : ss.

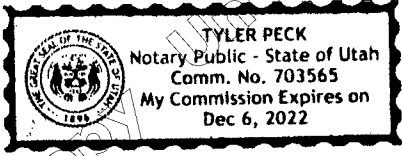
The foregoing instrument was acknowledged before me this 22 day of March, 2019
2019, by Nicholas Berry.



[Signature]
NOTARY PUBLIC

STATE OF UTAH
COUNTY OF SUMMIT : ss.

The foregoing instrument was acknowledged before me this 21 day of MARCH,
2019, by John Nuffer.



[Signature]
NOTARY PUBLIC