

Assignment of Lease Page 1 of 3
Russell Shirts Washington County Recorder
08/09/2016 03:32:14 PM Fee \$14.00 By
BACKMAN FPTP

WHEN RECORDED MAIL TO:
NAME U.S. Small Business Administration
ADDRESS 2595 East 3300 South
CITY & STATE Salt Lake City, UT 84109
82209250-05 8-00 2236

~~58-53-17-233-EDI~~ (SPACE ABOVE THIS LINE FOR RECORDER'S USE)

ASSIGNMENT AND SUBORDINATION OF LEASE

This Assignment of Lease is made on August 5, 2016 by IM4 LLC ("Landlord") and Innomark, Inc. ("Tenant") in favor of The United States Small Business Administration ("SBA").

WITNESSETH

- A. Landlord is the owner of certain real property located at 4041 South River Road ("Subject Property").
- B. Landlord entered into a lease of the Subject Property with Tenant, according to the terms of a lease dated March 1, 2016 (the "Lease").
- C. In connection with the Mountain West Small Business Finance ("CDC") loan from the "CDC" to Landlord, assigned to the SBA, Landlord has agreed to assign its interests in the lease described above to the SBA.

NOW, THEREFORE, Landlord does hereby assign, for security purposes only, all of Landlord's right, title and interest under each of said leases to the SBA with right of reassignment.

It is further provided that in the event of default by the Tenant under SBA Loan Number 82209250-05, each and every of the tenants identified herein above shall pay all rentals due and to become due under said leases to the SBA.

It is further provided that Tenant hereby subordinates its leasehold interest to the deed of trust which will be or has been recorded in connection with the SBA Loan and all other SBA Loan Documents.

It is further provided that the term of the lease will automatically extend until the SBA Loan has been repaid in full.

{Signatures appear on the following page}

LANDLORD
IM4 LLC

TENANT
INNOMARK, INC.

By: *Dana Moody*
Dana Moody, Member

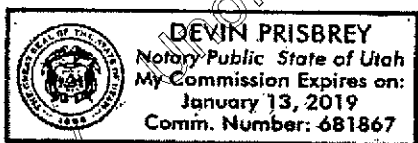
By: *Russell S. Moody*
Russell S. Moody, President

By: *Russell S. Moody*
Russell S. Moody, Member

STATE OF UTAH
COUNTY OF WASHINGTON

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The foregoing instrument was acknowledged before me on the 5th day of August, 2016, by Dana Moody and Russell S. Moody as Members of IM4 LLC and by Russell S. Moody as President of Innomark, Inc.



Devin Prisbrey
Notary Public

Order No.: 8-002236

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land located in the Southeast quarter (SE ¼) of Section 17, Township 43 South, Range 15 West, Salt Lake Base and Meridian, being more particularly described as follows:

Commencing at the East quarter corner of said Section 17, thence North 88 deg. 48'11" West, 2183.29 feet along the center section line; thence South 1727.10 feet to a point on the East line of River Road and the point of beginning; thence South 59 deg. 14'06" East 291.15 feet; thence South 88 deg. 51'56" East 300.99 feet; thence South 01 deg. 08'04" West, 344.19 feet; thence South 47 deg. 26'35" West, 220.25 feet; thence North 88 deg. 51'56" West, 280.43 feet; thence North 59 deg. 14'06" West, 415.99 feet to a point on said East line of River Road; thence North 30 deg. 45'54" East, 500.00 feet along said East line of River Road to the point of beginning.
(Proposed Lot 14, Fort Pierce Business Park)

Parcel No.: **SG-5-3-17-233-ED1**