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COTTONWOOD TITLE
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part of 14-21-426-003

**FIRST AMENDMENT TO
DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES,
SECURITY AGREEMENT AND FIXTURE FILING**

Dated as of November 1, 2018

Amending the
Deed of Trust, Assignment of Rents and Leases,
Security Agreement and Fixture Filing
Dated as of August 1, 2013

ACCOMMODATION RECORDING ONLY.
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ANY RESPONSIBILITY FOR VALIDITY,
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THIS FIRST AMENDMENT TO DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING, dated as of November 1, 2018 (this "*Amendment*"), is made and entered into by Entheos Academy (the "*Trustor*"), a Utah nonprofit corporation designated as a charter school by the State of Utah, in favor of Founders Title Company ("*Trustee*"), for the benefit of the Utah Charter School Finance Authority, with its office at C180 State Capitol Complex, Salt Lake City, Utah (the "*Beneficiary*"). This Amendment amends the Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing, dated of as August 1, 2013 (the "*Original Deed*" and, as amended by this Amendment, the "*Deed*").

RECITALS:

WHEREAS, the Beneficiary has previously issued its Charter School Revenue Improvement and Refunding Bonds (Entheos Academy), Series 2013A (the "*Series 2013A Bonds*"), pursuant to an Indenture of Trust dated as of August 1, 2013 (the "*Indenture*"), between the Beneficiary and U.S. Bank National Association, as trustee (the "*Bond Trustee*"), and loaned the proceeds thereof to the Trustor, pursuant to a Loan Agreement, dated as of August 1, 2013 (the "*Original Loan Agreement*" and, as amended by the First Amendment to Loan Agreement, dated as of November 1, 2018, the "*Loan Agreement*"), between the Trustor and the Beneficiary, for the purpose of financing or refinancing certain Facilities;

WHEREAS, all terms not otherwise defined herein shall have the same meanings as set forth in the Loan Agreement or the Indenture, as applicable;

WHEREAS, Section 10.05 of the Indenture permits amendments to be made to the Original Deed and the Original Loan Agreement without the consent of the Bondholders if such amendments are not "to the adverse prejudice" of the Bond Trustee or the Bondholders, and Section 8.10 of the Original Loan Agreement permits certain de minimis dispositions of portions of the Facilities;

WHEREAS, the Trustor has, concurrently with the execution and delivery of this Amendment, entered into an agreement pursuant to which it will exchange, with a certain developer (the "*Developer*"), certain portions of the existing Land for certain additional land adjacent to the existing Land, in order to facilitate the construction by the Developer of a public road that will resolve certain drop-off and pick-up traffic issues at and near the Trustor's Magna campus;

WHEREAS, the Trustor desires now to enter into this Amendment in order to revise the property description of the Land in connection with such exchange; and

WHEREAS, the Trustor will, concurrently with the execution and delivery of this Amendment, execute a First Amendment to Loan Agreement, dated as of November 1, 2018 (the "*Amended Loan Agreement*"), amending the Original Loan Agreement;

NOW, THEREFORE, the Original Deed is hereby amended as follows: The legal description of Parcel 2 (Magna Campus) in *Exhibit A* of the Original Deed is hereby amended to read as set forth in *Exhibit A* of this Amendment.

IN WITNESS WHEREOF, the Trustor has caused this Amendment to be executed in its corporate name by its duly authorized officer, all as of the date first above written.


TRUSTOR:

ENTHEOS ACADEMY,
a Utah non-profit corporation

By  _____
Chair

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

This instrument was acknowledged before me on this 6 day of November, 2018, by Jaren Gibson, who is the Chair of the Board of Directors of Entheos Academy, a Utah non-profit corporation.



NOTARY PUBLIC FOR THE STATE OF UTAH
COMMISSION EXPIRES: 09/28/2022



EXHIBIT A

PARCEL 2A

A parcel of land located in the Southeast Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian, located in Magna, Utah, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of 7200 West Street, said point being North 0°09'32" West 495.11 feet along the section line and South 89°50'28" West 39.96 feet from the Southeast Corner of Section 21, T1S, R2W, S.L.B.& M. (Basis of Bearing: S89°54'03"W along the Section line between the South . Corner and the Southwest Corner of Section 21) and running thence West 670.16 feet; thence North 0°09'19" West 302.31 feet to a point of curvature; thence 47.79 feet along the arc of a 40.50 foot radius curve to the left through a central angle of 67°36'51" (Long Chord Bears North 56°04'49" East 45.07 feet) to a point of reverse curvature; thence 22.19 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 50°50'46" (Long Chord Bears North 47°41'46" East 21.46 feet) to a point of compound curvature; thence 48.00 feet along the arc of a 163.50 foot radius curve to the right through a central angle of 16°49'18" (Long Chord Bears North 81°31'48" East 47.83 feet); thence North 89°56'27" East 326.82 feet to a point of curvature; thence 122.13 feet along the arc of a 163.50 foot radius curve to the right through a central angle of 42°47'54" (Long Chord Bears South 68°39'36" East 119.31 feet); thence South 47°15'39" East 50.37 feet to a point of curvature; thence 99.14 feet along the arc of a 198.50 foot radius curve to the left through a central angle of 28°37'00" (Long Chord Bears South 61°34'09" East 98.11 feet) to a point of reverse curvature; thence 9.53 feet along the arc of a 24.50 foot radius curve to the right through a central angle of 22°17'21" (Long Chord Bears South 64°43'59" East 9.47 feet) to the westerly right-of-way line of 7200 West Street; thence South 0°09'32" East 220.93 feet along said westerly right-of-way line of 7200 West Street to the point of beginning.

Tax ID No. 14-21-426-003 (PART OF)

PARCEL 2B

A parcel of land located in the Southeast Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian, located in Magna, Utah, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of 7200 West Street, said point being North 0°09'32" West 890.11 feet along the section line and South 89°50'28" West 39.95 feet from the Southeast Corner of Section 21, T1S, R2W, S.L.B.& M. (Basis of Bearing: S89°54'03"W along the Section line between the South . Corner and the Southwest Corner of Section 21) and running thence South 0°09'19" East 44.39 feet; thence South 26°23'43" West 13.28 feet; thence South 0°06'30" East 51.30 feet; thence South 10°05'11" West 11.30 feet to a point of curvature; thence 29.99 feet along the arc of a 24.50 foot radius curve to the right through a central angle of 70°07'58" (Long Chord Bears South 82°37'22" West 28.15 feet) to a point of compound curvature; thence 42.99 feet along the arc of a 163.50 foot radius curve to the right through a central angle of 15°04'01" (Long Chord Bears North 54°47'39" West 42.87 feet); thence North 47°15'39" West 50.37 feet to a point of curvature; thence 148.27 feet along the arc of a 198.50

foot radius curve to the left through a central angle of $42^{\circ}47'54''$ (Long Chord Bears North $68^{\circ}39'36''$ West 144.85 feet); thence North $0^{\circ}03'33''$ West 10.46 feet; thence North $89^{\circ}56'27''$ East 242.54 feet to the point of beginning.

Tax ID No. 14-21-426-003 (part of)