

B+f1-4-8123-NMC

NOTICE OF LEASE AND PROVISIONS FOR PARKING

Merrill L. Black hereby acknowledges that on the 1st day of August, 1993, he, as Lessor, leased the following described land and improvements thereon to Francescos of Granger:

BEGINNING AT A POINT ON THE NORTH LINE OF A STREET WHICH POINT IS SOUTH 89°40'54" WEST ALONG THE NORTH LINE OF 500 SOUTH STREET 879.78 FEET FROM THE CORNER OF LOT 4, BLOCK 3, NORTH MILLCREEK PLAT AND RUNNING THENCE SOUTH 89°40'54" WEST 143.74 FEET; THENCE NORTH 0°23'36" WEST 200.00 FEET; THENCE SOUTH 89°40'54" WEST 91.81 FEET; THENCE NORTH 0°23'36" WEST 24.3 FEET; THENCE NORTH 89°40'54" EAST 214.55 FEET; THENCE NORTH 0°23'36" WEST 13.0 FEET; THENCE NORTH 89°40'54" EAST 6.0 FEET; THENCE NORTH 0°23'36" WEST 11.5 FEET; THENCE NORTH 89°40'54" EAST 15.0 FEET; THENCE SOUTH 0°23'36" EAST 248.8 FEET TO THE POINT OF BEGINNING. 03-025-0102, 0114, 0116, 0117

The Lessee shall have the right to park on the adjacent property to the North presently owned by Lessor, excepting therefrom any area on which the Lessor determines to build new buildings or to enlarge and remodel the existing buildings. All parking areas shall be in accordance with Bountiful City requirements. Each tenant or owner shall be entitled to parking privileges based on the regulations of Bountiful City; however, the parking outside of the leased premises shall be reciprocal so that during evening hours, the Francescos Restaurant shall have the right to park in areas outside of their leased premises.

The description of the property to the North is described as follows:

BEGINNING AT A POINT SOUTH 89°40'54" WEST 879.78 FEET AND NORTH 0°23'36" WEST 248.8 FEET FROM THE SOUTHEAST CORNER OF LOT 4, BLOCK 3, NORTH MILL CREEK PLAT, BOUNTIFUL TOWNSITE SURVEY; THENCE SOUTH 89°40'54" WEST 15.0 FEET; THENCE SOUTH 0°23'36" EAST 11.5 FEET; THENCE SOUTH 89°40'54" WEST 6.0 FEET; THENCE SOUTH 0°23'36" EAST 13.0 FEET; THENCE SOUTH 89°40'54" WEST 214.55 FEET; THENCE NORTH 0°23'36" WEST 213.62 FEET, MORE OR LESS, TO THE SOUTH LINE OF LYNNHAVEN SUBDIVISION, BLOCK 2, PLAT B; THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 235.55 FEET; THENCE SOUTH 0°23'36" EAST 187.811 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

03-025-0102+0114

Witness my hand this 18th day of October, 1993.

Merrill L. Black
Merrill L. Black

STATE OF UTAH)
COUNTY OF DAVIS)

On the 18th day of OCTOBER A.D., 1993, personally appeared before me, MERRILL L. BLACK the signer of the above instrument who duly acknowledged to me that he executed the same.

Diane Rossi
Notary Public

My Commission Expires: 4-25-96 Residing at: BOUNTIFUL, UTAH

