

10565035

When Recorded Return to:  
Isaacson, Rosenbaum, Woods & Levy PC  
633 17<sup>th</sup> Street Suite 2200  
Denver CO 80202  
Attn: Judi Cloutier

10565035  
11/20/2008 10:38:00 AM \$27.00  
Book - 9660 Pg - 385-393  
Gary W. Ott  
Recorder, Salt Lake County, UT  
TITLE WEST  
BY: eCASH, DEPUTY - EF 9 P.

# Cover Page to Letter Agreement

PLEASE RETURN TO:  
Isaacson, Rosenbaum, Woods & Levy, P.C.  
633 17th Street, Suite 2200  
Denver, CO 80202  
Attn: Judi Clouner  
303-292-5656

March 14, 2008

Young Electric Sign Company  
2401 Foothill Boulevard  
Salt Lake City, Utah 84109

Young Electric Sign Company Profit Sharing  
401(k) Retirement Plan and Trust  
2401 Foothill Boulevard  
Salt Lake City, Utah 84109

Re: Easements (the "Easements") attached to Purchase Agreement between EquiWest, a Nevada corporation ("EquiWest") and Young Electric Sign Company, a Utah corporation ("Yesco"), dated February 20, 2007, and to Purchase Agreement between EquiWest and Young Electric Sign Company Profit Sharing 401K Retirement Plan and Trust ("Yesco 401K"), dated February 20, 2007 (collectively, the "Purchase Agreements")

Ladies and Gentlemen:

I am writing on behalf of Weingarten Miller EquiWest Salt Lake LLC, a Colorado limited liability company ("Weingarten Miller"). This letter is intended to clarify certain items in the Easements. Please confirm by your signature below that:

1. You approve the Site Plan attached to this letter depicting the location of the building improvements and the location and dimensions of the new interstate sign proposed for the property shown on the attached sign drawing, and you agree that said building improvements and sign will not interfere with and are permissible under the Easements in favor of Yesco and Yesco 401K.
2. The grantees of the Easements from Yesco and Yesco 401K may pave the parcels subject to said Easements and the Easements include the right to use the parcel (Tax Parcel No. APN15-12-330-007 described on an Exhibit to be attached to this letter) in which your south sign is currently located for location of part of the grantee's loading dock.
3. In order to accommodate truck traffic behind the buildings depicted on the attached Site Plan, the south sign structure on Tax Parcel No. APN15-12-330-007 will remain in its present location, no other improvements will be constructed that might interfere with truck traffic, and the sign panels shall provide at least twenty feet ground clearance. \* PCY
4. You agree that the rights under the Easements to encroach onto the property shown on the attached Site Plan are limited to rights to encroach into air space located twenty feet above ground and higher.

This letter may be recorded in the real property records and shall be binding upon and benefit the real property that is the subject hereof. Thank you for your cooperation.

\* IF THE SIGN IS MOVED, IT WILL NOT BE MOVED  
IN A MANNER THAT WILL INTERFERE WITH PCY  
TRUCK TRAFFIC.

WEINGARTEN MILLER SALT LAKE EQUIWEST LLC

By: WEINGARTEN MILLER SALT LAKE LLC, Its Manager

By: Steven A. Shoflick  
Steven A. Shoflick, Authorized Signer

STATE OF COLORADO )  
 ) ss.  
COUNTY OF ARAPAHOE )

On the 14<sup>th</sup> day of March 2008, personally appeared before me Steven A. Shoflick, who being duly sworn, represented that he is the Authorized Signer for Weingarten Miller Salt Lake LLC, Manager of Weingarten Miller Salt Lake Equiwest LLC and that he executed the above and foregoing instrument and that said instrument was signed on behalf of said Weingarten Miller Salt Lake LLC, Manager of Weingarten Miller Salt Lake Equiwest LLC under authority of a corporate resolution.

My commission expires: 11-4-08

Barbara McCrorie  
Notary Public  
Residing at 850 Englewood Pkwy  
Englewood, CO

YOUNG ELECTRIC SIGN COMPANY

By: Paul C. Young  
Title: Exec. VP

**BARBARA McCRORIE**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
My Commission Expires Nov. 4, 2008

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

On the 20 day of March, 2008, personally appeared before me Paul C. Young, who being duly sworn, represented that he is the Exec. VP of Young Electric Sign Company and that he executed the above and foregoing instrument and that said instrument was signed on behalf of said Young Electric Sign Company under authority of a corporate resolution.

My commission expires: 10/29/2009

Notary Public  
**CATHY L. KIRKHAM**  
2401 Foothill Drive  
Salt Lake City, Utah 84109  
My Commission Expires  
October 28, 2009  
State of Utah

Cathy L. Kirkham  
Notary Public  
Residing at Salt Lake

WEINGARTEN MILLER SALT LAKE EQUIWEST LLC

By: WEINGARTEN MILLER SALT LAKE LLC, Its Manager

By: Steven A. Shofflick  
Steven A. Shofflick, Authorized Signer

STATE OF COLORADO )  
 ) ss.  
COUNTY OF ARAPAHOE )

On the \_\_\_ day of \_\_\_\_\_, 2008, personally appeared before me Steven A. Shofflick, who being duly sworn, represented that he is the Authorized Signer for Weingarten Miller Salt Lake LLC, Manager of Weingarten Miller Salt Lake Equiwest LLC and that he executed the above and foregoing instrument and that said instrument was signed on behalf of said Weingarten Miller Salt Lake LLC, Manager of Weingarten Miller Salt Lake Equiwest LLC under authority of a corporate resolution.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Residing at \_\_\_\_\_

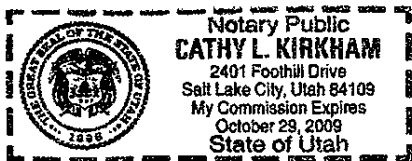
YOUNG ELECTRIC SIGN COMPANY

By: Paul C. Young  
Title: Exec. VP

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

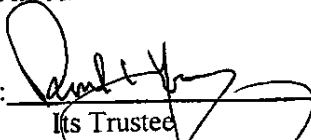
On the 20 day of March, 2008, personally appeared before me Paul C. Young, who being duly sworn, represented that he is the Exec. VP of Young Electric Sign Company and that he executed the above and foregoing instrument and that said instrument was signed on behalf of said Young Electric Sign Company under authority of a corporate resolution.

My commission expires: 10/29/2009



Cathy L. Kirkham  
Notary Public  
Residing at Salt Lake


YOUNG ELECTRIC SIGN COMPANY  
PROFIT SHARING 401(K) RETIREMENT  
PLAN AND TRUST

By:   
Its Trustee

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

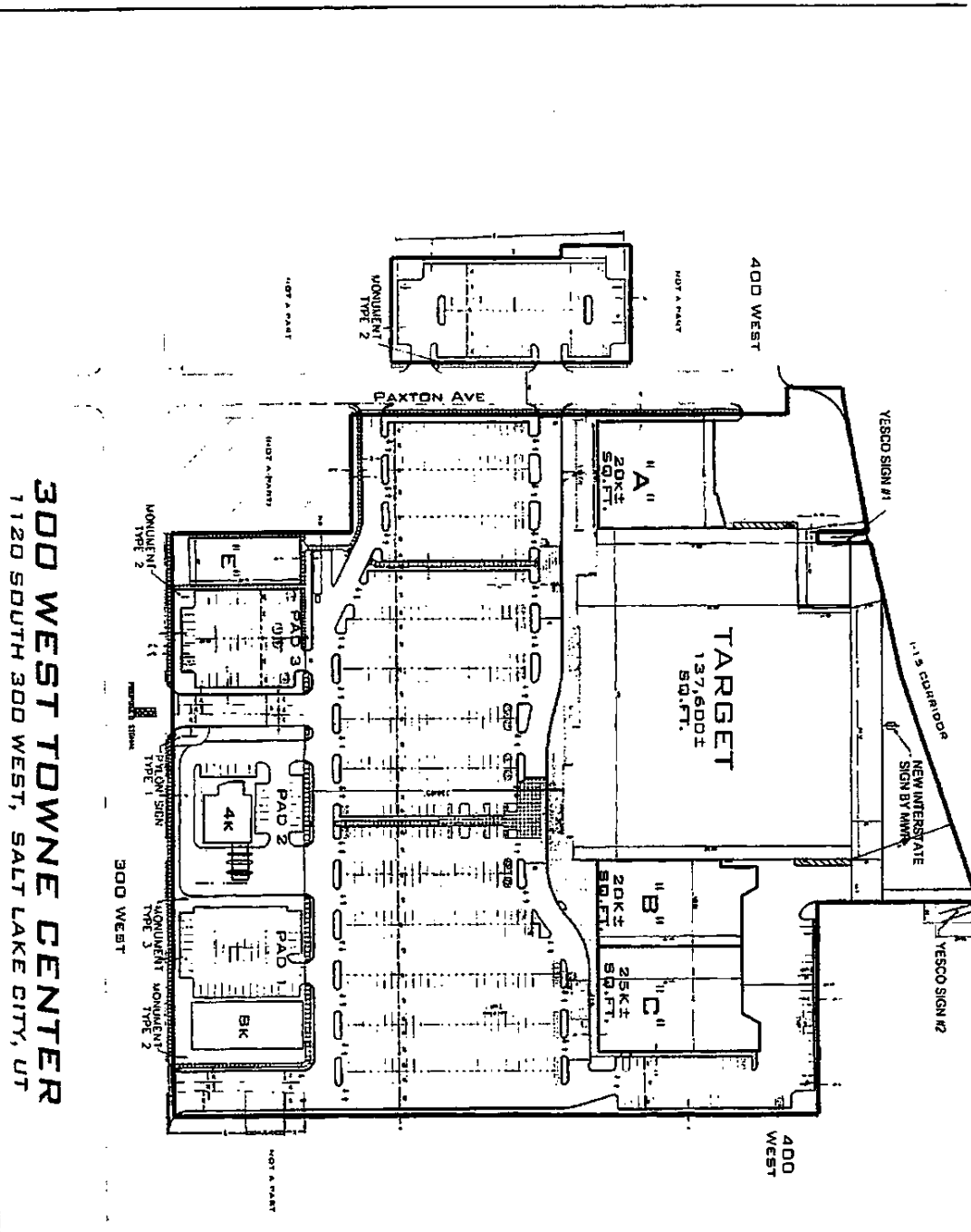
On the 20 day of March, 2008, personally appeared before me Paul C. Young, who being duly sworn, represented that he is the Trustee of Young Electric Sign Company Profit Sharing 401(k) Retirement Plan and Trust and that he executed the above and foregoing instrument and that said instrument was signed on behalf of said Young Electric Sign Company Profit Sharing 401(k) Retirement Plan and Trust under authority of a corporate resolution.

My commission expires: 10/29/2009.

  
Notary Public  
Residing at Salt Lake

Enclosures

1778039\_3.doc



**300 WEST TOWNE CENTER**  
 1120 SOUTH 300 WEST, SALT LAKE CITY, UT



SP-37  
 8/25/08



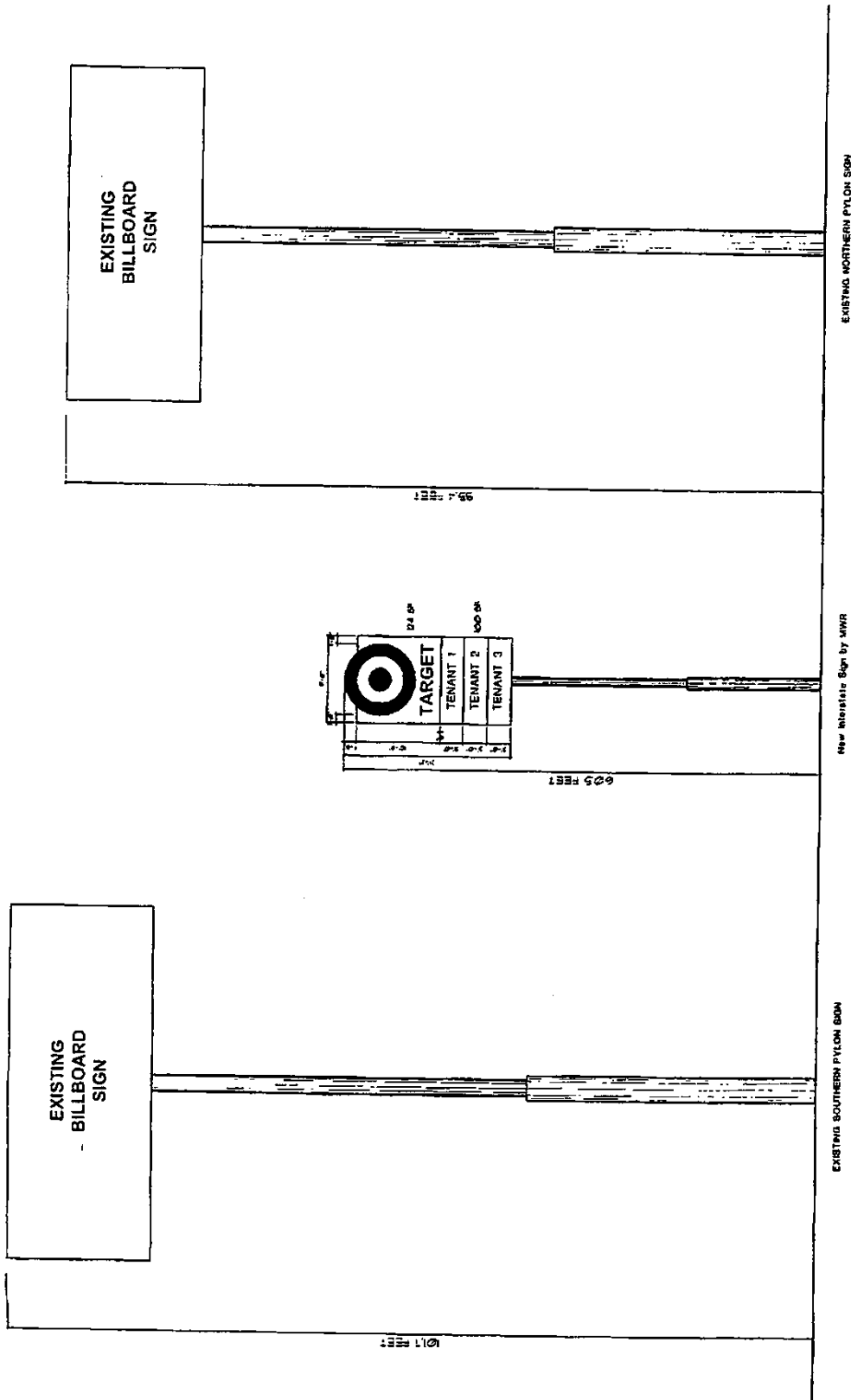
**SITE PLAN EXHIBIT**  
**SIDE DATA**

**PARKING/LOADING DATA**

|               |                |
|---------------|----------------|
| TARGET        | 97,600 SF      |
| RENTAL 'A'    | 20,000 SF      |
| RENTAL 'B'    | 20,000 SF      |
| RENTAL 'C'    | 20,000 SF      |
| TOTAL PARKING | 1,540 SPACES   |
| PAD 1         | 1,480/1,000 SF |

**OUT PARCELS**

|               |            |
|---------------|------------|
| PAD 1         | 6,000 SF   |
| TOTAL PARKING | 135 SPACES |
| PAD 2         | 4,000 SF   |
| TOTAL PARKING | 223 SPACES |
| PAD 3         | 8,000 SF   |
| TOTAL PARKING | 258 SPACES |
| PAD 4         | 470,000 SF |



As

EXHIBIT

Beginning at a point East 619.20 feet from the Southwest corner of Lot 5, Block 24, Five Acre Plat "A", Big Field Survey, and running thence East 68.85 feet; thence South 14.96 feet, more or less, to the North line of an alley and the North line of Davis, Sharp and Stringer's Subdivision; thence West along said North line 68.85 feet, more or less, to a point on the East highway boundary; thence Northerly 14.96 feet, more or less, to the place of Beginning

TOGETHER with one-half of the vacated alley abutting said property on the South

County of Salt Lake  
State of Utah

Tax Parcel No. 15-12-330-007



**Notary's Copy Certification**

On this 20<sup>th</sup> day of November 2008, I certify that the document identified as

Simplifile Document Number CD7F0D78-88ED-C240-331E-95224F18A4CB,

is a true, exact, complete and unaltered scanned image made by me of "Letter Agreement" presented to me by the document's custodian, Title West - SLC, and that, to the best of my knowledge, said electronically scanned image is neither a public record nor a publicly recorded document, certified copies of which are available from an official source other than a notary.

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**Eileen E. Leek**

2735 East Parleys Way

Suite 201

Salt Lake City, UT 84109

Commercial Escrow Officer

State of Utah

My commission number is **568214**.

My commission expires on **March 10, 2011**.

Seal: