



W2488569

E# 2488569 PG 1 OF 3
ERNEST D ROWLEY, WEBER COUNTY RECORDER
27-AUG-10 1:39 PM FEE \$14.00 DEP JC
REC FOR: FIRST AMERICAN NCS - SOUTH TEM
ELECTRONICALLY RECORDED

When recorded return to:
Utah Certified Development Company
5333 South Adams Ave., Suite B
Ogden, Utah 84405

File Name: Utah Orthopaedics, LLC
Loan #: 35940150-05

NCS-412978
Property Tax ID: 07-079-0050 *JA*

MEMORANDUM OF LEASE

This Memorandum of Lease dated this **26th day of August, 2010**, is between **Ogden Orthopedic Medical Property Holdings, LLC** (herein called "Lessor") and **Utah Orthopaedics, LLC, Rocco Foot and Ankle, P.C. and Dann C. Byck, M.D., Sports Medicine, P.C.** (herein called "Lessee").

1. Premises. Lessor hereby leases to Lessee upon the terms and conditions of that certain lease dated **August 26, 2010** between the parties (herein called the "Lease") the terms and conditions of which Lease are incorporated by this reference. The premises consist of the land described on Exhibit "A" attached hereto and by reference is included herein.
2. Term. The term of the Lease shall be **21 years** commencing on **August 1, 2010** and ending on **August 1, 2031**, subject to renewal or extension periods as follows: **NONE**
3. Purpose of Memorandum of Lease. This Memorandum of Lease is prepared for the purpose of recordation and it in no way modifies the Lease.

Lessor:
Ogden Orthopedic Medical Property Holdings, LLC

By: *Dann C. Byck, III*
Dann C. Byck, III, Manager

By: *Jeffrey J. Rocco*
Jeffrey J. Rocco, Manager

Lessee:
Utah Orthopaedics, LLC

By: *Dann C. Byck, III*
Dann C. Byck, III, Manager

By: *Jeffrey J. Rocco*
Jeffrey J. Rocco, Manager

Lessee:
Rocco Foot and Ankle, P.C.

By: *Jeffrey J. Rocco*
Jeffrey J. Rocco, President

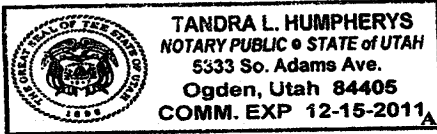
Lessee:
Dann C. Byck, M.D., Sports Medicine, P.C.

By: *Dann C. Byck, III*
Dann C. Byck, III, President

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this 26th day of August, 2010, personally appeared before me Dann C. Byck, III and Jeffrey J. Rocco, who being by me duly sworn, did say that they are Managers of **Ogden Orthopedic Medical Property Holdings, LLC**, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company with full authority.

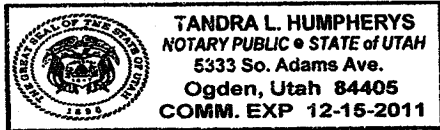


Tandra L. Humpherys
NOTARY PUBLIC
Residing at: Ogden, Utah

ACKNOWLEDGEMENT

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COUNTY OF WEBER)

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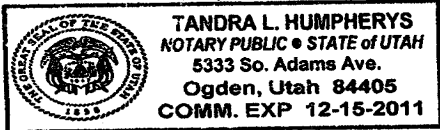


Tandra L. Humpherys
NOTARY PUBLIC
Residing at: Ogden, Utah

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this 26th day of August, 2010, personally appeared before me Jeffrey J. Rocco, who being by me duly sworn, did say that he is the President of **Rocco Foot and Ankle, P.C.**, a corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors.

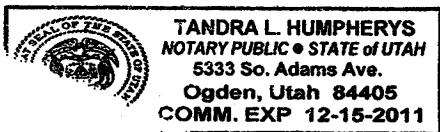


Tandra L. Humpherys
NOTARY PUBLIC
Residing at: Ogden, Utah

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this 26th day of August, 2010, personally appeared before me Dann C. Byck, III, who being by me duly sworn, did say that he is the President of **Dann C. Byck, M.D., Sports Medicine, P.C.**, a corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors.



Tandra L. Humpherys
NOTARY PUBLIC
Residing at: Ogden, Utah

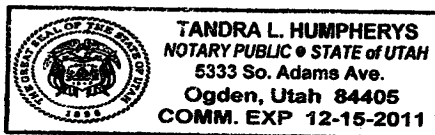


EXHIBIT "A"

**Debtor and Trustor: Ogden Orthopedic Medical Property Holdings, LLC
to assist, Utah Orthopaedics, LLC, Rocco Foot and Ankle,
P.C. and Dann C. Byck, M.D., Sports Medicine, P.C.**

**Secured Party and Beneficiary: Utah Certified Development Company and
The U. S. Small Business Administration**

Real Property Description

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A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF LOT 3, PLEASANT VALLEY BUSINESS PARK, ON THE SOUTHEAST RIGHT OF WAY LINE OF DEDICATED ADAMS AVENUE, SAID POINT BEING SOUTH 00°02'26" EAST ALONG THE SECTION LINE 849.68 FEET AND WEST 653.46 FEET FROM THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY AND RUNNING THENCE AS FOLLOWS:

SOUTH 28°26'04" EAST 234.00 FEET ALONG THE SOUTHWEST LINE OF SAID LOT 3; THENCE SOUTH 03°50'22" EAST 163.48 FEET; THENCE SOUTH 86°09'38" WEST 223.49 FEET TO A TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY 245.86 FEET ALONG SAID TANGENT CURVE TO THE RIGHT (R= 367.00' , DELTA= 38°22'59", T= 127.74', CH = 241.29', CHB = NORTH 74°38'53" WEST) TO A TANGENT LINE; THENCE NORTH 55°27'23" WEST 83.82 FEET TO A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 22.41 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT (R = 29.00', DELTA = 44°16'33", T = 11.80', CH = 21.86', CHB = NORTH 04°52'40" WEST) TO A NON-TANGENT CURVE RIGHT ON THE SOUTHEAST RIGHT OF WAY LINE OF SAID DEDICATED ADAMS AVENUE; THENCE NORTHEASTERLY 196.09 FEET ALONG SAID RIGHT OF WAY LINE AND NON-TANGENT CURVE TO THE RIGHT (R = 683.00', DELTA = 16°26'59", T = 98.72', CH = 195.42', CHB = NORTH 53°20'27" EAST) TO A TANGENT LINE; THENCE NORTH 61°33'56" EAST 281.38 FEET ALONG SAID RIGHT OF WAY LINE AND TANGENT LINE TO THE POINT OF BEGINNING.

BASIS OF BEARING: THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 20 BEARS SOUTH 00°02'26" EAST.

07-079-0050

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**The address of such property is:
5782 Adams Avenue Parkway, Washington Terrace, UT 84405**

**The owner of such real property is:
Ogden Orthopedic Medical Property Holdings, LLC, a Utah Limited Liability Company**