

Loan No. 254-566944801-001
Transaction No. ZFN-3327117-M

WHEN RECORDED, RETURN TO:

Zions Bancorporation, N.A.
Attn: ELO File Room
2200 South 3270 West
West Valley City, UT 84119

Mail Code: UT SLSC 1880

Tax ID No. 08-569-0303

134216-TOF

SECOND SUPPLEMENTAL TRUST DEED

This Second Supplemental Trust Deed is effective as of February 1, 2022 (the "Effective Date"), and made and entered into by and between Legacy House of Park Lane, LLC, a Utah limited liability company ("Borrower"), and Zions Bancorporation, N.A., dba Zions First National Bank, formerly known as ZB, N.A., dba Zions First National Bank ("Lender"), whose address is One South Main Street, Suite 400, Salt Lake City, Utah 84133.

RECITALS

A. Lender and Borrower entered into a Construction and Term Loan Agreement dated March 13, 2017, as amended by a Loan Modification Agreement dated December 1, 2020 (the "Original Loan Agreement"), whereby Lender made a construction and term loan to Borrower in the original principal amount of Eighteen Million Six Hundred Fifty-Three Thousand Dollars (\$18,653,000.00) (the "Loan"). The Loan is further evidenced by, among other things, a Renewal and Substitute Promissory Note dated December 1, 2020, executed by Borrower for the benefit of Lender, in the original principal amount of Eighteen Million Four Hundred Eighty Thousand Dollars (\$18,480,000.00) (the "First Renewal Note").

B. Borrower's obligations under the First Renewal Note are secured by the collateral described in the Construction and Term Loan Trust Deed, Assignment of Rents, Security Agreement and Fixture Filing dated March 13, 2017, executed by Borrower, as "Trustor", to Lender, as "Trustee", for the benefit of Lender, as "Beneficiary", which was recorded in the office of the County Recorder of Davis County, State of Utah, on March 14, 2017, as Entry No. 3007764, in Book 6722, at Pages 155-184, as amended by the Supplemental Trust Deed dated December 1, 2020, which was recorded in the office of the County Recorder of Davis County, State of Utah, on January 12, 2021, as Entry No. 3335743, in Book 7674, at Pages 308-316 (the "Trust Deed"). The Trust Deed encumbers real property located in Davis County, State of Utah, and more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

C. In accordance with an Amended and Restated Loan Agreement dated the Effective Date, entered into between Borrower and Lender (the "Amended and Restated Loan Agreement"), which Amended and Restated Loan Agreement replaces the Original Loan Agreement, Borrower is executing a Second Renewal and Substitute Promissory Note dated the Effective Date, in the principal amount of Seventeen Million Nine Hundred Thirty-Six Thousand Eight Hundred Forty-Four and 67/100 Dollars (\$17,936,844.67) (the "Second Renewal Note"), which Second Renewal Note replaces the First Renewal Note.

The Amended and Restated Loan Agreement, Second Renewal Note, Trust Deed, and all other documents defined as Loan Documents in the Amended and Restated Loan Agreement, are hereinafter collectively referred to as the "Loan Documents".

D. In connection with entering into the Amended and Restated Loan Agreement and Second Renewal Note, Borrower and Lender now desire to amend and supplement the Trust Deed to ratify and modify the obligations secured thereby consistent with the Amended and Restated Loan Agreement and the Second Renewal Note.

AGREEMENT

In exchange for good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, Borrower and Lender agree as follows:

1. **Reaffirmation of the Trust Deed.** Borrower and Lender agree and acknowledge that it was their intention at the time of the execution of the Trust Deed, that the Trust Deed encumber the Property as a first lien, and it continues to be their intention that the Trust Deed, as amended and supplemented by this Second Supplemental Trust Deed, continues, without interruption, to encumber the Property as a first lien.

2. **Amendment and Supplementation of Trust Deed.** The Trust Deed is hereby amended to modify the indebtedness secured by the Trust Deed, evidenced by the Second Renewal Note. Specifically, the second paragraph on Page 1 of the Trust Deed is hereby amended to read in its entirety as follows:

Beneficiary has made a loan to Trustor in the amount of Seventeen Million Nine Hundred Thirty-Six Thousand Eight Hundred Forty-Four and 67/100 Dollars (\$17,936,844.67) (the "Loan"). The Loan is evidenced by a Second Renewal and Substitute Promissory Note effective as of February 1, 2022, in the original principal amount of the Loan, and all renewals, extensions, modifications, and replacements thereof (the "Note"), which Note has a Maturity Date of May 1, 2022. The Loan has been made pursuant to the Amended and Restated Loan Agreement between Trustor and Beneficiary effective as of February 1, 2022 (the "Loan Agreement").

3. **Security.** Borrower and Lender agree and acknowledge that the First Renewal Note, as amended and restated by the Second Renewal Note, and all other indebtedness and obligations described in the Trust Deed, are secured by the Trust Deed, as amended and supplemented by this Second Supplemental Trust Deed.

4. **Survival of Obligations; Continuation of Terms of Loan Documents.** Lender and Borrower agree that the Trust Deed, together with all of Borrower's obligations thereunder, shall, except to the extent expressly modified by this Second Supplemental Trust Deed, remain in full force and effect and survive the execution of this Second Supplemental Trust Deed. Except as expressly modified by this Second Supplemental Trust Deed, all terms and conditions of the Loan Documents shall continue in full force and effect.

5. **Representations, Warranties, Covenants and Agreements.** Borrower represents, warrants, and agrees that the representations, warranties, covenants and agreements of Borrower contained in the Loan Documents (a) are true and accurate as of the date of this Second Supplemental Trust Deed, (b) are hereby remade and reaffirmed by Borrower, and (c) are in full force and effect as of the date of this Second Supplemental Trust Deed, enforceable in accordance with their terms. Borrower further represents and warrants that Borrower is not in default under any of the terms and conditions of the Loan Documents, and no conditions exist which, with the passage of time, the giving of notice, or both, would constitute a default under the Loan Documents.

6. **Counterparts.** This Second Supplemental Trust Deed may be executed in any number of counterparts, each of which shall be deemed an original for all purposes, but all of which taken together shall constitute only one agreement. The production of any executed counterpart of this Second Supplemental Trust Deed shall be sufficient for all purposes without producing or accounting for any other counterpart. Copies of this Second Supplemental Trust Deed, and fax signatures thereon, shall have the same force, effect and legal status as an original.

7. **Defined Terms.** Unless otherwise defined in this Second Supplemental Trust Deed, capitalized terms used herein have the meanings given them in the Amended and Restated Loan Agreement.

8. **Governing Law.** This Second Supplemental Trust Deed and all matters relating to this Second Supplemental Trust Deed shall be governed exclusively by and construed in accordance with the applicable laws of the State of Utah.

9. **Integrated Agreement and Subsequent Amendment.** The Trust Deed, this Second Supplemental Trust Deed, the Loan Documents, the Second Renewal Note, and the other agreements, documents, obligations, and transactions contemplated by the Amended and Restated Loan Agreement and this Second Supplemental Trust Deed constitute the entire agreement between Lender and Borrower with respect to the subject matter of the agreements, and may not be altered or amended except by written agreement signed by Lender and Borrower. PURSUANT TO UTAH CODE SECTION 25-5-4, BORROWER IS NOTIFIED THAT THESE

AGREEMENTS ARE A FINAL EXPRESSION OF THE AGREEMENTS BETWEEN LENDER AND BORROWER AND THESE AGREEMENTS MAY NOT BE CONTRADICTED BY EVIDENCE OF ANY ALLEGED ORAL AGREEMENT.

*[SIGNATURE PAGE(S) AND EXHIBIT(S),
IF ANY, FOLLOW THIS PAGE]*

BORROWER

LEGACY HOUSE OF PARK LANE, LLC,
a Utah limited liability company

By: Colwestern II, LLC,
a Utah limited liability company,
Manager of Legacy House of Park Lane, LLC

By: Western States Lodging III, LLC,
a Utah limited liability company,
Manager of Colwestern II, LLC

By: Paul C Fairholm
Name: PAUL C FAIRHOLM
Title: Manager

By: CEG Western II, LLC,
a Utah limited liability company,
Manager of Colwestern II, LLC

By: Colmena Capital, Inc.,
a Utah corporation,
Manager of CEG Western II, LLC

By: _____
Name: _____
Title: _____

BORROWER

LEGACY HOUSE OF PARK LANE, LLC,
a Utah limited liability company

By: Colwestern II, LLC,
a Utah limited liability company,
Manager of Legacy House of Park Lane, LLC

By: Western States Lodging III, LLC,
a Utah limited liability company,
Manager of Colwestern II, LLC

By: _____
Name: _____
Title: _____

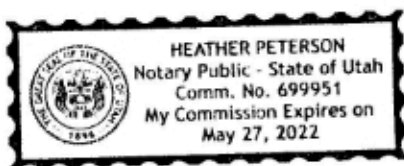
By: CEG Western II, LLC,
a Utah limited liability company,
Manager of Colwestern II, LLC

By: Colmena Capital, Inc.,
a Utah corporation,
Manager of CEG Western II, LLC

By: Brian Shelley
Name: Brian Shelley
Title: V.P.

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

The foregoing instrument was acknowledged before me this 24 day of February, 2022, by Paul C. Fairholm, Manager of Western States Lodging III, LLC, a Utah limited liability company, Manager of Colwestern II, LLC, a Utah limited liability company, Manager of Legacy House of Park Lane, LLC, a Utah limited liability company.



Heather Peterson
NOTARY PUBLIC
Residing at: Salt Lake County

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

The foregoing instrument was acknowledged before me this ____ day of February, 2022, by _____ of Colmena Capital, Inc., a Utah corporation, Manager of CEG Western II, LLC, a Utah limited liability company, Manager of Colwestern II, LLC, a Utah limited liability company, Manager of Legacy House of Park Lane, LLC, a Utah limited liability company.

NOTARY PUBLIC
Residing at: _____

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

The foregoing instrument was acknowledged before me this ____ day of February, 2022, by _____, _____ of Western States Lodging III, LLC, a Utah limited liability company, Manager of Colwestern II, LLC, a Utah limited liability company, Manager of Legacy House of Park Lane, LLC, a Utah limited liability company.

NOTARY PUBLIC
Residing at: _____

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

The foregoing instrument was acknowledged before me this 23rd day of February, 2022, by Brian Shelley, V.P. of Colmena Capital, Inc., a Utah corporation, Manager of CEG Western II, LLC, a Utah limited liability company, Manager of Colwestern II, LLC, a Utah limited liability company, Manager of Legacy House of Park Lane, LLC, a Utah limited liability company.



Yvonne M Schenk

NOTARY PUBLIC
Residing at: SL County

EXHIBIT A
REAL PROPERTY DESCRIPTION

The real property located in Davis County, State of Utah, and more particularly described as follows:

All of Lot 303, Park Lane Commons – Phase 3, recorded in the office of the county recorder of Davis County, Utah, on December 8, 2015, as Entry No. 2909134, in Book 6408, at Page 909 of official records according to the official plat thereof.