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EASEMENT AND RIGHT-OF-WAY

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RECORDED
BY
DAVID DORR

SEP 26 2 42 PM '79
KATIE L. GOSN
RECORDER
SALT LAKE COUNTY
UTAH

CM
198062
RECORDS

SALT LAKE INTERNATIONAL CENTER, a Utah corporation, the owner of certain real property located in the County of Salt Lake, State of Utah, more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof and ICDC #3 LTD. PARTNERSHIP, a Utah limited partnership, the owner of certain real property located in the County of Salt Lake, State of Utah, more particularly described in Exhibit "B" attached hereto and by this reference made a part hereof, for the sum of ONE (\$1.00) DOLLAR and other good and valuable consideration by each to the other paid, the receipt and adequacy of which is hereby acknowledged, do hereby grant to each other a NON-EXCLUSIVE PERPETUAL EASEMENT AND RIGHT-OF-WAY, in common with others, and to run with the land and which shall be for the benefit and use of the owners of and be appurtenant to each of the separate parcels set forth on Exhibits "A" and "B" attached hereto, and which shall be used for access and driveway purposes for pedestrian and motor vehicle traffic over and across the following described tracts of land situate in the County of Salt Lake, State of Utah, to-wit:

RIGHT-OF-WAY #1 -- A 30 foot wide right-of-way being 15 feet either side of the following described centerline:

Beginning at a point on the East line of Lot 8, Salt Lake International Center Plat 2A, said point being North 0°16'02" West, 219.04 feet from the Southeast corner of said Lot 8, and running thence South 89°58' West, 393.50 feet.

RIGHT-OF-WAY #2 -- A 30 foot wide right-of-way being 15 feet either side of the following described centerline:

Beginning at a point of the North line of Lot 7, Salt Lake International Center Plat 2A, said point being North 89°58' East, 122.42 feet from the Northwest corner of said Lot 7, and running thence South 0°02' East, 363.96 feet.

RIGHT-OF-WAY #3 -- A 30 foot wide right-of-way being 15 feet either side of the following described centerline:

Beginning at a point which lies 219.21 feet North and 284.79 feet East of the Southwest corner of Lot 7, Salt Lake International Center Plat 2A, and running thence South 0°02' East, 208.4 feet.

In consideration of the mutual, reciprocal and non-exclusive easement herein granted and as a condition precedent to the use and enjoyment thereof, each and every owner of any part of the real property described in Exhibit "A" and/or Exhibit "B" shall share, on an equal basis, all costs and expenses of the maintenance of the easement premises including, without limitation, all public liability insurance premiums, electricity, cleaning and janitorial work, snow removal, repairs and replacements, including resurfacing and restriping, maintenance of lights and light standards and all other functions necessary for the proper maintenance, upkeep and operation of the said easement premises.

The granting of this easement and right-of-way does not provide access to the dedicated and public roads to which it connects; such access, particularly as it relates to North Temple Street, being subject to the control and consent of the applicable public entity.

The foregoing easement and right-of-way shall be binding upon the parties hereto, their successors and assigns.

IN WITNESS WHEREOF the parties hereto have signed this Easement and Right-of-Way this 23rd day of July, 1979.

ATTEST:

By Patricia Davis
Patricia Davis
Assistant Secretary

SALT LAKE INTERNATIONAL CENTER

By Emanuel A. Floor
Emanuel A. Floor, President

ICDC #3 LTD. PARTNERSHIP

By International Center Development
Company, a Utah corporation

Its General Partner

By Emanuel A. Floor
Emanuel A. Floor
Vice President

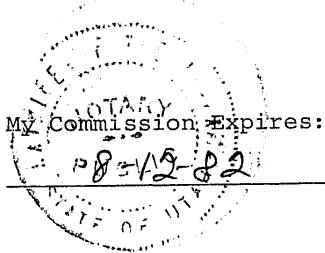
STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On this 23rd day of July, 1979, personally
appeared before me Emanuel A. Floor and Patricia Davis, who being

by me duly sworn did say, each for themselves, that he, the said Emanuel A. Floor is the President and she the said Patricia Davis is the Assistant Secretary of Salt Lake International Center and that the within and foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Emanuel A. Floor and Patricia Davis duly acknowledged to me that the said corporation executed the same and that the seal affixed is the seal of said corporation.

NOTARY PUBLIC

Kathleen Lotheringham
Residing at: Salt Lake City, Utah

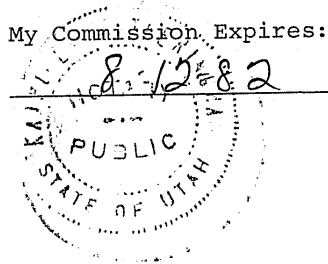


STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 23rd day of July, 1979, personally appeared before me Emanuel A. Floor, who being by me duly sworn did say, for himself, that he, the said Emanuel A. Floor, is the Vice President of International Center Development Company, General Partner of ICDC #3 Ltd. Partnership and that the within and foregoing instrument was signed on behalf of said limited partnership by authority of said limited partnership and the said Emanuel A. Floor duly acknowledged to me that said corporation executed the same on behalf of the limited partnership and as its general partner.

NOTARY PUBLIC

Kathleen Lotheringham
Residing at: Salt Lake City, Utah



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EXHIBIT "A"

The following described real property is located in Salt Lake City, Salt Lake County, State of Utah, to-wit:

PARCEL A:

Beginning at a point which lies North 89°58' East, 122.42 feet from the Southwest corner of Lot 7, Salt Lake International Center Plat 2A, an industrial subdivision of part of Section 36, T1N, R2W, SLB&M, and running thence North 0°02' West, 264.00 feet; thence North 89°58' East, 162.50 feet; thence South 0°02' West, 325.00 feet; thence South 89°58' West, 162.50 feet; thence North 0°02' West, 61.00 feet to the point of beginning, containing 1.212 acres.

PARCEL B:

Beginning at the Southwest corner of Lot 6, Salt Lake International Center Plat 2A, an industrial subdivision of part of Section 36, T1N, R2W, SLB&M, and running thence North 0°02' West, 264.00 feet; thence North 89°58' East, 157.42 feet; thence South 0°02' East, 325.00 feet; thence South 89°58' West, 157.42 feet; thence North 0°02' West, 61.00 feet to the point of beginning, containing 1.175 acres.

PARCEL E:

Beginning at the Northwest corner of Lot 6, Salt Lake International Center, an industrial subdivision of part of Section 36, T1N, R2W, SLB&M, and running thence North 89°58' East, 157.42 feet; thence South 0°02' East, 349.04 feet; thence South 89°58' West, 157.42 feet; thence North 0°02' West, 349.04 feet to the point of beginning, containing 1.261 acres.

PARCEL F:

Beginning at the Southeast corner of Lot 8, Salt Lake International Center, Plat 2A, an industrial subdivision of part of Section 36, T1N, R2W, SLB&M, and running thence South 89°58' West, 115.44 feet; thence South 0°02' East, 61.00 feet; thence South 89°58' West, 278.95 feet; thence North 0°02' West, 280.04 feet; thence North 89°58' East, 393.50 feet; thence South 0°16'02" East, 219.04 feet to the point of beginning, containing 2.371 acres. Excepting therefrom the following: Lot 9, Plat 2A, Salt Lake International Center, according to the official plat thereof of record in the office of the Salt Lake County, Utah, Recorder; containing 0.020 acres.

EXHIBIT "B"

The following described real property is located in Salt Lake City, Salt Lake County, State of Utah, to-wit:

PARCEL C:

A parcel of land comprising portions of Lot 7 and Lot 8, Salt Lake International Center, Plat 2A, an industrial subdivision of part of Section 36, T1N, R2W, SLB&M, and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 7, Plat 2A, Salt Lake International Center, and running thence North 89°58' East, 276.93 feet to the point of curvature to a 30 foot radius curve; thence Southeasterly 47.00 feet along the arc of said curve to the right, (central angle equals 89°45'58"); thence South 0°16'02" East, 364.12 feet; thence South 89°58' West, 393.50 feet; thence North 0°02' West, 45.04 feet; thence South 89°58' West, 162.50 feet; thence North 0°02' West, 348.96 feet; thence North 89°58' East 247.58 feet to the point of beginning, containing 4.849 acres.