

between it and Kenneth Gubler, and assumed by Ken's Inc., does hereby approve and consent to the foregoing Assignment And Assumption Of Lease and agrees to look solely to the Assignee for the performance of the terms, covenants and conditions of the lease to be done, kept and performed by the lessee of such lease and releases Kenneth Gubler and Ken's Inc. from any liability therefore. The undersigned further acknowledges that said lease is in good standing, that all lease payments have been made through July 5, 1990, and that there are no defaults under the terms of said lease. The undersigned further consents to K & B Corp. pledging the above mentioned lease as security to Ken's Inc. to guarantee certain obligations due Ken's Inc. by K & B Corp. The undersigned further agrees to notify Ken's Inc. in the event K & B Corp. is more than twenty (20) days past due on any payment due under the terms of said lease, or in the event K & B Corp. fails to perform any of the terms, covenants or conditions of said lease. The undersigned further agrees to give Ken's Inc. a copy of any written notice of default sent to any Lessee and to give Ken's Inc. the opportunity to cure any default following any foreclosure by Ken's Inc. of its security interest in said lease.

DATED this 27 day of June, 1990.

ARTHUR W. BENCH FAMILY TRUST

By: Arthur W. Bench
Arthur W. Bench, Trustee

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

On the 27 day of JUNE, 1990, personally appeared before me Arthur W. Bench, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

My Commission Expires:

Arthur W. Bench
NOTARY PUBLIC
Residing at: SALT LAKE
STATE OF UTAH

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