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ADAM GARDINER
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 6 P.

RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:

VP Daybreak Investments LLC
11248 Kestrel Rise Road, Suite 201
South Jordan, Utah 84009
Attention: Scott R. Kaufmann

1831551
Above Space for Recorder's Use

PARTIAL ASSIGNMENT AND ASSUMPTION OF MASTER DEVELOPMENT AGREEMENT

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF MASTER DEVELOPMENT AGREEMENT (“**Agreement**”) is made as of December 5, 2018, by and between **VP DAYBREAK INVESTMENTS LLC**, a Delaware limited liability company (“**Assignor**”), and **SHORT DAYBREAK HOLDINGS LLC**, a Utah limited liability company (“**Assignee**”); individually, a “**Party**”, and collectively, the “**Parties**”.

RECITALS

- A.** VP Daybreak Investments LLC, a Delaware limited liability company (“**Seller**”) has entered into that certain Purchase and Sale Agreement with Assignee dated as of August 20, 2018 (the “**Purchase Agreement**”) regarding the purchase and sale of certain real property located in the City of South Jordan, County of Salt Lake, State of Utah, as more particularly described in **Exhibit A** attached hereto and incorporated herein (“**Property**”). The Property is within a planned development known as the “**Kennecott Master Subdivision #1 Project**” (“**Project**”).
- B.** The Property and the Project are subject to that certain Master Development Agreement for the Kennecott Master Subdivision #1 Project dated March 18, 2003, by and between Assignor (as successor in interest to Kennecott Land Residential Development Company, a Delaware corporation, and South Jordan City, a Utah municipal corporation (“**City**”), which was recorded on March 26, 2003 in the Salt Lake County Recorder’s Office as Instrument No. 8581557, as amended by that certain Agreement Regarding Daybreak Development dated as of July 9, 2007, which was recorded on November 19, 2007, in the Salt Lake County Recorder’s Office as Instrument No. 10279353 (as amended, the “**MDA**”).
- C.** In connection with the conveyance of the Property by Seller to Assignee, Assignor desires to assign certain rights and to delegate certain of its obligations under the MDA, to the extent they relate to the Property, to Assignee, and Assignee desires to accept such assignment and delegation.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as set forth below.

1. ASSIGNMENT OF MDA. Pursuant to **Section 11** of the MDA, Assignor (as “Master Developer” thereunder) hereby assigns to Assignee (as “Developer” thereunder) all of its rights under the MDA with respect to the Property including, without limitation, (a) all rights to develop the Property in the manner set forth in the MDA; and (b) all impact fee credits and/or reimbursements relative to the Property and accruing to the owner thereof under the MDA after the date hereof, if any (“Assignment”), subject, however, to the following:

1.1 As set forth in **Section 11(b)(2)** of the MDA, Assignee shall not in each case without the prior written consent of Assignor, which may be granted or withheld in Assignor’s sole and absolute discretion:

- (i) submit any design guidelines to the City with respect to the Property, and/or propose any amendments, modifications or other alterations to any design guidelines previously submitted by Assignor to the City with respect to the Property;
- (ii) process any preliminary or final subdivision plats or site plans for the Property, and/or propose any amendments, modifications or other alterations of any approved final subdivision plats and/or site plans procured by Assignor for the Property; or
- (iii) propose any amendments, modifications or other alterations to the MDA.

1.2 Assignee acknowledges that the City has agreed (pursuant to **Section 11(b)(2)** of the MDA) not to accept or process any of the foregoing matters from Assignee unless the matter has been previously approved by Assignor.

2. DELEGATION AND ASSUMPTION. Assignor hereby delegates to Assignee all of its obligations under the MDA to the extent such obligations relate to the Property and Assignee hereby accepts such delegation. Assignee hereby assumes, agrees to be bound by, and agrees to perform all such obligations under the MDA as the same specifically relate to the Property, including, without limitation, the indemnification obligation of Assignor with respect to the Property set forth in **Section 8(c)** of the MDA.

3. RETAINED RIGHTS. Assignor retains all rights under the MDA to modify, amend or terminate the MDA with respect to all other areas within the Project excluding the Property; provided, however, that Assignor shall not modify or alter the MDA in a manner which would materially interfere with Assignee’s rights under the MDA with respect to the Property without Assignee’s prior written consent, which shall not be unreasonably withheld or delayed. Assignee acknowledges and agrees that all matters regarding the Project (excluding the Property) and the development thereof shall be determined by Assignor in its sole and absolute discretion and Assignee shall have no interest or right to participate therein.

4. **COOPERATION.** The Parties hereto agree to cooperate with each other in carrying out the purpose and intent of this Agreement, including cooperating to obtain the consent of the City Council to the delegation of duties under the MDA described above.

5. **GOVERNING LAW.** This Agreement shall be governed by and construed under the laws of the State of Utah without regard to choice of law rules.

6. **SUCCESSORS AND ASSIGNS.** Each and all of the covenants and conditions of this Agreement will inure to the benefit of and be binding upon the successors in interest of Assignor and the successors, heirs, representatives and assigns of Assignee. As used in this Section, "successors" means successors to the Parties' interest in the Property, successors to all or substantially all of the Parties' assets, and successors by merger or consolidation.

7. **ATTORNEYS' FEES.** If any action, arbitration, judicial reference or other proceeding is instituted between Assignor and Assignee in connection with this Agreement, the losing Party shall pay to the prevailing Party a reasonable sum for attorneys' and experts' fees and costs actually incurred (based on such attorneys normal and customary hourly rates for services actually rendered) in bringing or defending such action or proceeding and/or enforcing any judgment granted therein, all of which shall be deemed to have accrued upon the commencement of such action or proceeding and shall be paid whether or not such action or proceeding is prosecuted to final judgment.

8. **SEVERABILITY.** If any phrase, clause, sentence, paragraph, section, article or other portion of this Agreement is held by any court of competent jurisdiction to be illegal, null or void or against public policy, the remaining portions of this Agreement will not be affected thereby and will remain in force and effect to the fullest extent permissible by law.

9. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter of this Agreement, and all prior and contemporaneous agreements, representations, negotiations and understandings of the Parties, oral or written, are hereby superseded and merged herein. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless it is in writing and signed by the Party against which the enforcement of such modification, waiver, amendment, discharge or change is or may be sought.

10. **COUNTERPARTS.** This Agreement may be executed in counterparts, each of which, when taken together, will constitute a fully executed original.

[Signatures on Following Pages]

[Commerce Park/Short Daybreak Holdings 1, LLC – Partial Assignment of MDA – Assignor’s
Signature Page]


IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first
written above.

ASSIGNOR:

VP DAYBREAK INVESTMENTS LLC,
a Delaware limited liability company

By: DAYBREAK COMMUNITIES LLC,
a Delaware limited liability company

Its: Project Manager

By: 
Name: Ty McCutcheon
Title: President & CEO

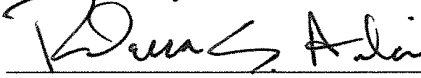
ACKNOWLEDGMENT

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

On December 4, 2018, personally appeared before me, a Notary Public, Ty
McCutcheon, the President and CEO of VP DAYBREAK INVESTMENTS LLC, a
Delaware limited liability company, personally known or proved to me to be the person
whose name is subscribed to the above instrument who acknowledged to me that he
executed the above instrument on behalf of VP DAYBREAK INVESTMENTS LLC, a
Delaware limited liability company.



WITNESS my hand and official Seal.


Notary Public in and for said State


My commission expires: Feb 24, 2019

[SEAL]

[Commerce Park/ Short Daybreak Holdings 1, LLC – Partial Assignment of MDA – Assignee’s Signature Page]

ASSIGNEE:

SHORT DAYBREAK HOLDINGS 1, LLC,
a Utah limited liability company


By: 
Name: Alex Short
Its: Member

ACKNOWLEDGMENT

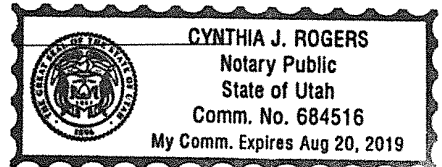
STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On December 04, 2018, personally appeared before me, a Notary Public, Alex Short, as member of **SHORT DAYBREAK HOLDINGS 1, LLC**, a Utah limited liability company, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of **SHORT DAYBREAK HOLDINGS 1, LLC**, a Utah limited liability company.

WITNESS my hand and official Seal.


Notary Public in and for said State

My commission expires:



[SEAL]

EXHIBIT A

Legal Description

Lots C-121 and C-122, DAYBREAK COMMERCE PARK PLAT 5 SUBDIVISION, Amending Lots B2, OS1, and The DRGRR Parcel Kennecott Master Subdivision #1 Amended, according to the official plat thereof recorded on November 16, 2018 as Entry No. 12887764 in Book 2018P of Plats at Page 395 in the office of the Recorder, Salt Lake County, Utah.

(The following is for informational purposes only: Tax ID Nos. 26-14-152-001 and 26-15-153-001)