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2/15/2019 4:35:00 PM \$30.00  
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RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 9 P.

WHEN RECORDED, RETURN TO:

Parr Brown Gee & Loveless  
101 South 200 East, Suite 700  
Salt Lake City, Utah 84111  
Attention: Lamont Richardson, Esq.

34-07-300-019 and 34-07-301-001

**AMENDED MEMORANDUM OF EXPANSION OPTION AGREEMENT AND NOTICE  
OF RIGHT OF FIRST REFUSAL**

THIS AMENDED MEMORANDUM OF EXPANSION OPTION AGREEMENT AND NOTICE OF RIGHT OF FIRST REFUSAL (this "**Memorandum**") is entered into as of February 13, 2019, among **HIGHLINE OFFICE 1, L.C.**, a Utah limited liability company ("**Highline**"), **TRIPLE S INVESTMENT CO. L.L.C.**, a Utah limited liability company ("**Staker**"), and **PLURALSIGHT, LLC**, a Nevada limited liability company ("**Pluralsight**").

**WITNESSETH**: That,

1. Highline and Pluralsight entered into that certain Expansion Option Agreement dated August 31, 2018 (as amended, the "**Original Agreement**"), pursuant to which Highline granted to Pluralsight certain expansion rights and rights of first refusal with respect to portions of certain real property located in Salt Lake County, Utah, more particularly described on attached Exhibit "A" (the "**Property**") and one or more buildings to be constructed thereon on the terms and conditions more specifically set forth therein.

2. Highline and Pluralsight recorded that certain Memorandum of Expansion Option Agreement and Notice of Right of First Refusal on November 7, 2019, as Entry No. 12882005 with respect to the Original Agreement and the Property (the "**Original Memorandum**").

3. Highline, Staker, and Pluralsight subsequently entered into that certain Amended and Restated Expansion Option Agreement dated February 13, 2019 (the "**New Agreement**"), which fully amends, restates, and replaces the Original Agreement and, among other things, limits the Property to the parcels described on attached Exhibit "B" (the "**Applicable Parcels**"). Without limiting the generality of the foregoing, the parcels described on Exhibit "C" (the "**Released Parcels**") are hereby released from the Original Agreement and the New Agreement, and the Original Agreement and New Agreement have been terminated with respect to the Released Parcels. In the event of conflict between the terms and condition set forth in this Memorandum and the terms and conditions set forth in the New Agreement, the terms and conditions of the New Agreement shall govern and control.

4. The purpose of this Memorandum is to give record notice of the New Agreement and of the rights created thereby, all of which are hereby confirmed and incorporated herein by reference, including, without limitation, a limitation on the construction of buildings within the Prohibited Building Area (as defined in the New Agreement); to release the Released Parcels

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from the Original Memorandum; and to amend the Original Memorandum to the extent inconsistent with this Memorandum.

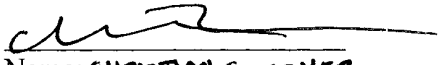
[signature page follows]

IN WITNESS WHEREOF, Highline and Pluralsight have signed and sealed this Memorandum as of the date and year first above written.

**HIGHLINE:**

**HIGHLINE OFFICE 1, L.C.**, a Utah limited liability company

By: KC Gardner Company, L.C., a Utah limited liability company

By:   
Name: **CHRISTIAN GARDNER**  
Title: Manager

**PLURALSIGHT:**

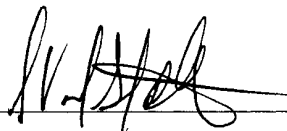
**PLURALSIGHT, LLC**, a Nevada limited liability company

By: \_\_\_\_\_

Its: \_\_\_\_\_

**STAKER:**

**TRIPLE S INVESTMENT CO., L.L.C.**, a Utah limited liability company

By:   
Its: **Manager**

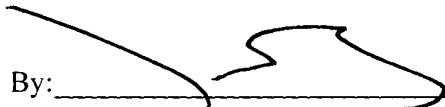
IN WITNESS WHEREOF, Highline and Pluralsight have signed and sealed this Memorandum as of the date and year first above written.

**HIGHLINE:** **HIGHLINE OFFICE 1, L.C.**, a Utah limited liability company

By: KC Gardner Company, L.C., a Utah limited liability company

By: \_\_\_\_\_  
Name:  
Title: Manager

**PLURALSIGHT:** **PLURALSIGHT, LLC**, a Nevada limited liability company

By:  \_\_\_\_\_  
Its: \_\_\_\_\_

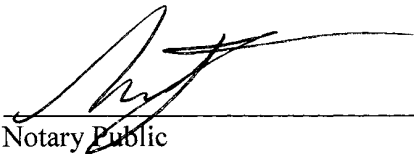
**STAKER:** **TRIPLE S INVESTMENT CO., L.L.C.**, a Utah limited liability company

By: \_\_\_\_\_  
Its: \_\_\_\_\_

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

On this 1 day of FEBRUARY, 2019, personally appeared before me CHRISTIAN PARONER, a manager of the KC Gardner Company, L.C., a Utah limited liability company, the manager of Highline Office 1, L.C., a Utah limited liability company, and acknowledged to me that he executed such instrument in such capacity on behalf of Highline Office 1, L.C.



  
\_\_\_\_\_  
Notary Public

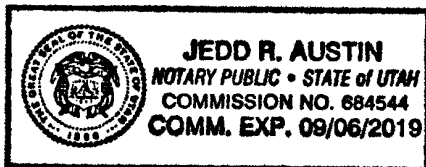
STATE OF UTAH )  
 ) : ss.  
COUNTY OF SALT LAKE )

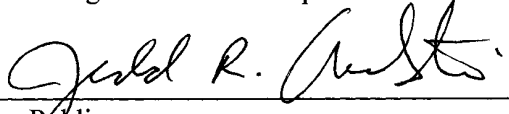
On this \_\_\_ day of \_\_\_\_\_, 2019, personally appeared before me \_\_\_\_\_, a \_\_\_\_\_ of Pluralsight, LLC, a Nevada limited liability company, and acknowledged to me that Pluralsight, LLC executed the within instrument.

\_\_\_\_\_  
Notary Public

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

On this 1 day of FEB, 2019, personally appeared before me S. Val Staker, a manager of Triple S Investment Co., L.L.C., a Utah limited liability company, and acknowledged to me that Triple S Investment Co., L.L.C. executed the within instrument.



  
\_\_\_\_\_  
Notary Public

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

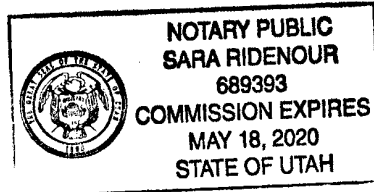
On this \_\_\_\_ day of \_\_\_\_\_, 2019, personally appeared before me \_\_\_\_\_, a manager of the KC Gardner Company, L.C., a Utah limited liability company, the manager of Highline Office 1, L.C., a Utah limited liability company, and acknowledged to me that he executed such instrument in such capacity on behalf of Highline Office 1, L.C.

\_\_\_\_\_  
Notary Public

STATE OF UTAH )  
 ) : ss.  
COUNTY OF ~~SALT LAKE~~ <sup>Pavis</sup> )

On this 14 day of February, 2019, personally appeared before me James Budge, a Officer of Pluralsight, LLC, a Nevada limited liability company, and acknowledged to me that Pluralsight, LLC executed the within instrument.

Sara Ridenour  
Notary Public



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

On this \_\_\_\_ day of \_\_\_\_\_, 2019, personally appeared before me \_\_\_\_\_, a \_\_\_\_\_ of Triple S Investment Co., L.L.C., a Utah limited liability company, and acknowledged to me that Triple S Investment Co., L.L.C. executed the within instrument.

\_\_\_\_\_  
Notary Public

EXHIBIT "A"

Description of Property

LOT 3 OF HIGHLINE SUBDIVISION, AMENDING PARCEL 2 AND A PORTION OF PARCEL 3 OF TRITON TERRACE SUBDIVISION, RECORDED SEPTEMBER 25, 2018, AS ENTRY NO. 12854800, IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER OF THE STATE OF UTAH.

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EXHIBIT "B"

Description of the Applicable Parcels

All of Lots 8 and 9 of Pluralsight Subdivision, recorded as Entry No. 12924989, in Book 2019, at Page 038 in the Office of the Salt Lake County Recorder.



EXHIBIT "C"

Description of the Released Parcels

All of Lots 6 and 7 of Pluralsight Subdivision, recorded as Entry No. 12924989, in Book 2019, at Page 038 in the Office of the Salt Lake County Recorder.