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Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 6 P.

WHEN RECORDED, MAIL TO:

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

CT- 91419-AM
TIN 21-26-2760104
21-26-276-011

Space Above for Recorder's Use

**FIRST AMENDMENT
TO
MEMORANDUM OF SUBLEASE**

This First Amendment to Memorandum of Sublease ("Amendment to Memorandum") is entered into as of June 2nd, 2017, by ARBOR GARDNER BINGHAM JUNCTION OFFICE 3, L.C., a Utah limited liability company ("Existing Subtenant"), ARBOR GARDNER BINGHAM JUNCTION OFFICE 5, L.C., a Utah limited liability company ("New Subtenant"), and REDEVELOPMENT AGENCY OF MIDVALE CITY, a public agency ("Sublandlord").

RECITALS

A. Sublandlord and Existing Subtenant entered into that certain Sublease Agreement dated as of April 20, 2016 (the "Lease"), pursuant to which Sublandlord leased to Existing Subtenant and Existing Subtenant leased from Sublandlord the property described on Exhibit A attached hereto (the "Leased Premises").

B. In connection with the Lease, Sublandlord and Existing Subtenant executed that certain Memorandum of Lease dated April 20, 2016, which memorandum was recorded on April 26, 2016, as Entry No. 12266953 in Book 10424 at Page 8001 in the official records of Salt Lake County (the "Memorandum").

C. Sublandlord, Existing Subtenant, and New Subtenant have entered into that certain Assignment of Sublease Agreement of even date herewith (the "Assignment"), pursuant to which Existing Subtenant has assigned its interest in the Lease to New Subtenant.

D. Sublandlord, Existing Subtenant, and New Subtenant now desire to amend the Memorandum to evidence the assignment of the Lease to New Subtenant.

AGREEMENT

1. New Subtenant has assumed all of Existing Subtenant's obligations, duties, rights, and interests in and under the Lease, therefore, any and all references in the Memorandum to Existing Subtenant are hereby deleted and replaced with New Subtenant.

2. Section 2 of the Memorandum is hereby amended by deleting the phrase "fifty (50) full calendar years," and replacing it with the phrase "thirty-five (35) full calendar years from April 20, 2016."


3. Except as modified by this Amendment to Memorandum, the Memorandum remains in full force and effect.

Existing Landlord, New Landlord, and Tenant have executed this Amendment to Memorandum to be effective as of the date first set forth above.



EXISTING SUBTENANT:

ARBOR GARDNER BINGHAM JUNCTION OFFICE 3, L.C., a Utah limited liability company, by its Managers:

KC GARDNER COMPANY, L.C.,
a Utah limited liability company, its Manager

By: 
Name: Christian Gardner
Title: Manager

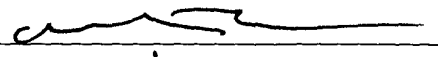
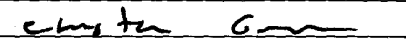

ARBOR COMMERCIAL REAL ESTATE L.L.C., a Utah limited liability company, its Manager

By: 
Name: 
Title: Manager

NEW SUBTENANT:

ARBOR GARDNER BINGHAM JUNCTION OFFICE 5, L.C., a Utah limited liability company, by its Manager:

BINGHAM JUNCTION OFFICE 5
MANAGER, Inc., a Utah corporation

By: 
Name: 
Title: 

SUBLANDLORD:

REDEVELOPMENT AGENCY OF MIDVALE
CITY, a public agency

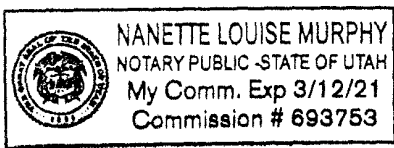
By: *Johanna B Seghini*

Name: Johanna B Seghini

Title: Chief Administrative
Officer

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

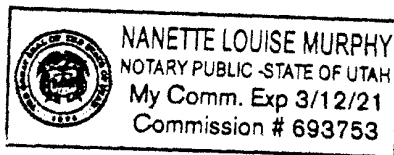
On this 25th day of May, 2017, personally appeared before me Christian Gardner, a Manager of KC Gardner Company, L.C., a Utah limited liability company, and Cory Gust, a Manager of Arbor Commercial Real Estate L.L.C., a Utah limited liability company, the managers of Arbor Gardner Bingham Junction Office 3, L.C., a Utah limited liability company, and acknowledged to me that they executed the within instrument on behalf of said limited liability company.



Nanette Louise Murphy
Notary Public

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

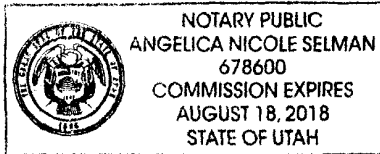
On this 25th day of May, 2017, personally appeared before me Christian Gardner, a Manager of Bingham Junction Office 5 Manager, Inc., a Utah corporation, the manager of Arbor Gardner Bingham Junction Office 5, L.C., a Utah limited liability company, and acknowledged to me that he executed the within instrument on behalf of said limited liability company.



Nanette Louise Murphy
Notary Public

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

On this 19th day of May, 2017, personally appeared before me Joanne Seghini, the chief administrative officer of the REDEVELOPMENT AGENCY OF MIDVALE CITY, a public agency, and acknowledged to me that the REDEVELOPMENT AGENCY OF MIDVALE CITY, a public agency executed the within instrument.



Angelica Selman
Notary Public

EXHIBIT A

Lot 2 of the "View 72 Retail Subdivision 3rd Amended" recorded with the County Recorder for Salt Lake County, Utah on July 27, 2015 as Entry No. 12099886 in Book 2015P at Page 165.

Tax Parcel Id No. Lot 2: 21-26-276-011