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06/27/95 11:03 AM 6109036 20.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
U S WEST NEWVECTOR GROUP  
REC BY: S WEST , DEPUTY - W3

FILED FOR RECORD AT REQUEST OF  
AND WHEN RECORDED RETURN TO:  
U.S. WEST NewVector Group, Inc.  
Attn: Real Estate and Construction Department  
3350 161st Ave SE  
P.O. Box 91211  
Bellevue, WA 98009-9211

MEMORANDUM OF OPTION AND SUBLEASE AGREEMENT

This Memorandum dated this <sup>26<sup>th</sup></sup> ~~9<sup>th</sup>~~ day of March, 1995, by and between University Inn Associates (hereinafter "Lessor") and U.S. West NewVector Group, Inc., 3350 161st Avenue S.E., P.O. Box 91211; Bellevue, Washington 98009-9211 (hereinafter "Tenant"), is a record of that Option and Sublease Agreement (hereinafter "Agreement") between Sublessor and Tenant dated \_\_\_\_\_, which Agreement includes in part the following terms:

1. Subleased Premises. The Agreement pertains to real property which is described in Exhibit "A" (hereinafter "Property"), which is attached hereto and incorporated herein by this reference.
2. Term of Agreement and Options to Extend. The initial term of the Agreement is for a five (5) year period commencing on the date the Option is exercised by Tenant. Tenant has options to extend the Agreement term for ~~four (4)~~ consecutive five-year (5) renewal period.
3. Successors and Assigns. The terms, covenants and provisions of the Agreement extend to and are binding upon the respective executors, administrators, heirs, successors and assigns of Sublessor and Tenant.
4. Ratification of Sublease. The parties by this Memorandum intend to record a reference to the Agreement and do hereby ratify and confirm all of the terms and conditions of the Agreement and do hereby declare that the real property described in Exhibit "A" attached hereto is in all respects subject to all of the applicable provisions contained in the Agreement.

BK 7175Pg2992

SUBLESSOR: UNIVERSITY INN ASSOCIATES, II, a  
Utah limited partnership, by its  
managing general partner, Boyer  
Hotels, Inc., a Utah corporation

By: Robert D. Tomaska

Its: Vice President

Date: 3/21/95

Tax ID #: 41-0321020

TENANT: U.S. WEST NEWVECTOR GROUP, INC.

By: Richard A. Amuning

Its: Corporate Real Estate Manager

Date: 6-8-95

BK 7175 PG 2993

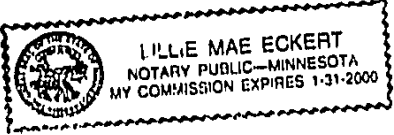
**ACKNOWLEDGMENT FOR PARTNERSHIP  
WITH CORPORATE GENERAL PARTNER**

STATE OF MINNESOTA                    )  
  : ss.  
COUNTY OF OLMSTED                 )

The foregoing instrument was acknowledged before me this 9th day of March, 1995 by Philip D. Thorpe as Vice President of Boyer Hotels, Inc., a Utah corporation, the managing general partner of University Inn Associates, II, a Utah limited partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

*Lillie Mae Eckert*  
Notary Public in and for the State of Minnesota  
Residing at Zumbrota, MN  
My appointment expires: 1-31-2000

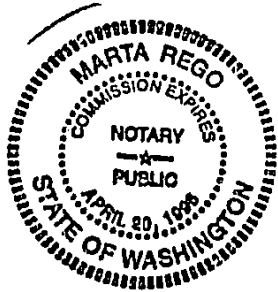


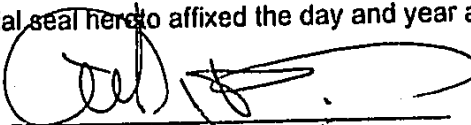
BK 7175 PG 2994

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this 8th day of June, 1995, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Michael A. Cummings to me known to be the Corporate Real Estate Manager of U.S. WEST NewVector Group, Inc., the corporation that executed the foregoing instrument, and acknowledged that said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

WITNESS my hand and official seal here to affixed the day and year above written.



  
NOTARY PUBLIC in and for the  
State of Washington  
residing at King Co.

BK 7175 PG 2995

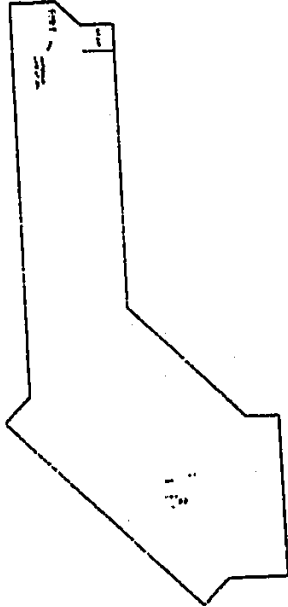
**EXHIBIT A**

**Sketch and Legal Description of Property**

*page 1 of 3*

ROOF PLAN

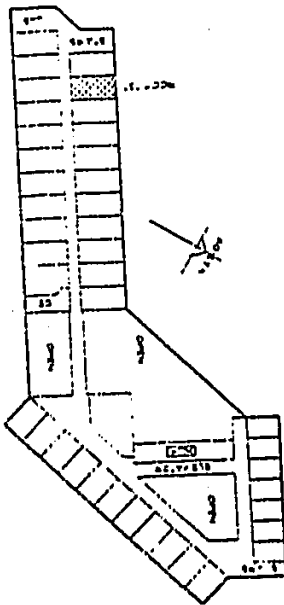
B



POOR COPY -  
CO. RECORDER

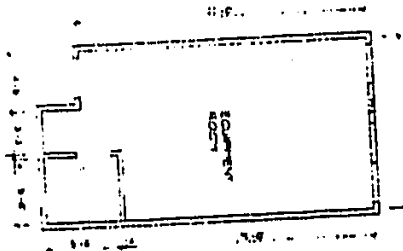
UNIVERSITY PARK HOTEL

A



FLOOR PLAN

C



BK 7175 PG 2996

SAL UNIVERSITY

FLOOR PLAN / ROOF PLAN

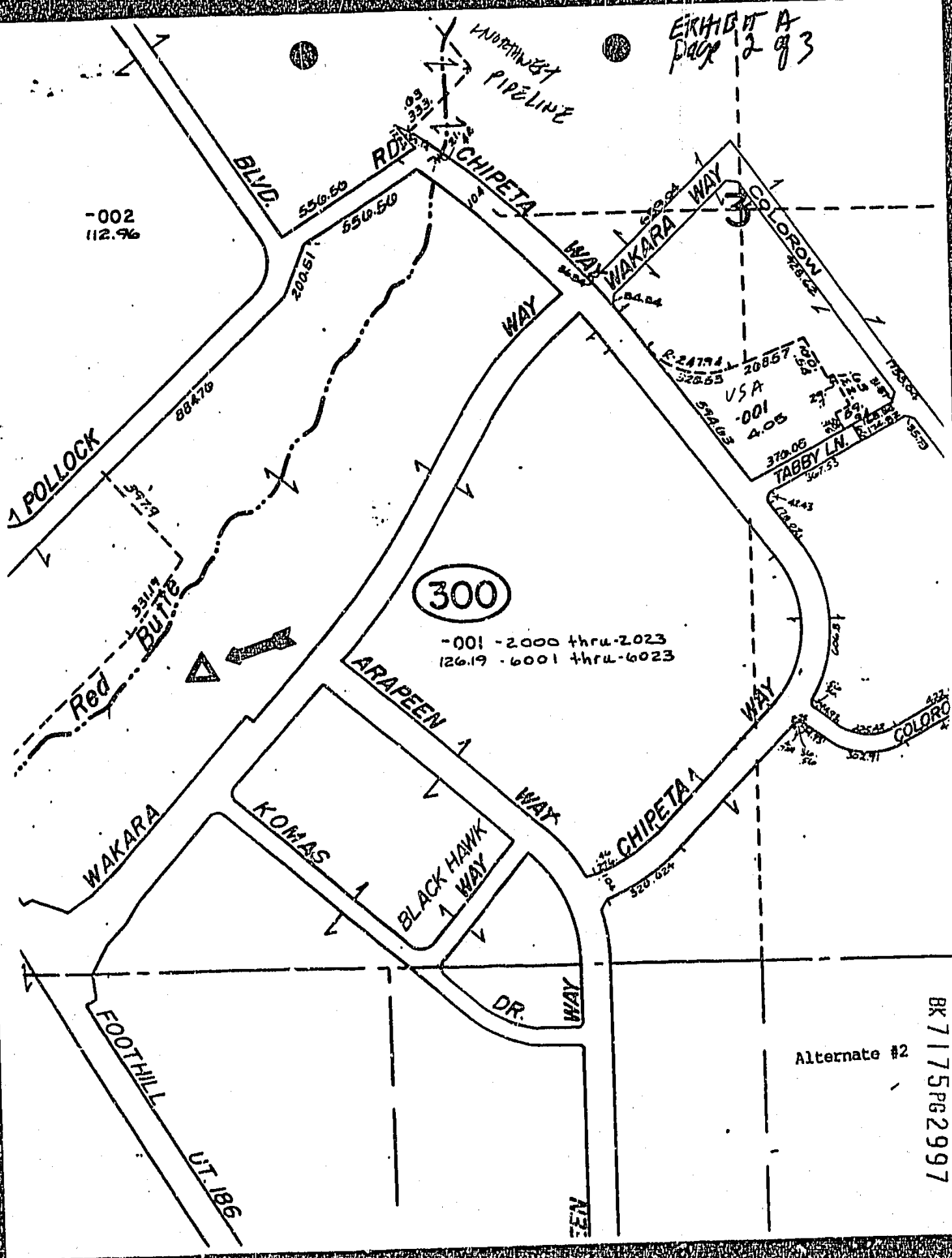
**LOISWEST**  
NEWINGTON GROUP, INC.  
1100 W. 10TH ST. SUITE 110  
MILWAUKEE, WISCONSIN 53233



Stone Dille Hyatt Architects

DATE	DESCRIPTION

EIRHDT A  
PAGE 2 of 3



-002  
112.96

300

-001 -2000 thru-2023  
126.19 -6001 thru-6023

Alternate #2

BK 7175Pg2997

EXHIBIT A  
Page 393  
ORDER NO. 303534

SCHEDULE C

Description

The land referred to in this report is situated in the County of Salt Lake, State of Utah, and is described as follows:

BEGINNING at a point which lies South 49°00'00" East 93.11 feet from Point NO. 7 B.L.M. Survey of Parcel No. 1 of Tract D in Section 3, Township 1 South, Range 1 East, Salt Lake Base and Meridian (said Point No. 7 being 1,464 feet North and 4,643 feet West, more or less, from the Southeast corner of said Section 3), and running thence South 49°00'00" East 463 feet; thence North 41°00'00" East 275.95 feet; thence along a 1,143 foot radius curve to the left a distance of 199.49 feet; thence North 31°00'00" East 220.90 feet; thence North 59°00'00" West 435.6 feet; thence South 37°21'42" West 342.02 feet; thence South 41°00'00" West 275.0 feet to the point of BEGINNING.

The above described property also known by the street address of: 480 South Wakara Way, Salt Lake City, Utah 84108.

\* \* \*

/MSD 10/21/94  
303534M.10

FOR COPY  
CO. RECORDS

BK 7175 PG 2998