

ORIGINAL

CONSENT TO SUBLEASE AGREEMENT

6109037
THIS CONSENT TO SUBLEASE AGREEMENT is made this 29 day of May, 1995, by and between the undersigned holders of undivided interests in the lessee's interest in the "Ground Lease" as that term is defined below, and in favor of US WEST NewVector Group, Inc., ("Sublessee").

RECITALS

A. The University of Utah leased certain property described on Exhibit "A" attached hereto and incorporated herein to University Inn Associates, a Utah limited partnership ("UPA"), pursuant to a Lease Agreement dated as of June 27, 1985 (the "Ground Lease") for the purpose of constructing thereon the University Park Hotel and Conference Center;

B. The undersigned acquired the undivided interests set forth by their signatures below pursuant to certain recorded Assignment of Land Lease Agreements;

C. UPA sub-leased a portion of the improvement situated on the leased property as described on Exhibit A attached hereto, consisting of certain interior building space and rooftop space for an antenna system (the "Property") to Sublessee pursuant to a Building Option And Sublease Agreement dated as of April ____, 1995; and

D. The Ground Lessees desire to consent to, and to and to the extent necessary, join in the Sublease.

AGREEMENT

NOW, THEREFORE, in consideration of the covenants and conditions contained herein, the parties agree as follows:

1. Ground Lessees consent to and approve the Sublease, and to the extent necessary join in the Sublease.
2. The terms, covenants and conditions of this Agreement shall inure to the benefit of and be binding upon the respective parties hereto, their respective heirs, executors, successors and assigns.
3. Execution and delivery of this Agreement have been duly authorized by all necessary corporate action.

BK 7175 PG 2999

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Date first above written.

GROUND LESSEES:

U.P., INC., a Utah corporation as to an undivided 20.25% interest in the lessee's interest in the Ground Lease

By: [Signature]
Its: Secretary

Latsco Development, Ltd., a Hawaii corporation, as to an undivided 43.5% interest in the lessee's interest in the Ground Lease

By: [Signature]
Its: President

Century Center, Ltd., a Hawaii corporation, as to an undivided 21.15% interest in the lessee's interest in the Ground Lease

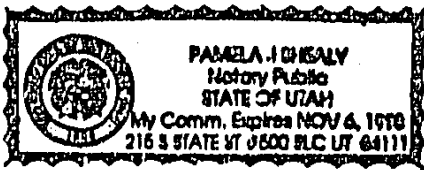
By: [Signature]
Its: President

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

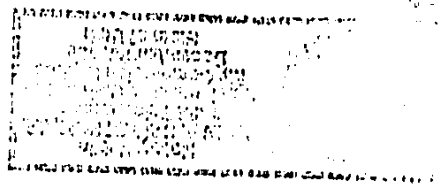
On the 21st day of JUNE, 1995, personally appeared before me Devek Dahlstrom, who acknowledged to me that (s)he is the Secretary of U.P., Inc., a Utah corporation, and that (s)he executed the foregoing instrument on behalf of said entity.

My Commission Expires:

Pamela J. Shealy
Notary Public
Residing at: Salt Lake City Utah



STATE OF Utah ~~Salt Lake City~~)
COUNTY OF Salt Lake) : ss.



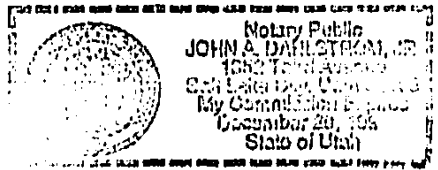
On the 21st day of June, 1995, personally appeared before me L. Robert Allen, who acknowledged to me that (s)he is the President of Latsco Development, a Hawaii corporation, and that (s)he executed the foregoing instrument on behalf of said entity.

[Signature]

My Commission Expires:
12-20-97

Notary Public
Residing at: Salt Lake City

STATE OF Utah ~~Salt Lake City~~)
COUNTY OF Salt Lake) : ss.



On the ___ day of _____, 1995, personally appeared before me L. Robert Allen, who acknowledged to me that (s)he is the President of Century Center, Ltd., a Hawaii corporation, and that (s)he executed the foregoing instrument on behalf of said entity.

[Signature]

My Commission Expires:
12-20-97

Notary Public
Residing at: Salt Lake City

123431.01/lgm

EXHIBIT A
Page 3 of 3

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

6109037
06/27/95 11:05 AM 16.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
U S WEST NEWVECTOR GROUP
REC BY:6 WEST ,DEPUTY - WI

POOR COPY
CO. RECORDER

BK 7175 PG 3002