

ENT 117841:2005 PG 1 of 4
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2005 Oct 17 1:37 pm FEE 18.00 BY FS
RECORDED FOR TITLE WEST TITLE COMPANY
ELECTRONICALLY RECORDED



TW250926181

ASSIGNMENT OF LEASE AND ASSUMPTION AGREEMENT

This Assignment of Lease and Assumption Agreement is entered into this 12 day of October, 2005 by and between Paragon Investment Group, L.P. ("Assignor) and Arrowgon, LC ("Assignee").

WHEREAS, on the 6th day of September, 2005 Assignor, as Lessor, entered into a Lease Agreement with Designit Boutique, as Lessee, relating to the real property commonly known as 96 West Center Street, Orem, Utah 84057 ("Lease").

WHEREAS, Assignor desires to transfer all its right, title, and interest under said Lease to Assignee and Assignee desires to assume Assignor's obligations under said Lease.

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. Assignor hereby assigns and delegates to Assignee all its right, title and interest in and to the Lease.
2. Assignee hereby agrees to assume and perform all the obligations of Assignor under the Lease and to be fully responsible for all such performance, from the date of this Agreement forward.

DATED the date and year set forth above.

ASSIGNOR:

Paragon Investment Group, L.P.

David R. Bolick
David R. Bolick, General Partner

ASSIGNEE:

Arrowgon, LC

By: ArrowStar One, LC, its Member

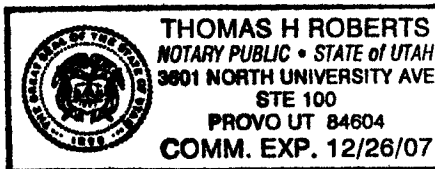
L. Wayne Ross
By: L. Wayne Ross, its Manager

By: Paragon Investment Group, L.P., its Member

David R. Bolick
By: David R. Bolick, its General Partner



COUNTY OF UTAH)
: ss.
STATE OF UTAH)



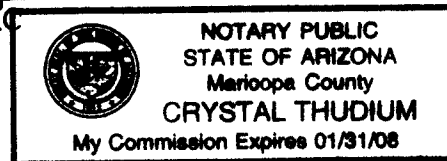
On the 12th day of October, 2005, personally appeared before me **L. Wayne Ross, Manager for ArrowStar One, LC, Member for Arrowgou, LC**, the signor of the within instrument who duly acknowledged before me that he executed the same.

Thomas H. Roberts
NOTARY PUBLIC

COUNTY OF Maricopa)
: ss.
STATE OF ARIZONA)

On the 12 day of October, 2005, personally appeared before me **David R. Bolick, General Partner for Paragon Investment Group, L.P., Member for Arrowgou, LC**, the signor of the within instrument who duly acknowledged before me that he executed the same.

Crystal Thudium
NOTARY PUBLIC



LEGAL DESCRIPTION
EXHIBIT A

Parcel 1:

Commencing North 40.08 feet and West 798.24 feet from the East Quarter corner of Section 15, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°47'18" East 633.89 feet; thence South 88°21'14" East 7 feet; thence South 18°32'19" East 432.86 feet; thence South 71°27'41" West 3.06 feet; along a curve to the right (chord bears: South 9°14'58" East 162.52 feet, radius=513.09 feet); thence South 00°07'59" East 32.07 feet; along a curve to the right (chord bears: South 45°18'46" West 31.35 feet, radius=22 feet); thence North 89°14'36" West 73.36 feet; thence South 00°40'53" West 9.15 feet; thence North 89°40'53" West 80.88 feet to the point of beginning.

LESS AND EXCEPTING the two (2) following tracts of land described as follows:

Beginning at a point defined as being North 673.70 feet and West 782.52 feet from the East Quarter corner of Section 15, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 18°32'19" East 6.49 feet; thence North 88°07'48" West 242.17 feet along the South line of Plat "A", Sun Village Twin Homes Planned Unit Development, according to the official plat thereof; thence North 88°18'00" West 23.93 feet along the Southerly line of amended plat of Oak Crest Condominium; thence North 00°47'18" East 5.13 feet; thence South 88°21'14" East 263.94 feet to the point of beginning.

Commencing at the East Quarter corner of Section 15, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence West 649.1688 feet and North 55.3003 feet to the point of beginning; thence South 89°19'44" East 14.80 feet; thence along the arc of a 14.2529 foot radius curve 7.5683 feet (chord bears North 69°16'30" East 7.4797 feet); thence along the arc of a 13.2679 foot radius curve 11.085 feet (chord bears North 30°07'42" East 10.7654 feet); thence North 05°47'12" East 3.4389 feet; thence North 00°07'59" West 31.4694 feet; thence along the arc of a 513.09 foot radius curve 33.0601 feet (chord bears North 01°58'44" West 33.0544 feet); thence along the arc of a 1498.9475 foot radius curve 34.9914 feet (chord bears North 05°42'14" West 34.9906 feet); thence along the arc of a 513.09 foot radius curve 40.3818 feet (chord bears North 10°03'08" West 40.3714 feet); thence along the arc of a 100 foot radius curve 13.9246 feet (chord bears South 04°07'16" East 13.9134 feet); thence South 00°07'55" East 33.4698 feet; thence along the arc of a 106.00 foot radius curve 10.1229 feet (chord bears South 02°52'05" East 10.1191 feet); thence South 05°36'14" East 14.9347 feet; thence along the arc of a 500.00 foot radius curve 56.9080 feet (chord bears South 02°20'36" East 56.8773 feet); thence along the arc of a 26.00 foot radius curve 15.9878 feet (chord bears South 18°32'00" West 15.7371 feet); thence South 54°48'27" West 16.6360 feet; thence along the arc of a 26.00 foot radius curve 2.6515 feet (chord bears South 76°23'15" West 2.6504 feet) to the point of beginning.

Parcel 2:

Commencing North 40.075 feet and West 798.24 feet from the East Quarter corner of Section 15, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°40'53" West 256.92 feet; thence North 00°47'18" East 639.84 feet; thence South 88°21'14" East 256.92 feet; thence South 00°47'18" West 633.89 feet to the point of beginning.

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LESS AND EXCEPTING a tract of land described as follows:

Beginning at a point defined as being North 673.70 feet and West 782.52 feet from the East Quarter corner of Section 15, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South $18^{\circ}32'19''$ East 6.49 feet; thence North $88^{\circ}07'48''$ West 242.17 feet along the South line of Plat "A", Sun Village Twin Homes Planned Unit Development, according to the official plat thereof; thence North $88^{\circ}18'00''$ West 23.93 feet along the Southerly line of amended plat of Oak Crest Condominium; thence North $00^{\circ}47'18''$ East 5.13 feet; thence South $88^{\circ}21'14''$ East 263.94 feet to the point of beginning.