

WHEN RECORDED, RETURN TO:

BANK OF AMERICAN FORK

712 East Main Street

Lehi, Utah 84043

Attention: Layne Cardon

91911-TF

12539034

5/22/2017 9:26:00 AM \$28.00

Book - 10559 Pg - 4907-4916

Gary W. Ott

Recorder, Salt Lake County, UT

COTTONWOOD TITLE

BY: eCASH, DEPUTY - EF 10 P.

**16-32-428-014 SUBORDINATION, NON-DISTURBANCE AND
ATTORNMEN T AGREEMENT AND ESTOPPEL CERTIFICATE**

This Subordination, Non-Disturbance and Attornment Agreement and Estoppel Certificate (the "Agreement") is made and executed as of the 19 day of May, 2017, by and between BANK OF AMERICAN FORK, a Division of People's Intermountain Bank, a Utah corporation ("Lender"), STARK 39, LLC, a Utah limited liability company ("Landlord"), and ENT SPECIALISTS, L.L.C., a Utah limited liability company ("Tenant").

RECITALS

A. Landlord is the current owner of real property situated in Salt Lake County, State of Utah, and more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

B. Landlord, as Lessor, and Tenant, as Lessee have entered into a Medical Office Lease, dated May 6, 2016, as amended by a First Amendment to Medical Office Lease, dated July , 2016 (together with any and all other amendments, modifications and extensions, the "Lease").

C. On the condition that the Lease and all of Tenant's rights in the Property (the "Lease Rights") be subordinated as provided below, and that Tenant enter into this Agreement, Lender agreed to make a loan (the "Loan") to Landlord, as Borrower, which Loan is evidenced by a Promissory Note, dated May 1, 2017, made payable to Lender in the original principal amount of \$9,937,500.00 (the "Note"), is governed by the terms and conditions of a Business Loan Agreement, also dated May 1, 2017 (the "Loan Agreement"), and is secured by, among other collateral, a Deed of Trust, also dated May 1, 2017, and recorded MAY 22, 2017, as Entry No. 12539010 in Book 10550 beginning at Page 4703 in the official records of the Salt Lake County Recorder's Office, Salt Lake County, State of Utah (the "Trust Deed") (the Note, Loan Agreement and Trust Deed, together with other loan documents evidencing and/or governing the Loan are referred to collectively as the "Loan Documents").

AGREEMENT

In exchange for good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, Lender, Landlord, and Tenant agree as follows:

1. Estoppel Certificate. Tenant and Landlord hereby certify to and agree with Lender that, as of the date of this Agreement, Lender is relying on all of the following certifications and agreements of Tenant and Landlord as consideration for Lender executing this Agreement, and in the making of the Loan evidenced by the Note and secured by the Trust Deed and other collateral identified in the Loan Documents:

a. The Lease is in full force and effect and is the valid and binding obligation of Tenant, enforceable in accordance with its terms.

b. All requirements for the commencement and validity of the Lease have been satisfied.

c. Neither Tenant nor Landlord is in default under the Lease and no event has occurred and no condition exists, which with the giving of notice, the passage of time, or both, would constitute a default by Tenant or Landlord under the Lease.

d. There are no defenses, counterclaims or setoffs against rents or charges due or which may become due under the Lease and no claim by Tenant of any nature exists against Landlord under the Lease. All obligations of Landlord have been fully performed.

e. None of the rent which Tenant is required to pay under the Lease has been prepaid, or will in the future be prepaid, more than one month in advance.

f. Tenant has no right or option contained in the Lease or in any other document to purchase all or any portion of the Property.

g. The Lease has not been terminated, modified or amended, by "side letter" or otherwise, and shall not after the date of this Agreement be terminated, modified or amended, by "side letter" or otherwise, without the prior written consent of Lender for any termination and for each such modification or amendment. Any attempted termination, modification or amendment without the prior written consent of Lender shall be void.

h. Tenant has not assigned, mortgaged, sublet, encumbered or otherwise transferred any or all of its interests under the Lease and, during the term of the Loan, as extended or modified, agrees to not assign, mortgage, sublet, encumber, or otherwise transfer any or all of its interests under the Lease without the prior written consent of Lender.

2. Subordination to Loan Documents. Notwithstanding anything in the Lease to the contrary, the Lease and Lease Rights are hereby made subject, subordinate, inferior, and junior to the Trust Deed and other Loan Documents and the liens created by the Trust Deed and other Loan Documents, and to all sums advanced on the Trust Deed and other security for the Loan Documents, including all sums advanced or costs incurred in connection with the Loan Documents or the Loan, and including all renewals, modifications, consolidations, replacements, and extensions of the Loan and any of the Loan Documents, including, without limitation, any increases in the principal amount of the Loan and changes in the interest rate of the Loan, and any future lien or liens affecting the Property held by or made for the benefit of Lender. The Lease and Lease Rights are hereby subordinated to the Loan Documents and the liens created by the Trust Deed and other Loan Documents, the same and as fully as if the Trust Deed and other Loan Documents had been executed, delivered and recorded, where applicable, prior to execution, delivery, and recording of the Lease. If there is any inconsistency between the provisions of the Loan Documents and the provisions of the Lease, the provisions of the Loan Documents shall prevail and govern the Lease.

Tenant will not cause the Lease to be subordinated to any interests other than those held by or made for the benefit of Lender, and its successors and assigns, without the prior written consent of Lender.

3. Acknowledgement of Assignment of Rents. Tenant agrees and acknowledges that it has notice, and notwithstanding anything to the contrary in the Lease, hereby consents that the Lease, the Lease Rights, the rents, and all other sums due under the Lease have been assigned or are to be assigned to Lender. Specifically, but without limitation, Tenant consents to the assignment of leases and rents contained in the Trust Deed. In the event that Lender notifies Tenant of a default under any of the Loan Documents and demands that Tenant pay its rent and all other sums due under the Lease to Lender, Tenant shall honor such demand and pay its rent and all other sums due under the Lease directly to Lender or as otherwise required pursuant to such notice.

4. Notice and Opportunity to Cure. Tenant agrees to deliver to Lender, within five (5) days of delivery to Landlord, a copy of all notices and other documents delivered to Landlord in connection with the Lease, specifically including, but without limitation, any notices of default or termination. If any default occurs under the Lease, Lender shall have the right for a period of sixty (60) days after receipt of notice of the default to cure such default. If the nature of the default is such that it cannot reasonably be cured within such sixty (60) day period, then Lender shall have such longer period as is reasonably necessary to cure such default. No default shall be deemed to exist under the Lease so long as Lender is seeking, in good faith, to cure the default.

5. Requirement of Non-Disturbance. Tenant agrees and acknowledges that this Agreement satisfies any condition or requirement in the Lease relating to the granting of a non-disturbance agreement.

6. Non-Disturbance. In the event of foreclosure of the Trust Deed, or upon a sale of the Property pursuant to the trustee's power of sale contained in the Trust Deed, or upon a transfer of the Property by conveyance in lieu of foreclosure (collectively, a "Transfer"), then so long as Tenant complies with this Agreement and is not in default under any of the terms, covenants, or conditions of the Lease, Lender shall not name or join Tenant in any foreclosure proceeding, unless such joinder is necessary, in Lender's discretion, to complete the foreclosure, nor shall Lender disturb the possession of Tenant, its successors and assigns. In the event of a Transfer of the Property to Lender, Lender will perform and be bound by all of the obligations imposed on Landlord by the Lease for the balance of the term of the Lease, and any extensions or renewals of the Lease, as long as no event of default has occurred under the Lease, which has continued to exist for such period of time, after notice and opportunity to cure, if any, required by the Lease, as would entitle Landlord under the Lease to terminate the Leases, or would cause, without any further action of Landlord, the termination of the Lease or would entitle Landlord to dispossess Tenant under the Lease.

7. Attornment. Upon the occurrence of a Transfer, Tenant hereby agrees to attorn to, adhere to and accept any such successor owner as landlord under the Lease, and to be bound by and perform all of the obligations imposed by the Lease, such attornment to be self-operative without the execution of any further instruments.

8. No Liability for Lender. Lender, or any successor owner of the Property resulting from a Transfer, shall not be (a) liable for any obligations under the Lease which arise or

accrue prior to the Transfer or which arise or accrue at any time after Lender ceases to be the owner of the Property; (b) liable for any damages or other relief attributable to any act or omission of a prior landlord, including Landlord; (c) liable for any damages or other relief attributable to any latent or patent defect in the Property; (d) liable for any damages or other relief attributable to any breach by any prior landlord, including Landlord, under the Leases or any representation or warranty made in connection with the Lease; (e) subject to any offsets or defenses which Tenant might have against any prior landlord, including Landlord; (f) bound by any rent or additional rent which Tenant might have paid in advance to any prior landlord, including Landlord, for a period in excess of one month or by any security deposit, cleaning deposit or other prepaid charge which Tenant might have paid in advance to any prior landlord, including Landlord; (g) bound by any assignments, subletting, renewals, extensions or any other agreements or modifications of the Lease made without the prior written consent of Lender; or (h) liable for any indirect or consequential damages, including loss of sublet rentals, loss of profits, or damage to goodwill or reputation.

Nothing in this Agreement is intended to constitute an agreement by Lender to perform any obligation of Landlord as landlord under the Lease prior to the time Lender obtains title to the Property by Transfer or otherwise obtains possession of the Property pursuant to the terms of the Loan Documents. Specifically, but without limitation, Lender shall have no obligations with respect to the erection or completion of any improvements on the Property, either at the commencement of the term of the Lease or upon any renewals or extensions of the terms of the Lease, or upon the addition of additional space, pursuant to any expansion rights contained in the Lease.

In the event that Lender shall acquire title to the Property, Lender shall have no obligation, nor incur any liability, beyond Lender's then equity interest, if any, in the Property, and Tenant shall look exclusively to such equity interest of Lender, if any, in the Property for the payment and discharge of any obligations imposed upon Lender under this Agreement or under the Lease, and Lender is hereby released and relieved of any other obligations under this Agreement and the Lease.

9. No Assignment or Subletting. Tenant agrees not to assign, transfer, mortgage, or otherwise encumber the Lease or Lease Rights or any interest in the Lease or the Lease Rights. Tenant further agrees not to sublet the leased premises or the Property or any part of the leased premises or the Property, without the prior written consent of Lender and any attempt to do so without such consent shall be void as to Lender. Lender shall not be obligated to give its consent until, at least, Tenant has assigned the sublease to Lender, granted a lien on Tenant's interest in the Property to Lender as collateral for the Loan and all obligations of Landlord under the Loan Documents, and subtenant has executed and delivered to Lender a Subordination, Non-Disturbance Attornment Agreement and Estoppel Certificate acceptable to Lender.

10. New Lease. Upon the written request of Lender to Tenant after a Transfer, Tenant shall execute and deliver to Lender a lease of the Property upon the same terms and conditions as the Lease between Landlord and Tenant, which lease shall cover any unexpired term of the Lease existing prior to such Transfer.

11. Acknowledgment and Agreement by Landlord. Landlord, as landlord under the Lease and trustor under the Trust Deed, acknowledges and agrees for itself and its heirs, successors, and assigns agrees to each of the following:

a. This Agreement does not constitute a waiver by Lender of any of its rights under the Trust Deed or any of the other Loan Documents, and/or in any way release Landlord from its obligations to comply with the terms, provisions, conditions, covenants, agreements and clauses of the Trust Deed or any of the other Loan Documents.

b. The provisions of the Trust Deed and all other Loan Documents remain in full force and effect and must be complied with by Landlord.

c. In the event of a default under the Trust Deed or any of the other Loan Documents, Tenant shall pay all rent and all other sums due under the Leases to Lender as provided in the Loan Documents.

12. Right to Sublease and Mortgage. Notwithstanding anything to the contrary in the Lease, upon the occurrence of a Transfer, Tenant agrees that Lender, its successor or assign, or any purchaser at a foreclosure sale, may mortgage, lien, encumber, or otherwise transfer its interest in the Property or assign all of its or Landlord's rights in the Lease without the consent of Tenant.

13. Insurance Proceeds and Condemnation Awards. Notwithstanding anything to the contrary in the Lease, unless otherwise agreed by Lender in writing in advance, all insurance proceeds and condemnation awards paid or awarded in connection with the Property and/or any improvements located on the Property shall be paid to Lender as payments on the Loan pursuant to the terms and conditions of the Loan Documents and for any and all other obligations of Landlord to Lender in connection with the Loan and under the Loan Documents.

14. Memorandum of Lease. If required by Lender, Tenant agrees to execute and cause to be recorded in the county recorder's office of the county in which the Property is located, a memoranda of lease for the Lease, in a form reasonably acceptable to Lender.

15. Future Estoppel Certificates. Tenant agrees to execute and deliver to Lender, within five (5) days of request by Lender, estoppel certificates in a form similar to the estoppel certificate in this Agreement regarding such matters as Lender requests. Tenant shall not be obligated to deliver an estoppel certificate more often than one (1) time per calendar year, unless Lender determines, in its reasonable discretion, that an estoppel certificate is required more often.

16. No Merger. If any lien granted on the Property or assignment of any lease of the Property made to Lender and the fee title to the Property shall at any time become vested in one owner, the lien created under any trust deed granted or assignment made to Lender shall not be destroyed or terminated by application of the doctrine of merger and, in such event, Lender shall continue to have and enjoy all of the rights and privileges of Lender, beneficiary, and assignee and, if applicable, fee title owner, as to the separate estates. In addition, upon the foreclosure of any such lien or assignment, any leases or subleases then existing and created by Tenant shall not be destroyed or terminated by application of the law of merger or as a matter of law or as a result of such foreclosure unless Lender, its successor or assign, or any purchaser at any such foreclosure sale shall so elect. No act by or on behalf of Lender, its successor or assign, or any such purchaser

shall constitute a termination of any lease or sublease unless Lender, its successor or assign, or such purchaser shall give written notice of such termination to such tenant or subtenant.

17. Notices. All notices shall be in writing and shall be deemed to have been sufficiently given or served when personally delivered, deposited in the United States mail, by registered or certified mail, or deposited with a reputable overnight mail carrier which provides delivery of such mail to be traced, addressed as follows:

Lender: BANK OF AMERICAN FORK
Lehi Branch
712 East Main
Lehi, Utah 84043
Attention: Layne Cardon

Landlord: STARK 39, LLC
c/o Rockworth Companies, LLC
9980 South 300 West, Suite 310
Sandy, Utah 84070
Attention: Tom Henriod

Tenant: ENT Specialists, L.L.C.
1255 East 3900 South, 2nd Floor
Salt Lake City, Utah 84124
Attention: Robert L. Smith, Administrator

Such addresses may be changed by notice to the other party given in the same manner provided in this Section.

18. Attorneys' Fees. Upon the occurrence of a default under this Agreement, Lender may employ an attorney or attorneys to protect Lender's rights under this Agreement, and Tenant shall pay Lender reasonable attorneys' fees and costs actually incurred by Lender, whether or not action is actually commenced against Tenant by reason of such breach. Tenant shall also pay to Lender any attorneys fees and costs incurred by Lender with respect to any insolvency or bankruptcy proceeding or other action involving Tenant or any guarantor as a debtor.

19. No Derogation of Liens. Nothing contained in this Agreement shall be construed to derogate from or in any way impair or affect the lien and charge or provisions of the Trust Deed or any other lien created by the Loan Documents.

20. Governing Law. This Agreement shall be governed by, construed and interpreted in accordance with the laws of the State of Utah.

21. Successors and Assigns. This Agreement is and shall be binding upon and shall inure to the benefit of Lender, Landlord and Tenant, and their respective successors and assigns.

22. Defined Terms. Unless otherwise defined in this Agreement, capitalized terms used herein have the meanings given them in the Loan Agreement. The term Loan Documents shall include all amendments and modifications to the Loan Documents.

DATED: MAY 11, 2017.

LENDER


BANK OF AMERICAN FORK, a Division of People's Intermountain Bank, a Utah corporation

By: 
Title: Vice President

LANDLORD

STARK 39, LLC, a Utah limited liability company


By: Rockworth Companies, LLC, Manager of Stark 39, LLC

By: 
Title: President / CEO of Rockworth Companies, LLC

By: Gene H. Hess
Title: COO / CFO of Rockworth Companies, LLC

TENANT

ENT SPECIALISTS, L.L.C., a Utah limited liability company

By: 
Title: ADMINISTRATOR

STATE OF UTAH)
) : ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 19th day of May, 2017, by Layne A. Cardon, Vice President of Bank of American Fork, a Division of People's Intermountain Bank, a Utah corporation.

Sarah M. Street
NOTARY PUBLIC

My Commission Expires: 10-02-2019



Residing At:

Salt Lake City, UT

STATE OF UTAH)
) : ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 19th day of May, 2017, By Rockworth Companies, LLC, Manager of Stark 39, a Utah limited liability company, By J. Blair Jenkins, President/CEO of Rockworth Companies, LLC and Spencer H. Hess, COO/CFO of Rockworth Companies, LLC.

Sarah M. Street
NOTARY PUBLIC

My Commission Expires:

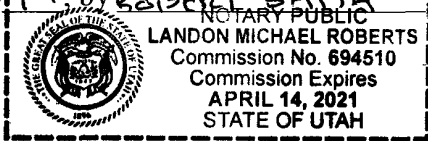


Residing At:

Salt Lake City, UT

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

The foregoing instrument was acknowledged before me this 11 day of MAY,
2020 by ~~Robert Smith~~, ENT Specialists, L.L.C., a Utah limited liability company.




NOTARY PUBLIC

My Commission Expires:

Residing At:

Zeung Baw

**EXHIBIT A
PROPERTY DESCRIPTION**

Beginning on the North line of 3900 South Street at a point 284.54 feet North 89°47'20" East and 20.0 feet North 00°17'24" East from the Southwest corner of Lot 1, Block 22, Ten Acre Plat "A", Big Field Survey; thence North 00°17'24" East 275.21 feet to the Southwest corner of Lot 6, Garns Court Subdivision; thence along the South line of said subdivision North 89°47'20" East 284.60 feet to the Southwest corner of said subdivision; thence North 00°18'14" East 52.75 feet along the East boundary line of said subdivision to the Southwest corner of Mountain Fuel Supply Company property; thence East 25.20 feet; thence North 00°18'43" East 20.0 feet; thence West 25.20 feet to the East boundary line of said Garns Court Subdivision; thence North 00°18'14" East 91.10 feet along said East boundary line; thence East 40.21 feet; thence South 00°18'43" West 52.10 feet; thence East 143.00 feet to the West line of 1300 East Street; thence South 00°18'43" West 236.28 feet along said West line; thence South 89°47'20" West 163.00 feet; thence South 00°18'43" West 150 feet to the North right of way line of said 3900 South Street; thence South 89°47'20" West 304.69 feet along said right of way line to the point of beginning.

LESS AND EXCEPTING THEREFROM that portion lying within the bounds of Canyon Hollow PUD Subdivision.

Tax Id No.: 16-32-428-014