

RECORDATION REQUESTED BY:

Washington Mutual Bank
Orem Commercial Banking Center
740 East 1200 South, Suite A
Orem, UT 84097

WHEN RECORDED MAIL TO:

Washington Mutual Bank
Orem Commercial Banking Center
740 East 1200 South, Suite A
Orem, UT 84097

ENT 144560:2003 PG 1 of 5 :1)
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2003 Sep 03 9:22 am FEE 21.00 BY 55
RECORDED FOR BACKMAN-STEWART TITLE SERVI

SEND TAX NOTICES TO:

Dickson Properties, L.L.C.
K-Tec, Incorporated
1206 South 1680 West
Orem, UT 84058

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated August 11, 2003, is made and executed between Dickson Properties, L.L.C., a Utah limited liability company, whose address is 1206 South 1680 West, Orem, UT 84058 and K-Tec, Incorporated, a Utah corporation, whose address is 1206 South 1680 West, Orem, UT 84058 ("Trustor") and Washington Mutual Bank, Orem Commercial Banking Center, 740 East 1200 South, Suite A, Orem, UT 84097 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated January 7, 2000 (the "Deed of Trust") which has been recorded in Utah County, State of Utah, as follows:

Recorded January 13, 2000, in the official records of Utah County, State of Utah, as Document No. 3580:2000, as modified from time to time.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in Utah County, State of Utah:

See Exhibit "A" attached hereto and by this reference incorporated herein.

The Real Property or its address is commonly known as 1206 South 1680 West, Orem, UT 84058. The Real Property tax identification number is 48:150:0001, 48:170:0001, 48:167:0002, 48:167:0003

MODIFICATION. Lender and Trustor hereby modify the Deed of Trust as follows:

Pursuant to that certain Quit Claim Deed dated March 7, 2000 and recorded May 17, 2000, as Document No. 38946:2000 in the real estate records of Utah County, State of Utah, title to the above referenced real property, formerly vested as K-Tec, Incorporated, is hereby vested as Dickson Properties, L.L.C.

The word "Note" is amended to include the Promissory Note dated August 11, 2003, in the original principal amount of \$1,680,000.00, from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancing of, consolidations of, and substitutions for the Promissory Note or Agreement.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND TRUSTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED AUGUST 11, 2003.

TRUSTOR:

DICKSON PROPERTIES, L.L.C.

By: *Thomas D. Dickson*
Thomas D. Dickson, Member of Dickson Properties, L.L.C.

By: *Christine Dickson*
Christine Dickson, Member of Dickson Properties, L.L.C.

K-TEC, INCORPORATED

By: *Thomas D. Dickson*
Thomas D. Dickson, President of K-Tec, Incorporated

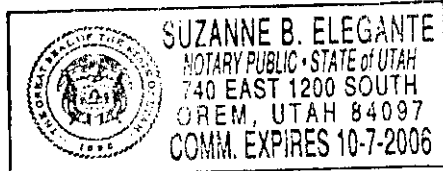
By: *Christine Dickson*
Christine Dickson, Secretary of K-Tec, Incorporated

LENDER:

x *Thomas D. Dickson*
Authorized Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Utah)



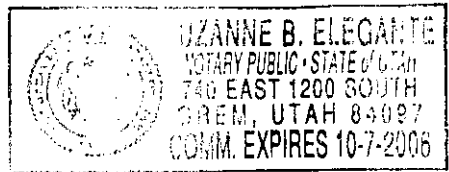
On this 29th day of August, 2003, before me, the undersigned Notary Public, personally appeared **Thomas D. Dickson, Member of Dickson Properties, L.L.C.**, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Suzanne B Elegante Residing at Orem Utah
Notary Public in and for the State of Utah My commission expires 10-7-2006

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Utah)

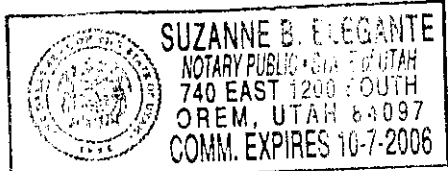


On this 29th day of August, 2003, before me, the undersigned Notary Public, personally appeared **Christine Dickson, Member of Dickson Properties, L.L.C.**, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Suzanne B Elegante Residing at Orem Utah
Notary Public in and for the State of Utah My commission expires 10-7-2006

CORPORATE ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Utah)

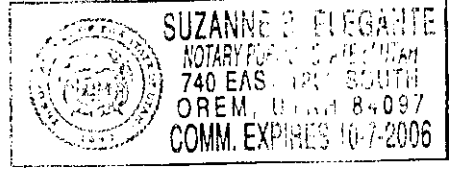


On this 29th day of August, 2003, before me, the undersigned Notary Public, personally appeared **Thomas D. Dickson, President of K-Tec, Incorporated**, and known to me to be an authorized agent of the corporation that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Suzanne B Elegante Residing at Orem Utah
Notary Public in and for the State of Utah My commission expires 10-7-2006

CORPORATE ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Utah)



On this 29th day of August, 2003, before me, the undersigned Notary Public, personally appeared **Christine Dickson, Secretary of K-Tec, Incorporated**, and known to me to be an authorized agent of the corporation that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Suzanne B Elegante Residing at Orem Utah
Notary Public in and for the State of Utah My commission expires 10-7-2006

LENDER ACKNOWLEDGMENT

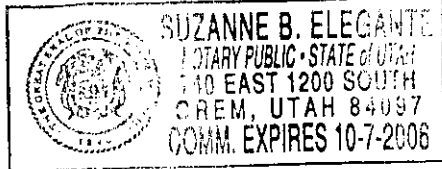
STATE OF Utah

)

COUNTY OF Utah

) SS

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On this 29th day of August, 2003, before me, the undersigned Notary Public, personally appeared Thomas T Nelson and known to me to be the Commercial Loan Officer, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By Suzanne B Elegante
Notary Public in and for the State of Utah

Residing at Orem Utah
My commission expires 10-7-2006

RECORDATION REQUESTED BY:

Washington Mutual Bank
Orem Commercial Banking Center
740 East 1200 South, Suite A
Orem, UT 84097

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WHEN RECORDED MAIL TO:

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Orem Commercial Banking Center
740 East 1200 South, Suite A
Orem, UT 84097

SEND TAX NOTICES TO:

Dickson Properties, L.L.C.
1206 South 1680 West
Orem, UT 84058

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EXHIBIT "A"

This EXHIBIT "A" is attached to and by this reference is made a part of the Modification of Deed of Trust, dated August 11, 2003, and executed in connection with a loan or other financial accommodations between WASHINGTON MUTUAL BANK and K-Tec, Incorporated; and Dickson Properties, L.L.C.

LEGAL DESCRIPTION

PARCEL 1:

Lot 1, Plat "M", OREM CENTER BUSINESS PARK SUBDIVISION, Orem, Utah County, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's Office, Utah.

PARCEL 2:

Lot 2, Plat "P", OREM CENTER BUSINESS PARK, Orem, Utah, according to the official plat thereof, on file and of record in the Utah County Recorder's Office, Utah.

PARCEL 3:

Lot 3, Plat "P", OREM CENTER BUSINESS PARK, Orem, Utah, according to the official plat thereof, on file and of record in the Utah County Recorder's Office, Utah.

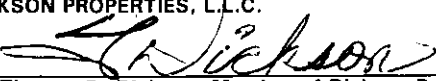
PARCEL 4:

Lot 1, Plat "Q", OREM CENTER BUSINESS PARK, Orem, Utah, according to the official plat thereof, on file and of record in the Utah County Recorder's Office, Utah.

THIS EXHIBIT "A" IS EXECUTED ON AUGUST 11, 2003.

TRUSTOR:


DICKSON PROPERTIES, L.L.C.

By: 
Thomas D. Dickson, Member of Dickson Properties,
L.L.C.

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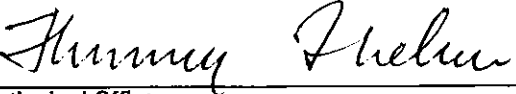
By:  X
Christine Dickson, Member of Dickson Properties,
L.L.C.

K-TEC, INCORPORATED

By: 
Thomas D. Dickson, President of K-Tec,
Incorporated

By:  X
Christine Dickson, Secretary of K-Tec, Incorporated

LENDER:

X 
Authorized Officer