

WHEN RECORDED RETURN TO:
Mountain West Small Business Finance
2595 East 3300 South
Salt Lake City, Utah 84109

11447004
8/9/2012 9:27:00 AM \$16.00
Book - 10044 Pg - 3245-3248
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 4 P.

ADDENDUM TO LEASE AGREEMENT

This Agreement is entered into this July 27, 2012 between the Lessor and Lessee identified below.

RECITALS

A. Lessor and Lessee have heretofore executed and entered into a certain Lease Agreement dated July 16, 2012 (the "Lease").

B. The Small Business Administration ("SBA") has authorized the guarantee of a debenture to be sold by Mountain West Small Business Finance in the amount of \$ 81,000.00 to assist Lessor and Lessee pursuant to section 504 of the Small Business Investment Act of 1958, as amended (the "SBA Loan").

C. Lessor and Lessee desire to amend the Lease to satisfy all of the terms and conditions of the Loan Authorization and Guaranty Agreement for the SBA Loan.

AGREEMENT

Now, therefore, for the reasons recited above, and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Lessor and Lessee hereby agree as follows, anything to the contrary notwithstanding:

1. The term of this Lease shall be equal to or longer than the term of the said SBA Loan. The monthly lease payment stated in this Lease shall continue in the same monthly amount stated in the Lease throughout the term herein stated.
2. Lessor and Lessee hereby assign, set over, and transfer to the Small Business Administration and Mountain West Small Business Finance all of their right, title, and interest in and to this Lease, as security for said SBA Loan.
3. Lessor and Lessee hereby agree to maintain exactly the present ownership of both entities (both identity of owners and percent of ownership) during the entire term of said SBA Loan except for ownership changes of up to 5 per cent beginning six months after the SBA 504 Loan closes.
4. Lessor and Lessee agree that the amount of rent paid under the terms of the lease must be substantially the same as the debt service on the Third Party Lender Loan and the SBA 504 Loan together with an amount necessary to cover taxes and assessments, utilities and insurance and a repair/replacement reserve. The lease payment shall be reduced to the extent that it is in excess of the amount needed to meet the debt service and expenses. In the event there is more than one operating


company under the terms of the SBA Loan, the lease payments of all operating companies shall be considered together and shall be reduced, pro rata, in the event, when considered together, they are in excess of amount needed to meet the debt service and expenses above described.

5. The demised premises which is the subject of the Lease consists of all of those premises and real property purchased in connection with the SBA 504 Loan and Authorization referenced above notwithstanding anything to the contrary in the Lease. In the event there is more than one operating company under the terms of the SBA Loan, the demised premises which is the subject of the Lease, when combined with the demised premises under the terms of the leases between Lessor and those other operating companies identified in the SBA Loan Authorization, consists of all of those premises and real property purchased in connection with the SBA 504 Loan and Authorization referenced above notwithstanding anything to the contrary in the Leases.

DATED July 27, 2012

LESSOR:

P.O.P. ENDEAVORS, LLC



By: Robert J. Elder, Member

LESSEE:

CARIBBEAN CONSTRUCTION, INC.

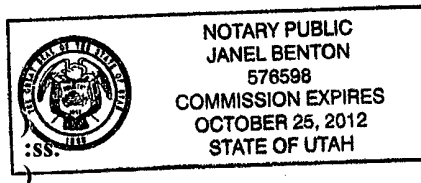


By: Robert J. Elder, President

LEASE ADDENDUM
NOTARY PAGE

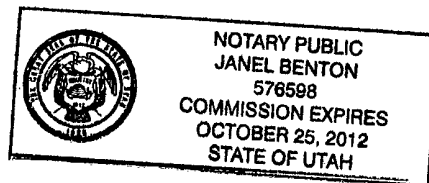
STATE OF Utah)
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COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this July 27, 2012
by Robert J. Elder, Member _____
P.O.P. ENDEAVORS, LLC
Janel Benton
Notary Public



STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this July 27, 2012
by Robert J. Elder, President _____
CARIBBEAN CONSTRUCTION, INC.
Janel Benton
Notary Public



SBA 504 Loan No.: 53203450-01

EXHIBIT A

The land described in the foregoing document is located in Salt Lake County, State of Utah and is described more particularly as:

BEGINNING AT A POINT 240 FEET WEST FROM THE NORTHEAST CORNER OF LOT 11, BLOCK 39, TEN ACRE PLAT "A", BIG FIELD SURVEY, THENCE RUNNING WEST 90 FEET; THENCE SOUTH 125 FEET; THENCE EAST 90 FEET; THENCE NORTH 125 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 15-24-229-004-0000