

After recording, return to:

Ian S. Davis
DURHAM JONES & PINEGAR
111 East Broadway, Suite 900
Salt Lake City, Utah 84111

Tax Parcel ID No.: 38:136:0001

BT 1449

MEMORANDUM OF LEASE

This is a Memorandum of that certain Commercial Lease dated July 1, 2016, (the "Lease") wherein Litefoot Investments LLC ("Landlord"), demised and leased, and does hereby demise and lease, to 4K Cars Inc. ("Tenant"), the premises described on Exhibit "A" for a term of 20 years, all as more fully set forth in the Lease, which is incorporated herein in its entirety.

The addresses of Landlord and Tenant are as follows:

Landlord:

Litefoot Investments LLC
1775 South East Bay Blvd.
Provo, Utah 84606

Tenant:

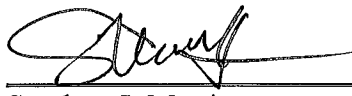
4K Cars Inc.
1775 South East Bay Blvd.
Provo, Utah 84606

IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Lease on August 3, 2016.

LANDLORD:

LITEFOOT INVESTMENTS LLC,
a Utah limited liability company


By:


Name: Stephen J. Martin
Its: Manager

TENANT:

4K CARS INC.,
a Utah corporation

By:


Name: Clint Martin
Its: President

STATE OF UTAH)
 : ss.
County of _____)

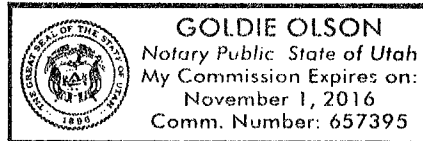
On August 3, 2016, before me, Goldie Olson, a Notary Public in and for said state, personally appeared Stephen J. Martin, the Manager of Litefoot Investments LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed within the instrument and acknowledged to me that he executed the same in his/her authorized capacities, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Goldie Olson
Notary Public in and for said State

My Commission Expires:
11/01/16

[seal]



STATE OF UTAH)
 : ss.
County of Salt Lake)

On August 3, 2016, before me, Goldie Olson, a Notary Public in and for said state, personally appeared Clint Martin, the President of 4K CARS INC., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed within the instrument and acknowledged to me that he executed the same in his/her authorized capacities, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Goldie Olson
Notary Public in and for said State

My Commission Expires:
11/01/16

[seal]

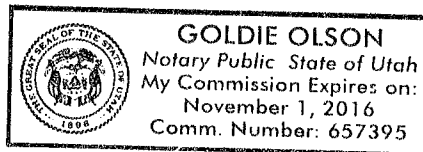


EXHIBIT "A"

Legal Description of the Demised Premises

The land referred to is located in Utah County, State of Utah, and is described as follows:

Parcel No. 1, Plat "A", East Bay North, Provo City, Utah, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah.

Parcel No. 38:136:0001