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

ENT 75079:2016 PG 1 of 3

Jeffery Smith
Utah County Recorder
2016 Aug 09 04:02 PM FEE 14.00 BY VM
RECORDED FOR Bartlett Title Insurance Agence ELECTRONICALLY RECORDED

B1-1449

## **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:

TENANT:

LITEFOOT INVESTMENTS LLC, a Utah limited liability company

4K CARS INC., a Utah corporation

By:

Name: Stephen J. Martin

Its:

Manager

<u>Зу:</u>

Name: Clint Martin

Its:

President

STATE OF UTAH	)		
County of	: ss.		
On August 3, 2016, be in and for said state, personall LLC, personally known to me person whose name is subscritexecuted the same in his/her a instrument, the person, or the instrument.	ly appeared Stephore (or proved to me bed within the instantant the instant of the contract of	en J. Martin, the Mana on the basis of satisfa trument and acknowle ies, and that by his/her	ctory evidence) to be the dged to me thathe signature on the
WITNESS my hand as	nd official seal.		
		Notary Public in and	for said State
My Commission Expires:		•	
[seal]			
STATE OF UTAH  County of GUHLAGE	) : ss. )	Notary Public My Commiss Novemb	E OLSON  State of Utah ion Expires on: er 1, 2016 nber: 657395
On August 3, 2016, be Public in and for said state, per personally known to me (or pr whose name is subscribed with same in his/her authorized cap or the entity upon behalf of with	ersonally appeared roved to me on the hin the instrument pacities, and that b	e basis of satisfactory of t and acknowledged to by his/her signature on	evidence) to be the person me thathe executed the the instrument, the person,
WITNESS my hand ar	nd official seal.	Add William Notary Public in and	for said State
My Commission Expires:			
seal]		Notary Public My Commiss Novemb	E OLSON  State of Utah ion Expires on: er 1, 2016 nber: 657395

## 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