

RECORDED AT THE REQUEST OF:

WESTERN STATES TITLE CO.

WHEN RECORDED MAIL TO:

James P. McAndrews, Esquire
c/o Teachers Insurance and
Annuity Association of
America
730 Third Avenue - 8th Fl.
New York, New York 10017

3000

MAY 15 1973

Recorded _____ at _____ m.
Request of _____ WESTERN STATES TITLE
Fee Paid JERADEAN MARTIN
Recorder, Salt Lake County, Utah
\$ 655 By _____ Deputy
Ref _____

2539867

ASSIGNMENT OF LEASES

FOR VALUE RECEIVED, the undersigned, FASHION PLACE ASSO-
CIATES, a Limited Partnership, having its principal office at
2311 West El Segundo Boulevard, Hawthorne, California and its
principal place of business in Murray, Utah (hereinafter called
"Lessor"), hereby grants, assigns and transfers to TEACHERS
INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, a New York cor-
poration qualified to do business in Utah, having its principal
office at 730 Third Avenue, New York, New York 10017 (herein-
after called "Assignee") the leasehold estates and all rights,
title and interest of the undersigned as Lessee in and to the
following Ground Leases:

1. Lease dated July 3, 1969, executed by Denzil E. Watts, Sr., and Irma S. Watts, his wife, as Lessor and Western States Title Company, Trustee, as Lessee, a notice of which was recorded on July 3, 1969 as Entry No. 2294395 of the Official Records, County of Salt Lake, State of Utah, which Lease was thereafter assigned by Western States Title Company, Trustee, to the undersigned by Assignment of Leases dated June 14, 1971 and recorded June 14, 1971 as Entry No. 2391092 in Book 2968 at Page 429 of the aforesaid Official Records, as such Lease was thereafter amended by First Amendment to Ground Lease;
2. Lease dated June 25, 1969, executed by Maurice L. Watts, Emerson C. Neff and Beryl Neff, his wife, as Lessor and Western States Title Company, Trustee, as Lessee, a notice of which was recorded on June 25, 1969, as Entry No. 2293092 of the Official Records, County of Salt Lake, State of Utah, which

BOOK 3326 PAGE 377

Lease was thereafter assigned by Western States Title Company, Trustee, to the undersigned by Assignment of Leases dated June 14, 1971, and recorded June 14, 1971, as Entry No. 2391092 in Book 2968 at Page 429 of the Official Records aforesaid, as such Lease was thereafter amended by First Amendment to Ground Lease;

3. Ground Lease dated October 20, 1971, between OAA Trust, as Landlord and Fashion Place Associates as Tenant, a notice of which was recorded as Entry No. 2418198 in Book 3011 at Page 503 of the records of Salt Lake County Recorder, as such Lease was thereafter amended by First Amendment to Ground Lease;
4. Lease dated April 26, 1971, executed by Valley Bank Investment Co., as Landlord and Fashion Place Associates, a limited partnership, as Tenant, a notice of which was recorded on June 14, 1971 as Entry No. 2391098 in Book 2968 at Page 592 of Official Records aforesaid, as such Lease was thereafter amended by First Amendment to Ground Lease;

TO HAVE AND TO HOLD the aforementioned leasehold estates and rights thereunder to the Assignee, its successors and assigns from the date hereof for and during the rest of the term of said Lease, and any extensions thereto, subject to the covenants, conditions, and provisions therein contained.

IN WITNESS WHEREOF, the Lessor hereto has executed this Assignment of Leases as of this 9th day of May, 1973.

FASHION PLACE ASSOCIATES,
a limited partnership

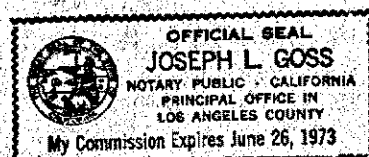
By: Ernest W. Hahn, Inc.,
general partner

By: *Herman Mauer*
President

STATE OF California)
COUNTY OF Los Angeles) SS:

On the _____ day of May, 1973, personally appeared before me, *Herman Mauer*, who being by me duly sworn did say, that he is the President of Ernest W. Hahn, Inc., the general partner of FASHION PLACE ASSOCIATES, a limited partnership, and that said instrument was signed in behalf of said corporation as general partner by authority of its by-laws or a resolution of its Board of Directors and said *Herman Mauer* acknowledged to me that said corporation executed the same as the general partner of FASHION PLACE ASSOCIATES, a limited partnership; and as an act of and execution by the said limited partnership.

GIVEN under my hand and seal of office the day and year aforesaid.



Joseph L. Goss
Notary Public