

2749480

When recorded, please send to:

ASSIGNMENT OF LEASE

Ralph W. Hardy, Jr., Esq.
Dow, Lohnes & Albertson
1225 Connecticut Avenue, N.W.
Washington, D.C. 20036

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, Screen Gems Stations, Inc., a New Jersey corporation, with offices at 1760 Fremont Drive, Salt Lake City, Utah ("TENANT") is the tenant under an agreement of lease dated April 26, 1957, as amended by an agreement dated August 13, 1964 ("LEASE") between TENANT and William and Amelia Spratling for the lease of certain real estate property situated on the summit or ridge of that portion of the Oquirrh Range of Mountains known as Mount Vision, lying within the confines of Sections 34 and 35, Township 2 South, Range 3 West, Salt Lake Base and Meridian, Salt Lake County, Utah and more particularly described on Exhibit "A" hereto.

WHEREAS, TENANT desires to assign all of its rights, title and interest in and to the LEASE to United Television, Inc.

NOW THEREFORE, THESE PRESENTS, WITNESS, that for good and valuable consideration, the TENANT hereby assigns, transfers, and sets over unto United Television, Inc., a Delaware corporation, with principal offices at 6975 York Avenue South, Minneapolis, Minnesota, the said LEASE as of October 1, 1975.

By acceptance of this agreement, United Television, Inc. covenants and agrees to perform and observe

Recorded at Request of 2150 Beneficial Life Tower
Switzer, At Land & Winstry 84111
at 940 m Fee Paid \$ 6.00 KATIE L. DIXON, Recorder,
Salt Lake County, Utah, By B. Brown Dept. Date OCT 8 1975

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all of the covenants, conditions and agreements of the LEASE provided therein to be performed and observed by TENANT from and after October 1, 1975.

All the covenants and agreements herein contained on the part of either party shall apply to and bind their successors or assigns and shall inure to the benefit of the landlord under the LEASE and the landlord's successors and assigns.

IN WITNESS WHEREOF, the TENANT has executed this Assignment by its officer thereunto duly authorized on this 1st Day of October, 1975.

SCREEN GEMS STATIONS, INC.

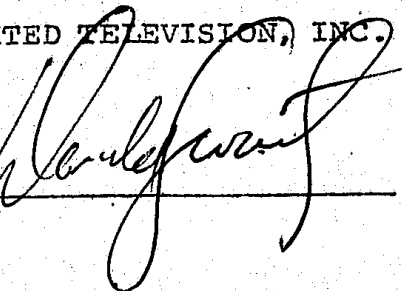
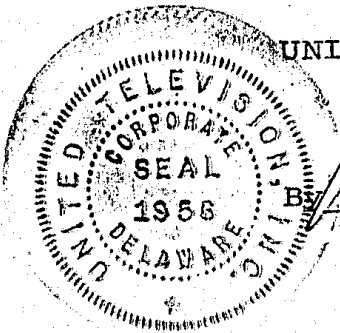
BY



BENSON H. BEGUN, ASSISTANT SECRETARY

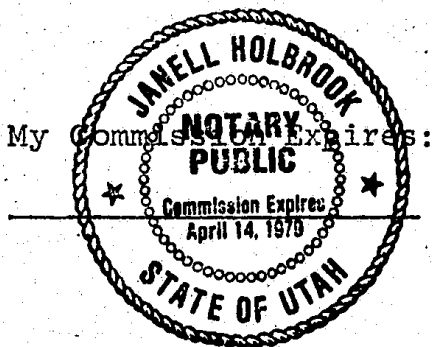
Accepted:

UNITED TELEVISION, INC.



STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 1st day of October, 1975, personally appeared before me BENSON H. BEGUN, who being by me duly sworn, did say, that he is the Assistant Secretary of Screen Gems Stations, Inc. and the the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and said BENSON H. BEGUN, acknowledged to me that said corporation executed the same.

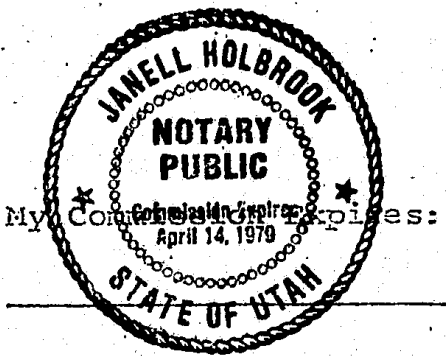


Janel Holbrook
Notary Public

Resident at *Davis County*

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 1st day of October, 1975, personally appeared before me Donald E. Swartz , who being by me duly sworn, did say, that his is the President of United Television, Inc. and the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and said Donald E. Swartz , acknowledged to me that said corporation executed the same.



Janell Holbrook
Notary Public
Residing at Davis County

EXHIBIT "A"

A tract of land not to exceed nine (9) acres on or near the summit and ridge of that certain portion of the Oquirrh Range lying within the confines of Sections 34 and 35, Township 2 South, Range 3 West, Salt Lake Base and Meridian, said tract of land commonly known as East Mountain and otherwise and later designated as Mount Vision, together with a parcel of property 125' x 125' located near the roadway as herein-after designated, said nine (9) acre tract and property 125' x 125' is hereby located as described on a plat attached hereto, marked Exhibit "A" and by reference made a part hereof.

Together with a right of way for a roadway 2 rods wide where it crosses over Lessors' land, said roadway running between the County Highway on the East and in a westerly direction to the nine (9) acre tract designated as East Mountain (Mount Vision) near the summit of the mountain, said right of way or roadway is located on a plat attached hereto marked Exhibit "B", which is made a part hereof.

Together with a right of way for power lines and/or telephone lines where lines are at present located over Lessors' land leading to Mount Vision in Salt Lake County, State of Utah, for the purpose of conveying power and/or telephone messages to and from the said tracts of land located at Mount Vision and Mount Nelson as hereinbefore designated and for the purpose of ingress and egress for the construction, repair and maintenance of said power and telephone lines.

Together with a right to extend said roadway over Lessors' land to connect with a roadway constructed or to be constructed over other lands leading to Mount Nelson which said Mount Nelson is located on property commonly designated as Haynes property.

[Handwritten initials]