

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Greenberg Traurig, LLP
77 West Wacker Drive, Suite 3100
Chicago, Illinois 60601
Attention: Milos Markovic, Esq.

13794982
10/8/2021 3:59:00 PM \$40.00
Book - 11251 Pg - 9001-9005
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

CT-148238

(Space Above For Recorder's Use)

MEMORANDUM OF OPTION AGREEMENT

THIS MEMORANDUM OF OPTION AGREEMENT ("Memorandum") is made and entered into as of 30 SEPTEMBER 2021, by and between DALFEN INDUSTRIAL LLC, a Delaware limited liability company, as "Buyer", and BOYER 6200 WEST JORDAN, L.C., a Utah limited liability company, as "Seller".

R E C I T A L S

A. Seller is the owner of the real property commonly referred to as 4701 W. 6200 S., West Jordan, Utah 84118, consisting of approximately 14.302 acres of land (the "Real Property"), more particularly described on Exhibit "A" attached hereto.

B. Seller and Buyer have entered into that certain Option Agreement dated August 19, 2021, as it has been or may hereafter be further amended (as so amended, the "Purchase Agreement"), pursuant to which Seller has granted to Buyer the exclusive option to purchase the Property (as defined below), all as more particularly described in the Purchase Agreement. The "Property" means the Real Property, together with the improvements now or hereafter located thereon.

C. Seller and Buyer desire to record this Memorandum of Option Agreement to provide constructive notice of the Purchase Agreement and rights granted thereunder.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer hereby agree as follows:

1. Incorporation of Purchase Agreement by Reference. Upon, and subject to, the terms and conditions of the Purchase Agreement, Seller hereby grants to Buyer and Buyer accepts the rights and options to purchase the Property.

2. Recordation. This Memorandum is to be recorded in the Real Property records of Salt Lake County, Utah to provide notice of the Purchase Agreement.

3. Termination. This Memorandum shall remain in effect unless and until this Memorandum is otherwise terminated by a written instrument, executed, delivered and recorded by Buyer in the Real Property records of Salt Lake County, Utah.

[SIGNATURE PAGES FOLLOW.]

IN WITNESS WHEREOF, the Seller and Buyer have executed this Memorandum of Option Agreement on the day and year first above written.

BUYER:

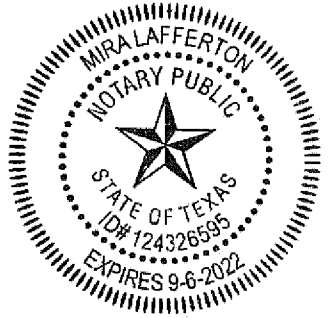
DALFEN INDUSTRIAL LLC,
a Delaware limited liability company

By: Joseph Walker
Name: Joseph Walker
Title: Authorized Signatory

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 1st day of October, 2021, by Joseph Walker, the Authorized Signatory of Dalfen Industrial LLC, a Delaware limited liability company, on behalf of said limited liability company.

(SEAL)



Mira Lafferton
Notary Public in and for the State of Texas
Notary's printed name: Mira Lafferton
My commission expires: 9/6/2022

SELLER:

BOYER 6200 WEST JORDAN, L.C.,
a Utah limited liability company

The Boyer Company, L.C.,
a Utah limited liability company,
its manager

By: [Signature]
Name: ~~Nathan R. Boyer~~ Jacob L. Boyer
Title: Manager

STATE OF Utah §
COUNTY OF Salt Lake §

This instrument was acknowledged before me on the 30 day of September, 2021, by Jacob L. Boyer.

[Signature]
NOTARY PUBLIC, STATE OF
Utah
Print Name: Avry Byington
My Commission Expires: 8/28/2025

[SEAL]

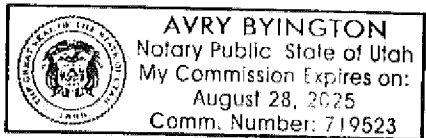


EXHIBIT A

Legal Description of Property

All of Lots 1, 2 and 3, WEST JORDAN INDUSTRIAL SUBDIVISION, according to the official plat thereof on file in the office of the Salt Lake County Recorder recorded September 21, 2021 as Entry No. 13778235, Book 2021P at Page 235 of official records.