

CTIA # 123392-WHP

Recording requested by and when recorded mail to:

Comerica Bank
Mail Code: 7578
39200 W. Six Mile Road
Livonia, MI 48152

Tax ID No. 22-18-152-021

13701589
6/28/2021 8:45:00 AM \$40.00
Book - 11197 Pg - 3207-3213
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 7 P.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBORDINATION, ATTORNMEN AND NON-DISTURBANCE AGREEMENT

(Site 52, 5686 S State St., Murray, Utah)

NOTICE: THIS SUBORDINATION, ATTORNMEN AND NON-DISTURBANCE AGREEMENT RESULTS IN YOUR LEASEHOLD INTEREST BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

THIS SUBORDINATION, ATTORNMEN AND NON-DISTURBANCE AGREEMENT ("Agreement"), dated as of June 25, 2021, between COMERICA BANK, a Texas banking association, as administrative agent ("Agent") for the Lenders (as defined below), as beneficiary (in such capacity, "Beneficiary"), MILLER FAMILY REAL ESTATE, L.L.C., a Utah limited liability company ("Owner") and LARRY H. MILLER LUXURY CARS dba Larry H. Miller Lexus ("Tenant"), is as follows:

Owner and Tenant have entered into that certain Lease Agreement dated in 2017, as amended by that certain First Amendment to Lease dated February 1, 2019, together with any further amendments, modifications, renewals or extensions thereof ("Lease") pursuant to which Owner leased to Tenant and Tenant leased from Owner the premises more particularly described in the Lease ("Premises") and located on the real property described in Exhibit "A" attached hereto (the "Secured Property"). Owner is obtaining financing for the Secured Property to be evidenced by promissory notes in the aggregate principal amount of Five Hundred Twenty-Five Million and No/100 Dollars (\$525,000,000.00) (collectively the "Note") made by Owner in favor of the lenders thereunder (the "Lenders"), payment of which is secured by a Deed of Trust, Assignment of Rents and Leases, Security Agreement and Financing Statement ("Deed of Trust") encumbering the Secured Property.

In order to establish certain safeguards and priorities with respect to their respective rights in connection with the Premises, Beneficiary has requested that Owner obtain certain warranties and agreements from Tenant as hereinafter set forth. In consideration of the mutual benefits accruing to the parties hereto, the receipt of which is hereby acknowledged, the parties agree as follows:

1. Subordination. The Lease is and at all times shall continue to be subject and subordinate to the Note and the lien of the Deed of Trust and to all advances made or to be made thereunder, and to any renewals, extensions, modifications or replacements thereof, unless Beneficiary has filed a notice subordinating the lien of its Deed of Trust to the Lease. Beneficiary specifically reserves the right to file such a notice at its sole election. Tenant shall not subordinate the Lease to any lien, claim, mortgage, deed of trust, or other encumbrance of any kind, except as provided in this paragraph or with the express written consent of Beneficiary, and any such other subordination shall be deemed a default under the Lease and this Agreement. Tenant agrees to execute and deliver to Beneficiary or to any party to whom Tenant hereby agrees to attorn, in form and substance satisfactory to such party, such other instrument as either shall request in order to effectuate the provisions of this Agreement.

2. Limitation on Liability. Nothing herein contained shall impose any obligation upon Beneficiary to perform any of the obligations of Owner under the Lease unless and until Beneficiary shall become an owner or mortgagee in possession of the Premises, and Beneficiary shall have no personal liability to Tenant beyond Beneficiary's interest in the Secured Property.

3. Attornment. In the event of a foreclosure or other acquisition of the Premises (including, without limitation, by deed in lieu of foreclosure), the Lease shall be recognized as a direct lease from the Beneficiary, the purchaser at the foreclosure sale, or any such subsequent owner (collectively referred to as "Purchaser"), except

Purchaser shall not be (i) liable for any previous act or omission of Owner under the Lease; (ii) subject to any offset which shall theretofore have accrued to Tenant against Owner; (iii) subject to any obligation with respect to any security deposit under the Lease unless such security deposit has been physically delivered to Purchaser; or (iv) bound by any previous modification or prepayment of rents or other sums due under the Lease greater than one month unless such modification or prepayment shall have been expressly approved in writing by Beneficiary, which approval shall not be unreasonably withheld.

4. Non-disturbance. So long as no default exists, nor any event has continued to exist for such period of time (after notice, if any, required by the Lease) as would entitle Owner under the Lease to terminate the Lease or would cause, without any further action of Owner, the termination of the Lease or would entitle Owner to dispossess Tenant thereunder, the Lease shall not be terminated nor shall Tenant's use, possession, or enjoyment of the Premises be interfered with, nor shall the leasehold estate granted by the Lease be affected in any foreclosure, or in any action or proceeding instituted under or in connection with the Deed of Trust.

5. Payment of Rent on Default. Tenant acknowledges and agrees that the Lease has been assigned to Beneficiary by Owner as security for its obligations under, and secured by, the Note and Deed of Trust. Tenant agrees that, upon receipt of notice from Beneficiary that a default exists under the Note or Deed of Trust, or any instrument or document collateral thereto, Tenant shall make all rental and other payments required pursuant to the Lease, as directed by written instruction from Beneficiary. Tenant may make payments to Beneficiary directly in the event of such a default, for which written notice has been delivered to Tenant, and thereby be properly credited with an offset and credit for such payments as against the rental payments then due under the Lease.

Owner acknowledges and agrees that Beneficiary shall be entitled to collect and receive rents pursuant to the Lease as provided herein and Tenant is authorized and hereby directed to make all such payments of rent to Beneficiary upon receipt of any notice of Owner's default under the Note or deed of trust securing the Note or any notice of sale related to the Secured Property provided that Tenant shall be under no duty or obligation to make further inquiry. Tenant shall continue to make all such payments of rent to Beneficiary unless and until Tenant is otherwise authorized and directed in writing by Beneficiary.

6. Tenant Estoppel. Tenant hereby certifies, as of the date hereof, to Owner and Beneficiary as follows:

a. A true and complete copy of the Lease has been previously delivered to Beneficiary and said Lease is the entire agreement between Owner and Tenant with respect to the Premises. Any prior lease agreements between Owner and Tenant, or any affiliate of Tenant, with respect to the Premises have been terminated.

b. The Lease is presently in full force and effect, with no uncured defaults by either party and with no acts or omissions having occurred which, but for the passing of time or giving of notice, would be a default under the Lease. Tenant hereby agrees that all payments to be made by Tenant under the Lease will be made in strict compliance with the terms of the Lease as written, and certifies to Beneficiary that there is no charge, lien or claim of offset against future rents or other sums due under the Lease.

c. The term of the Lease commenced on November 1, 2016 and expires on April 30, 2023, 2021. Tenant has an option to renew the term for two additional consecutive periods of 5 years each, pursuant to Section 2(b) of the Lease.

d. Tenant is in full and complete possession of the Premises, such possession having been accepted by Tenant. Tenant is paying minimum monthly rental in installments of \$_____, which commenced to accrue on May 1, 2018, and which have been paid through the last day of the month prior to the date of this Agreement. Common operating expenses and any other payments required of Tenant under the Lease have been paid through the last day of the month prior to the date of this Agreement. No rent has been prepaid in excess of one (1) month. There are no existing defenses which Tenant has against the enforcement or validity of the Lease or any of the terms thereof, and Tenant has no claim against Owner that might be set off or credited against future accruing rents.

e. A security deposit in the amount of \$0.00 has been paid by Tenant and is being held by Owner.

f. All obligations and conditions under the Lease to be performed by Owner as of the date hereof have been satisfied, and all construction obligations of Owner have been completed and are satisfactory to Tenant.

g. Tenant has not received notice of any sale, transfer, assignment or pledge of the Lease or the rents payable thereunder to any person or entity other than Beneficiary.

h. Tenant agrees that so long as Beneficiary has an assignment of Owner's interest in the Lease, Tenant will not, without the prior written consent of Beneficiary, (a) modify, extend or in any manner alter the terms of the Lease; (b) pay the rent or any other sums becoming due under the terms of the Lease more than one month in advance; or (c) accept Owner's waiver of, or release from, the performance of any obligations under the Lease.

i. Tenant agrees that it will furnish to Beneficiary copies of all notices or communications sent to Owner under the Lease. Said notices shall be sent registered or certified mail to Beneficiary at the address shown above or such other address as Beneficiary designates to Tenant in writing. Tenant agrees that, upon the receipt by Beneficiary of written notice that Owner is in default under the terms of the Lease, Beneficiary shall have the option within a reasonable time, but not less than sixty (60) days, to cure any default on the part of Owner, and Tenant agrees to accept the performance of Beneficiary in lieu of the performance of Owner.

j. There are no actions, whether voluntary or otherwise, pending against Tenant under the bankruptcy laws of the United States or any state thereof.

k. Tenant acknowledges that Beneficiary is relying upon the representations made herein in making, or continuing, a loan to Owner.

7. Further Documents. Tenant shall execute and deliver to Beneficiary or to any party to whom Tenant hereby agrees to attorn, in form and substance satisfactory to such party, such other instruments as either shall request in order to effectuate the provisions of this Agreement.

8. Subordination. Tenant declares, agrees and acknowledges that it intentionally and unconditionally subordinates the Lease and its leasehold interest in favor of the lien or charge upon the Secured Property of the Deed of Trust in favor of Beneficiary.

9. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties hereto, their successors and assigns, and the holder from time to time of the Note.

10. Attorneys' Fees. If any legal action, arbitration or other proceeding is commenced to enforce any provision of this Agreement, the prevailing party shall be entitled to an award of its actual expenses, including without limitation, expert witness fees, actual attorneys' fees and disbursements.

11. Notices. All notices to Beneficiary shall be by certified mail to the address given at the top of page one of this Agreement. All notices to Owner shall be by certified mail to Miller Family Real Estate, L.L.C., 9350 South 150 East, Suite 1000, Sandy, Utah 84070, Attn: Brad Holmes, President, with a copy to Sarah Starkey, Associate General Counsel, 9350 South 150 East, Suite 500, Sandy, Utah 84070. All notices to Tenant shall be by certified mail to Larry H. Miller Lexus, 5686 S State St., Murray, Utah 84107 Attn: Managing Officer.

12. Miscellaneous. This Agreement may not be modified other than by an agreement in writing, signed by the parties hereto or by their respective successors in interest. Except as herein modified all of the terms and provisions of the Lease shall remain in full force and effect. In the event of a conflict between the Lease and this Agreement, the terms and provisions of this Agreement shall control. Nothing in this Agreement shall in any way impair or affect the lien created by the Deed of Trust or the other lien rights of Beneficiary.

13. Counterparts. This Agreement may be executed in counterparts which together shall constitute but one and the same original.

[Signature Page(s) Follow]

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date first set forth above.

OWNER:

MILLER FAMILY REAL ESTATE, L.L.C.

By: [Signature]
Brad Holmes

Title: President

TENANT:

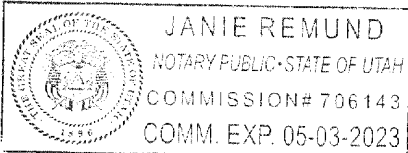
LARRY H. MILLER LUXURY CARS DBA LARRY H. MILLER LEXUS

By: _____
Dean Fitzpatrick

Title: President

STATE OF UTAH)
COUNTY OF Salt Lake ss.

The foregoing instrument was acknowledged before me this 20 day of May, 2021, by BRAD HOLMES, President of MILLER FAMILY REAL ESTATE, L.L.C.



[Signature]
Notary Public
Residing at: State of Utah

My Commission Expires: 05.03.2023

STATE OF UTAH)
COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by DEAN FITZPATRICK, President of LARRY H. MILLER LUXURY CARS DBA LARRY H. MILLER LEXUS.

Notary Public
Residing at: _____

My Commission Expires: _____

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date first set forth above.

OWNER:

MILLER FAMILY REAL ESTATE, L.L.C.

By: _____
Brad Holmes

Title: President

TENANT:

LARRY H. MILLER LUXURY CARS DBA LARRY H. MILLER LEXUS

By: _____
Dean Fitzpatrick

Title: President

STATE OF UTAH)

ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by BRAD HOLMES, President of MILLER FAMILY REAL ESTATE, L.L.C.

Notary Public
Residing at: _____

My Commission Expires: _____

STATE OF UTAH)

ss.

COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 14th day of May, 2021, by DEAN FITZPATRICK, President of LARRY H. MILLER LUXURY CARS DBA LARRY H. MILLER LEXUS.

Notary Public
Residing at: Vineyard, UT 84059

My Commission Expires: 8/8/2021

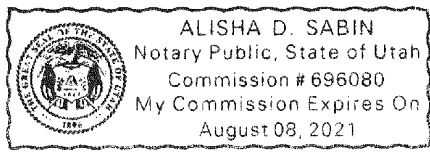


EXHIBIT A

DESCRIPTION OF SECURED PROPERTY

Being a portion of the Northwest quarter of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, Salt Lake County, Utah and being described as follows:

Commencing at the West quarter corner of said Section 18; thence North, 665.28 feet; thence East, 21.78 feet; thence South 86°30'00" East, 269.00 feet; thence South 02°15'00" West 10.00 feet to a point on the Southerly line of Stauffer Lane; thence South 86°30'00" East, along said Southerly line, 42.22 feet to the Northwest corner of the Miller Family Real Estate property, said corner also being the point of beginning; thence South 02°15'00" West, along the Westerly line of said Miller Family Real Estate property, 339.91 feet; thence continuing along said Westerly line, coincident with the Easterly line and the Northerly prolongation of the Easterly line of

"Utahna-Murray No. 3" a recorded Plat shown in Book "S" O.R. at Page 63, on file in the Salt Lake County Recorder's office, South 36°03'50" West 206.48 feet to the Northwest corner of the Sharrie C. Rushton Trust property; thence South 85°00'00" East, along the Northerly line of said Sharrie C. Rushton Trust property, 464.71 feet to the Westerly line of State Street; thence North 02°15'30" East, along said Westerly line, 530.38 feet to the Southerly line of said Stauffer Lane; thence North 90°00'00" West, along said Southerly line, 69.57 feet; thence continuing along said Southerly line North 86°30'00" West, 279.90 feet to the point of beginning.

Basis of bearing North 02°15'30" East - being the monument line on State Street between 5770 South and 5600 South as shown on a Record of Survey (S97-03-0253) on file in the Salt Lake County Recorder's office.