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1/29/2021 1:21:00 PM \$40.00  
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RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
EAGLE GATE TITLE INS AGCY  
BY: eCASH, DEPUTY - EF 7 P.

**RECORDATION REQUESTED BY:**  
Security Service Federal Credit Union  
15000 IH 10 West  
San Antonio, TX 78249

**WHEN RECORDED MAIL TO:**  
Security Service Federal Credit Union  
15000 IH 10 West  
San Antonio, TX 78249

**SEND TAX NOTICES TO:**  
Security Service Federal Credit Union  
15000 IH 10 West  
San Antonio, TX 78249

APN: 07-36-276-015  
EGT# UT-88010-DT

FOR RECORDER'S USE ONLY

### ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS dated January 28, 2021, is made and executed between The Local Pages Leasing Company, LLC, a Utah limited liability company, whose address is 4910 West Amelia Earhart Drive, Salt Lake City, UT 84104 (referred to below as "Grantor") and Security Service Federal Credit Union, whose address is 15000 IH 10 West, San Antonio, TX 78249 (referred to below as "Lender").

**ASSIGNMENT.** For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in Salt Lake County, State of Utah:

See the exhibit or other description document which is attached to this Assignment and made a part of this Assignment as if fully set forth herein.

The Property or its address is commonly known as 4910 West Amelia Earhart Drive, Salt Lake City, UT 84104.

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

**PAYMENT AND PERFORMANCE.** Except as otherwise provided in this Assignment or any Related Documents, Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to collect the Rents as provided below and so long as there is no default under this Assignment, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents, provided that the granting of the right to collect the Rents shall not constitute Lender's consent to the use of cash collateral in a bankruptcy proceeding.

**GRANTOR'S REPRESENTATIONS AND WARRANTIES.** Grantor warrants that:

**Ownership.** Grantor is entitled to receive the Rents free and clear of all rights, loans, liens, encumbrances, and claims except as disclosed to and accepted by Lender in writing.

**Right to Assign.** Grantor has the full right, power and authority to enter into this Assignment and to assign and convey the Rents to Lender.

**No Prior Assignment.** Grantor has not previously assigned or conveyed the Rents to any other person by any instrument now in force.

**No Further Transfer.** Grantor will not sell, assign, encumber, or otherwise dispose of any of Grantor's rights in the Rents except as provided in this Assignment.

**LENDER'S RIGHT TO RECEIVE AND COLLECT RENTS.** Lender shall have the right at any time, and even though no default shall have occurred under this Assignment, to collect and receive the Rents. For this purpose, Lender is hereby given and granted the following rights, powers and authority:

**Notice to Tenants.** Lender may send notices to any and all tenants of the Property advising them of this Assignment and directing all Rents to be paid directly to Lender or Lender's agent.

**Enter the Property.** Lender may enter upon and take possession of the Property; demand, collect and receive from the tenants or from any other persons liable therefor, all of the Rents; institute and carry on all legal proceedings necessary for the protection of the Property, including such proceedings as may be necessary to recover possession of the Property; collect the Rents and remove any tenant or tenants or other persons from the Property.

**Maintain the Property.** Lender may enter upon the Property to maintain the Property and keep the same in repair; to pay the costs thereof

and of all services of all employees, including their equipment, and of all continuing costs and expenses of maintaining the Property in proper repair and condition, and also to pay all taxes, assessments and water utilities, and the premiums on fire and other insurance effected by Lender on the Property.

**Compliance with Laws.** Lender may do any and all things to execute and comply with the laws of the State of Utah and also all other laws, rules, orders, ordinances and requirements of all other governmental agencies affecting the Property.

**Lease the Property.** Lender may rent or lease the whole or any part of the Property for such term or terms and on such conditions as Lender may deem appropriate.

**Employ Agents.** Lender may engage such agent or agents as Lender may deem appropriate, either in Lender's name or in Grantor's name, to rent and manage the Property, including the collection and application of Rents.

**Other Acts.** Lender may do all such other things and acts with respect to the Property as Lender may deem appropriate and may act exclusively and solely in the place and stead of Grantor and to have all of the powers of Grantor for the purposes stated above.

**No Requirement to Act.** Lender shall not be required to do any of the foregoing acts or things, and the fact that Lender shall have performed one or more of the foregoing acts or things shall not require Lender to do any other specific act or thing.

**APPLICATION OF RENTS.** All costs and expenses incurred by Lender in connection with the Property shall be for Grantor's account and Lender may pay such costs and expenses from the Rents. Lender, in its sole discretion, shall determine the application of any and all Rents received by it; however, any such Rents received by Lender which are not applied to such costs and expenses shall be applied to the Indebtedness. All expenditures made by Lender under this Assignment and not reimbursed from the Rents shall become a part of the Indebtedness secured by this Assignment, and shall be payable on demand, with interest at the Note rate from date of expenditure until paid.

**FULL PERFORMANCE.** If Grantor pays all of the Indebtedness when due and otherwise performs all the obligations imposed upon Grantor under this Assignment, the Note, and the Related Documents, Lender shall execute and deliver to Grantor a suitable satisfaction of this Assignment and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Property. Any termination fee required by law shall be paid by Grantor, if permitted by applicable law.

**LENDER'S EXPENDITURES.** If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Assignment or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Assignment or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Rents or the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Assignment also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

**DEFAULT.** Any of the following shall constitute events of default (each an event of "Default"):

**Nonpayment.** Borrower shall default in the due and punctual payment of any principal or interest of any Loan when due and payable, whether at maturity or otherwise and such payment shall continue unremedied for a period of ten (10) days.

**Representations and Warranties.** Any representation, warranty or certification made or deemed made by any Borrower or Guarantor herein or otherwise in writing in connection herewith or in connection with any of the other Loan Documents or in any financial statement, certificate or statement signed by any officer or employee of any Borrower or Guarantor and furnished pursuant to any provision of the Loan Documents shall be false in any material respect or incorrect or incomplete when made.

**Default in Covenants Under Agreement.** Borrower shall default in the due performance or observance by it of any term, covenant or agreement set forth in this agreement.

**Default in Other Loan Documents.** Any Borrower or Guarantor shall default in the due performance of or observance by it of any term, covenant or agreement on its part to be performed pursuant to the terms of any of the other Loan Documents and the default shall continue unremedied for a period of thirty (30) days.

**Default in Other Debt.** An event of default shall occur under the provisions of any instrument (other than the Loan Documents) evidencing debt of any Borrower or Guarantor, the effect of which is to permit the holder or holders of such instrument to cause the debt evidenced by such instrument to become due and payable prior to its stated maturity (whether or not the holder actually exercises such option).

**Validity of Loan Documents.** Any of the Loan Documents shall, other than pursuant to the terms thereof or as agreed in writing by Lender, cease to be a valid and binding agreement enforceable against any Borrower or Guarantor, or shall, other than pursuant to the terms thereof or as agreed in writing by Lender, in any way be terminated, or become or be declared ineffective or inoperative, or shall cease, in any material respect, to give or provide the respective rights, remedies, powers and privileges intended to be created thereby.

**Bankruptcy.** Any Borrower or Guarantor shall suspend or discontinue its business operations, or shall generally fail to pay its debts as they mature, or shall file a petition commencing a voluntary case concerning any Borrower or Guarantor under any chapter of the United States Bankruptcy Code; or any involuntary case shall be commenced against any Borrower or Guarantor under the United States Bankruptcy Code and such case is not dismissed within thirty (30) days; or any Borrower or Guarantor shall become insolvent.

**Judgments.** Any Borrower or Guarantor shall suffer a final judgment or judgments for the payment of money and shall not discharge the same within a period of thirty (30) days.

**For purposes of this Section,** "material respect" shall be defined as a level of significance that would have affected any decision of a reasonable person in the Lender's position regarding whether to enter into this Agreement, make this Loan, advance any future funds and/or continue with the Agreement.

**RIGHTS AND REMEDIES ON DEFAULT.** Upon Default and at any time thereafter, Lender may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

**Accelerate Indebtedness.** Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty that Grantor would be required to pay.

**Collect Rents.** Lender shall have the right, without notice to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender shall have all the rights provided for in the Lender's Right to Receive and Collect Rents Section, above. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

**Appoint Receiver.** Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. Grantor hereby waives any requirement that the receiver be impartial and disinterested as to all of the parties and agrees that employment by Lender shall not disqualify a person from serving as a receiver.

**Other Remedies.** Lender shall have all other rights and remedies provided in this Assignment or the Note or by law.

**Election of Remedies.** Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Assignment, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

**Attorneys' Fees; Expenses.** If Lender institutes any suit or action to enforce any of the terms of this Assignment, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's reasonable attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including reasonable attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

**MISCELLANEOUS PROVISIONS.** The following miscellaneous provisions are a part of this Assignment:

**Amendments.** This Assignment, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Assignment. No alteration of or amendment to this Assignment shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

**Caption Headings.** Caption headings in this Assignment are for convenience purposes only and are not to be used to interpret or define the provisions of this Assignment.

**Governing Law.** This Assignment will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Utah without regard to its conflicts of law provisions. This Assignment has been accepted by Lender in the State of Utah.

**Choice of Venue.** If there is a lawsuit, and if the transaction evidenced by this Assignment occurred in Bexar County, Grantor agrees upon Lender's request to submit to the jurisdiction of the courts of Bexar County, State of Texas.

**Merger.** There shall be no merger of the interest or estate created by this Assignment with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

**Interpretation.** (1) In all cases where there is more than one Borrower or Grantor, then all words used in this Assignment in the singular shall be deemed to have been used in the plural where the context and construction so require. (2) If more than one person signs this Assignment as "Grantor," the obligations of each Grantor are joint and several. This means that if Lender brings a lawsuit, Lender may sue any one or more of the Grantors. If Borrower and Grantor are not the same person, Lender need not sue Borrower first, and that Borrower need not be joined in any lawsuit. (3) The names given to paragraphs or sections in this Assignment are for convenience purposes only. They are not to be used to interpret or define the provisions of this Assignment.

**No Waiver by Lender.** Lender shall not be deemed to have waived any rights under this Assignment unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Assignment shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Assignment. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Assignment, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

**Notices.** Unless otherwise provided by applicable law, any notice required to be given under this Assignment or required by law shall be given in writing, and shall be effective when actually delivered in accordance with the law or with this Assignment, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Assignment. Any party may change its address for notices under this Assignment by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided by applicable law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

**Powers of Attorney.** The various agencies and powers of attorney conveyed on Lender under this Assignment are granted for purposes of security and may not be revoked by Grantor until such time as the same are renounced by Lender.

**Severability.** If a court of competent jurisdiction finds any provision of this Assignment to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Assignment. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Assignment shall not affect the legality, validity or enforceability of any other provision of this Assignment.

**Successors and Assigns.** Subject to any limitations stated in this Assignment on transfer of Grantor's interest, this Assignment shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Assignment and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Assignment or liability under the Indebtedness.

**Time is of the Essence.** Time is of the essence in the performance of this Assignment.

**Waive Jury.** All parties to this Assignment hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

**Waiver of Homestead Exemption.** Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Utah as to all Indebtedness secured by this Assignment.

**Waiver of Right of Redemption.** NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS ASSIGNMENT, GRANTOR HEREBY WAIVES ANY AND ALL RIGHTS OF REDEMPTION FROM SALE UNDER ANY ORDER OR JUDGMENT OF FORECLOSURE ON GRANTOR'S BEHALF AND ON BEHALF OF EACH AND EVERY PERSON, EXCEPT JUDGMENT CREDITORS OF GRANTOR, ACQUIRING ANY INTEREST IN OR TITLE TO THE PROPERTY SUBSEQUENT TO THE DATE OF THIS ASSIGNMENT.

**DEFINITIONS.** The following capitalized words and terms shall have the following meanings when used in this Assignment. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Assignment shall have the meanings attributed to such terms in the Uniform Commercial Code:

**Assignment.** The word "Assignment" means this ASSIGNMENT OF RENTS, as this ASSIGNMENT OF RENTS may be amended or modified from time to time, together with all exhibits and schedules attached to this ASSIGNMENT OF RENTS from time to time.

**Borrower.** The word "Borrower" means The Local Pages Leasing Company, LLC.

**Default.** The word "Default" means the Default set forth in this Assignment in the section titled "Default".

**Grantor.** The word "Grantor" means The Local Pages Leasing Company, LLC.

**Indebtedness.** The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Assignment, together with interest on such amounts as provided in this Assignment.

**Lender.** The word "Lender" means Security Service Federal Credit Union, its successors and assigns.

**Note.** The word "Note" means the promissory note dated January 28, 2021, **in the original principal amount of \$2,350,000.00** from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

**Property.** The word "Property" means all of Grantor's right, title and interest in and to all the Property as described in the "Assignment" section of this Assignment.

**Related Documents.** The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness; except that the words do not mean any guaranty or environmental agreement, whether now or hereafter existing, executed in connection with the Indebtedness.

**Rents.** The word "Rents" means all of Grantor's present and future rights, title and interest in, to and under any and all present and future leases, including, without limitation, all rents, revenue, income, issues, royalties, bonuses, accounts receivable, cash or security deposits, advance rentals, profits and proceeds from the Property, and other payments and benefits derived or to be derived from such leases of every kind and nature, whether due now or later, including without limitation Grantor's right to enforce such leases and to receive and collect payment and proceeds thereunder.

UTAH STATUTE OF FRAUDS. UTAH STATUTE OF FRAUDS: NOTICE TO BORROWER. PURSUANT TO UTAH CODE SECTION 25-5-4, BORROWER IS HEREBY NOTIFIED THAT THE WRITTEN LOAN DOCUMENTS AND OTHER RELATED DOCUMENTS REPRESENT THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF ANY ALLEGED PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENT OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

THE UNDERSIGNED ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT, AND NOT PERSONALLY BUT AS AN AUTHORIZED SIGNER, HAS CAUSED THIS ASSIGNMENT TO BE SIGNED AND EXECUTED ON BEHALF OF GRANTOR ON JANUARY 28, 2021.

GRANTOR:

THE LOCAL PAGES LEASING COMPANY, LLC

By: [Signature]  
Kelly Gene Clark, Manager of The Local Pages Leasing Company, LLC

By: [Signature]  
Johannes Keith Ostmeier, Manager of The Local Pages Leasing Company, LLC

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF Utah

COUNTY OF Salt Lake

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) SS  
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On this 28 day of January, 2021, before me, the undersigned Notary Public, personally appeared Kelly Gene Clark, Manager of The Local Pages Leasing Company, LLC and Johannes Keith Ostmeier, Manager of The Local Pages Leasing Company, LLC, and known to me to be members or designated agents of the limited liability company that executed the ASSIGNMENT OF RENTS and acknowledged the Assignment to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Assignment and in fact executed the Assignment on behalf of the limited liability company.

By: [Signature]  
Notary Public in and for the State of Utah

Residing at Sandy Ut  
My commission expires 19 DEC 2022

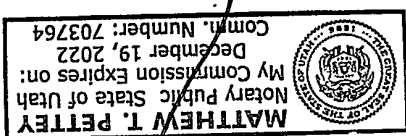
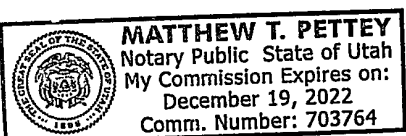
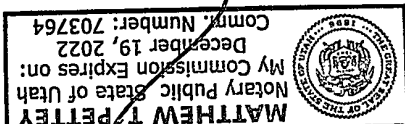


Exhibit "A"

Lot 1, SALT LAKE INTERNATIONAL CENTER PLAT 2 AMENDED, according to the Official Plat thereof, filed in Book "2000P" of Plats at Page 330 of the Official Records of the Salt Lake County Recorder, and being more particularly described as follows:

Beginning on the East right of way line of Neil Armstrong Road at a point South 00°02'00" East 801.50 feet from the Northeast Corner of Salt Lake International Center Plat 1A, an industrial subdivision of part of Section 36, Township 1 North, Range 2 West, Salt Lake Base and Meridian, Salt Lake City, Utah, and running thence North 89°58'00" East 675.00 feet; thence South 00°02'00" East 448.50 feet to the Northerly right of way line of Amelia Earhart Drive (350 North Street); thence South 89°58'00" West 653.48 feet along said line to a curve to the right; thence along said curve having a radius of 32.00 feet a distance of 22.74 feet (Delta 40°42'26") to a point on a compound curve to the right; thence along said curve having a radius of 192.00 feet a distance of 24.32 feet (Delta 07°15'32"); thence North 00°02'00" West 408.35 feet to the point of beginning.

Together with:

Right of way in common with others, for access and driveway purposes, and for foot and vehicular traffic, as provided for and further defined in that certain right of way easement recorded May 24, 1976 as Entry No. 2817463 in Book 4209 at Page 230 of Official Records of the Salt Lake County Recorder, over and across the following described tract of land situate in the City of Salt Lake, County of Salt Lake, State of Utah, to-wit:

An easement and right of way thirty feet (30.00') wide being fifteen feet (15.00') on either side of the following described centerline:

Beginning at a point which lies in the West boundary of Wright Brothers Drive and is more particularly described as South 0°16'02" East 164.00 feet from the Northeast Corner of Lot 2, Salt Lake International Center Plat 2 (according to the Official Plat thereof, filed in Book "76-5" of Plats at Page 107 of the Official Records of the Salt Lake County Recorder), and thence South 89°58' West 239.98 feet to a point on the common boundary of Lots 1 and 2 of said Plat 2.

Also, together with:

Easement in common with others, for purposes of establishing, constructing, and maintaining a subsurface drainage system for drainage of surface waters, as provided for and further defined in that certain drainage easement recorded May 24, 1976 as Entry No. 2817464 in Book 4209 at Page 232 of Official Records of the Salt Lake County Recorder, over and across the following described tract of land situate in the City of Salt Lake, County of Salt Lake, State of Utah, to-wit:

An easement thirteen feet (13.00') wide being six and one-half feet (6,50') on either side of the following described centerline:

Beginning at a point which lies in the West boundary of Wright Brothers Drive and is more particularly described as South 0°16'02" East 142.50 feet from the Northeast Corner of Lot 2, Salt Lake International Center Plat 2 (according to the Official Plat thereof, filed in Book "76-5" of Plats at Page 107 of the Official Records of the Salt Lake County Recorder), and thence South 89°58' West 239.90 feet to a point on the common boundary of Lots 1 and 2 of said Plat 2.

Also, together with:

Right of way for ingress and egress, for access and driveway purposes, as provided for and further defined in that certain access easement recorded April 9, 2001 as Entry No. 7865608 in Book 8443 at

Page 8925 of Official Records of the Salt Lake County Recorder, over and across the following described tract of land situate in the City of Salt Lake, County of Salt Lake, State of Utah, to-wit:

A 10 foot access easement as shown on the "Amended Parcel Plat 2A and Lots 1 and 2, Plat 2, Salt Lake International Center"; said amended plat was recorded November 22, 2000 as Entry No.' 7765425 in Book 2000P at Page 330 in the Office of the Salt Lake County Recorder, and being more particularly described as follows:

Beginning on the East line of Neil Armstrong Road at a point South 00°02'00" East 801.50 feet from the Northeast Corner of Salt Lake International Center Plat 1A, an industrial subdivision of part of Section 36, Township 1 North, Range 2 West, Salt Lake Base and Meridian, Salt Lake City, Utah; and running thence North 89°58'00" East 415.00 feet; thence North 00°02'00" West 10.00 feet; thence South 89°58'00" West 415.00 feet to the Easterly line of Neil Armstrong Road; thence South 00°02'00" East 10.00 feet to the point of beginning.