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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: RDJ, DEPUTY - WI 5 P.

WHEN RECORDED MAIL TO:
Michele Audio Corporation of America
4910 West Amelia Earhart Drive
Salt Lake City, Utah 84116

ACCESS EASEMENT

This Access Easement is executed by **4910 Associates, L.C.**, a Utah limited liability company, who is the owner of real property located at approximately 420 North Neil Armstrong Road, Salt Lake City, State of Utah (hereinafter "Grantor's Parcel"). Grantor's Parcel is located in Salt Lake County, State of Utah and more particularly described on the attached Exhibit "A".

Michele Audio Corporation of America, a New York corporation, is the owner of real property located at 4910 West Amelia Earhart Drive, Salt Lake City, Utah (hereinafter "Grantee's Parcel"). Such property is located in Salt Lake County, State of Utah and more particularly described on the attached Exhibit "B".

FOR GOOD AND VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, **4910 Associates, L.C.** grants to **Michele Audio Corporation of America**, its successors and assigns, an access easement over and across that portion of Grantor's Parcel described on the attached Exhibit "C" (hereinafter "Easement Parcel"). The purpose of this Access Easement is to allow the owner of Grantee's Parcel certain rights of ingress and egress for access to service and maintain the improvements currently located on Grantee's Parcel. Grantor reserves the right to reasonable use the Easement Parcel (i.e. simple landscaping, parking of cars, etc. during times that the owner of the Grantee's Parcel is not using the easement parcel). Therefore, the owner of Grantee's Parcel shall not be allowed to affix any improvements or personalty upon the Easement Parcel which are not currently in existence thereon. However, Grantee may retain, maintain, and use the existing metal building and fencing located upon the Easement Parcel.

This Access Easement is unconditional in nature and will run as a benefit to Grantee's Parcel and a burden to Grantor's Parcel in perpetuity.

The owner of the Grantee's Parcel shall pay to the owner of the Grantor's Parcel, the sum of \$100.00 per year. Such payment shall be due and owing annually withing thirty (30) days after written notice is provided by the owner of Grantor's Parcel to the owner of Grantee's Parcel, which notice is scheduled for the first day of November each year, beginning with the year 2000.

This Access Easement is intended to benefit current and future owners of Grantee's Parcel and shall be deemed to run with such land and be appurtenant thereto.

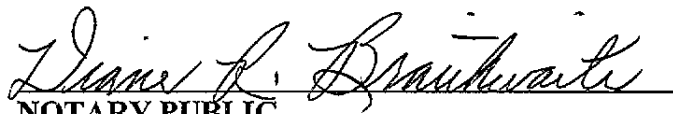
IN WITNESS WHEREOF, the undersigned has executed this Access Agreement this 27th day of July, 2000.

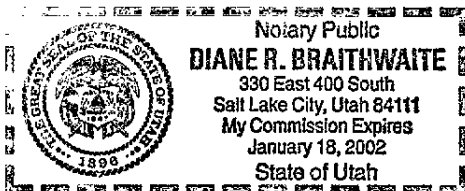
**4910 ASSOCIATES, L.C. a Utah
limited liability company**

By 
Its: Manager

ACKNOWLEDGMENT

On the 27th day of July, 2000, personally appeared before me **STEWART L. GROW** the signer of the foregoing instrument, who duly acknowledged to me that he executed the same on behalf of **4910 ASSOCIATES, L.C.** in the capacity indicated above.


NOTARY PUBLIC



NOTARY SEAL NOT LEGIBLE
- CO RECORDER -

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EXHIBIT "A"

Lot 1, SALT LAKE INTERNATIONAL CENTER, PLAT 2, and Lot 4, Plat 2A SALT LAKE INTERNATIONAL CENTER, AN INDUSTRIAL SUBDIVISION, and more particularly described as follows: BEGINNING on the East line of Neil Armstrong Road at a point South $0^{\circ}02'00''$ East 631 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 $89^{\circ}58'00''$ East 426.16 feet; thence South $00^{\circ}02'00''$ East 39.00 feet; thence North $89^{\circ}58'00''$ East 248.84 feet; thence South $00^{\circ}02'00''$ East 580 feet; thence South $89^{\circ}58'00''$ West 653.49 feet to a point on a 32.00 foot radius curve to the right (radius bears North $28^{\circ}54'42''$ East) thence Westerly and Northwesterly along said curve for an arc distance of 22.73 feet to a point of common curvature to a 192-foot radius curve to the right (Central angle of $40^{\circ}41'27''$); thence Northwesterly and Northerly 24.33 feet to a point in the East line of said Neil Armstrong Road (Central Angel of $07^{\circ}15'35''$) thence North $00^{\circ}02'00''$ West 578.85 feet to the point of BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:

Beginning at the East line of Neil Armstrong Road at a point South $00^{\circ}02'00''$ East 801.50 feet from the Northeast corner of Salt Lake International 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 $89^{\circ}58'00''$ East 675.00 feet; thence South $00^{\circ}02'00''$ East 448.50 feet to the Northerly line of Amelia Earhart Drive (350 North Street); thence South $89^{\circ}58'00''$ 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 $40^{\circ}42'26''$) 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 $07^{\circ}15'32''$); thence North $00^{\circ}02'00''$ West 408.35 feet to the point of beginning.

Together with a non-exclusive easement and right of way, in common with other, for access and driveway purposes, and for foot and vehicular traffic, over and across the following described tract of land situated in the City of Salt Lake, County of Salt Lake, State of Utah to wit:

An Easement and right of way 30 feet wide being 15 feet on either side of the following described centerline: Beginning at a point which lies to the West boundary line of Wright Brothers Drive and is more particularly described as South $00^{\circ}16'02''$ East 164.00 feet from the Northeast corner of Lot 2, Salt Lake International Center, Plat 2, and South $89^{\circ}58'00''$ West

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EXHIBIT "B"

Beginning at 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 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 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 a non-exclusive easement and right of way, in common with other, for access and driveway purposes, and for foot and vehicular traffic, over and across the following described tract of land situated in the City of Salt Lake, County of Salt Lake, State of Utah to wit:

An Easement and right of way 30 feet wide being 15 feet on either side of the following described centerline: Beginning at a point which lies to the West boundary line of Wright Brothers Drive and is more particularly described as South 00°16'02" East 164.00 feet from the Northeast corner of Lot 2, Salt Lake International Center, Plat 2, and South 89°58'00" West 239.98 feet to a point on a common boundary of Lots 1 and 2 of said Plat 2 as granted by A.K. Utah Properties Inc., Grantor, to Beehive Medical Electronics, Inc., Grantee, by that certain right of way easement recorded May 24, 1976 as Entry No. 2817463 of Official Records.

Also subject to and together with a non exclusive easement in common with others, across and through the following described real property situate in the City of Salt Lake, County of Salt Lake, State of Utah to wit:

A drainage easement 13 feet in width being 6.5 feet 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 00°16'02" East 142.50 feet from the Northeast corner of Lot 2, Salt Lake International Center, Plat 2, and thence South 89°58'00" West 239.90 feet to a point on the common boundary of Lots 1 and 2 of said Plat 2, as granted by A.K. Utah Properties, Inc., grantor, to Beehive Medical Electronics, Inc. grantee by that certain drainage Easement recorded May 24, 1976 as Entry No. 2817464 of Official Records.

Together with a 10 foot access easement as shown on the Amended Parcel Plat 2A and Lots 1 & 2 Plat 2, Salt Lake International Center. Said Amended Parcel Plat was recorded November 22, 2000 as Entry No. 7765425, in Book 2000, at Page 0330 and 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.

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EXHIBIT "C"

A 10 foot access easement as shown on the Amended Parcel Plat 2A and Lots 1 & 2 Plat 2, Salt Lake International Center. Said Amended Parcel Plat was recorded November 22, 2000 as Entry NO. 7765425, in Book 2000, at Page 0330 and 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.

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