

SHORT FORM MEMORANDUM OF LEASE  
REDWOOD, SALT LAKE CITY, UT

THIS INSTRUMENT is dated as of Nov. 30, 1995, and is a short form or memorandum of a certain lease dated September 13, 1995, by and between HERMES® ASSOCIATES LTD., a Utah partnership (hereinafter referred to as "Landlord"), and GART BROS. SPORTING GOODS COMPANY, a Colorado corporation (hereinafter referred to as "Tenant").

WITNESSETH:

1. The Demised Premises. In consideration of the sum of One Dollar (\$1.00) in hand paid by Tenant to Landlord, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable consideration, as more fully described and set forth in said Lease, Landlord has let and Tenant has taken and hired from Landlord according to the terms of said Lease approximately 44,986 square feet of floor space situated in the City of Salt Lake City, County of Salt Lake and State of Utah on land legally described on Exhibit A attached hereto and made a part hereof.

2. Term of the Lease. The term of the Lease is approximately twenty (20) years beginning on the earlier to occur of (a) twenty nine (29) days following the date the Premises are ready delivered to Tenant or (b) opening of Tenant for business at the Premises, and ending twenty years plus any additional months as necessary to provide for a January 31 termination. Landlord and Tenant shall execute, after the Commencement Date, a written instrument stipulating to the Commencement Date and the date of termination. Tenant has three (3) options to extend for five (5) years each.

3. Subordination; Attornment. The Landlord reserves the right and privilege to subject and subordinate this Lease at all times to the lien of any mortgage or mortgages now or hereafter placed upon the Landlord's interest in the Premises, and to any and all advances to be made under such mortgages, and all renewals, modifications, extensions, consolidations and replacements thereof. However, in no event shall Tenant be disturbed in its possession of the Premises so long as it is not in default under this Lease and it attorns to the purchaser or mortgagee as Landlord under this Lease.

4. Notice. Addresses of the parties to the Lease for purposes of notice are as follows:

If to Landlord:

c/o Operation Manager  
HERMES® ASSOCIATES LTD.  
The Hermes Building, Suite 400  
455 East Fifth South  
Salt Lake City, UT 84111

6229871

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If to Tenant:

GART BROS. SPORTING GOODS COMPANY  
Attn: Office of the President  
1000 Broadway  
Denver, CO 80201

with a copy to:

Alan D. Laff  
Laff Stein Campbell & Tucker  
7730 E. Belleview Ave., Suite 204  
Englewood, CO 80111-2616

5. All other terms of the said Lease are as set forth therein.

IN WITNESS WHEREOF, Landlord and Tenant have duly executed this short form or memorandum of lease to take effect as a sealed instrument. This instrument may be executed in any number of counterpart copies, each of which counterpart copies shall be deemed an original for all purposes.

LANDLORD:

HERMES® ASSOCIATES LTD.  
a Utah partnership

By: \_\_\_\_\_

*J. Rees Jensen*  
J. Rees Jensen  
Senior General Partner

TENANT:

GART BROS. SPORTING GOODS COMPANY,  
a Colorado corporation

By: \_\_\_\_\_

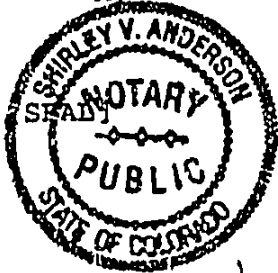
*Thomas B. Nelson*  
Thomas B. Nelson, Vice-  
President/Secretary

STATE OF COLORADO )  
 ) ss.  
CITY AND COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of October, 1995, by Thomas B. Nelson as Vice-President/Secretary of Gart Bros. Sporting Goods Company, a Colorado corporation.

Witness my hand and official seal.

My commission expires: December 8, 1999



Shirley V. Anderson  
Notary Public

(Landlord's Acknowledgment)

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

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of ~~October~~ December, 1995, by J. Rees Jensen as Senior General Partner of Hermes® Associates Ltd.

Witness my hand and official seal.

My commission expires: 8/20/1996

[Signature]  
Notary Public

[SEAL]

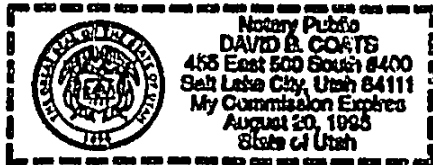


EXHIBIT "A"

GART BROTHERS  
(The Family Center @ Midvalley)

Beginning at a point that is North  $00^{\circ}02'55''$  West 92.15 feet along the section line (Basis of Bearing) and West 809.69 feet from the center of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence

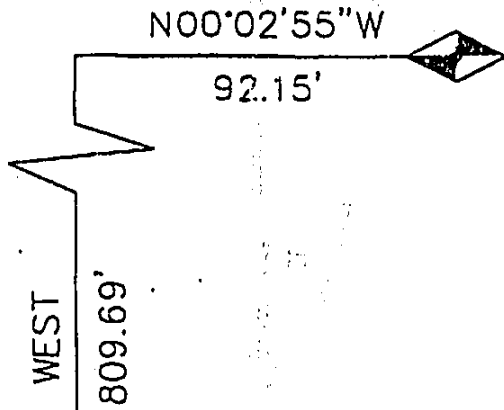
South  $89^{\circ}56'25''$  West 236.67 feet; thence  
South  $00^{\circ}03'35''$  East 231.00 feet; thence  
North  $89^{\circ}56'25''$  East 80.24 feet; thence  
North  $04^{\circ}59'14''$  East 24.23 feet; thence  
South  $84^{\circ}53'57''$  East 79.39 feet; thence  
North  $89^{\circ}56'25''$  East 75.23 feet; thence  
North  $00^{\circ}03'35''$  West 214.00 feet to the point of beginning.

Contains 1.188 Acres.

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EXHIBIT "A-1"

CENTER OF SECTION 15,  
T. 2 S., R. 1 W., S.L.B. & M.



N00°03'35"W

214.00'

B 1A  
GART BROTHERS

S89°56'25"W  
236.67'

S84°53'57"E 79.39'  
N89°56'25"E 75.23'

N04°59'14"E  
24.23'

N89°56'25"E  
80.24'

E°00'03'35"

231.00'

FIGLEWOOD, CO 80111-5819  
3280 S. DUFFAN WAY, #504  
ATTORNEYS AT LAW  
LEE STEIN CAMPBELL & TUCKER

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6229871  
12/06/95 12:47 PM 18.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
LAFF STEIN CAMPBELL & TUCKER  
7730 EAST BELLEVIEW AVE #204  
ENGLEWOOD, CO 80111-2616  
REC BY:R SILVA ,DEPUTY - WI

LAFF STEIN CAMPBELL & TUCKER  
ATTORNEYS AT LAW  
7730 E. BELLEVIEW AVE., #204  
ENGLEWOOD, CO 80111-2616

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