



THIS DOCUMENT PREPARED BY:
1LAW
1173 S. 250 W. STE 311
ST. GEORGE, UTAH 84770
ATTN: J. PARK

WHEN RECORDED RETURN TO:
C. ATKIN
TWIN TOWERS, LLC
1506 S. RIVER RD.
ST. GEORGE, UTAH 84790

A portion of Parcel #: SG-5-22-112

SPACE ABOVE FOR RECORDER'S USE

MEMORANDUM OF LEASE

This Memorandum of Lease ("Memorandum") is entered into on this 11 day of December, 2018, by and between White Hills, LC, a Utah limited liability company, having a mailing address at 415 S. 200 W., P.O. Box 580, Washington, Utah 84780 (hereinafter referred to as "Landlord") and Twin Towers, LLC, a Utah limited liability company, having a mailing address of 1506 S. River Rd., St. George, Utah 84790 (hereinafter referred to as "Tenant").

Landlord and Tenant hereby acknowledge the following:


1. On the 17th day of July, 2018, Landlord and Tenant entered into a Ground Lease (the "Ground Lease") pertaining to the real property described on Exhibit A attached hereto and incorporated herein by this reference, less any portion thereof which is dedicated to the City of St. George for use as a deceleration lane (the "Premises").
2. The initial term of the Ground Lease is five (5) years commencing July 17, 2018 and may be extended at the option of Tenant for up to ten (10) additional terms of five (5) years each, subject to Tenant's compliance with the conditions for extension set forth in the Ground Lease.
3. As permitted by applicable zoning law, Tenant shall use, and shall cause all other occupants of the Premises to use, the Premises only for the construction and operation of a Tagg N Go Express Car Wash facility.
4. Tenant has the right of first refusal to purchase the Premises pursuant to Section 25 of the Ground Lease.
5. In the event of any conflict between this Memorandum and the Ground Lease, the provisions of the Ground Lease shall control.
6. This Memorandum may be executed in any number of counterparts, each of which shall be an original but all of which together shall constitute one and the same instrument.


[Signature page follows]


IN WITNESS WHEREOF, the parties have executed this Memorandum as of the day and year first above written.

LANDLORD:

White Hills, LC,
a Utah limited liability company


By: 
Print Name: Douglas Sandberg
Title: Manager

By: 
Print Name: Scott Sandberg
Title: Manager

By: 
Print Name: Susan Debenham
Title: manager

TENANT:

Twin Towers, LLC,
a Utah limited liability company

By: 
Print Name: Conner Allen
Title: Manager - Co Owner

LANDLORD ACKNOWLEDGEMENT

STATE OF UTAH)

) SS.

COUNTY OF WASHINGTON

This instrument was acknowledged before me on Dec 5, 2018 by
Susan Debinham as Manager of White Hills, LC.



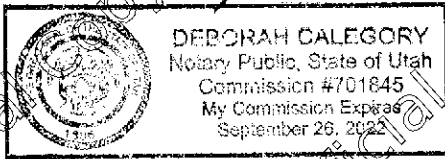
Deborah Caleyory
Notary Public
My Commission Expires: _____

STATE OF UTAH)

) SS.

COUNTY OF WASHINGTON

This instrument was acknowledged before me on Dec 5, 2018
Scott Sandberg as Manager of White Hills, LC.



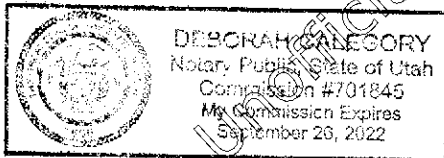
Deborah Caleyory
Notary Public
My Commission Expires: _____

STATE OF UTAH)

) SS.

COUNTY OF WASHINGTON

This instrument was acknowledged before me on Dec 5, 2018
Doyle Sandberg as Manager of White Hills, LC.



Deborah Caleyory
Notary Public
My Commission Expires: _____

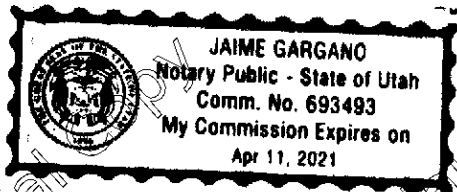
TENANT ACKNOWLEDGEMENT

STATE OF UTAH)

COUNTY OF WASHINGTON)

SS.

This instrument was acknowledged before me on December 11, 2018
Connor Atkin as Manager of Twin Towers, LLC.



Jaime Gargano
Notary Public
My Commission Expires: 12-11-21

EXHIBIT A

Legal Description of the Premises

DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

BEGINNING AT A POINT BEING ON THE EAST LINE OF 3050 EAST STREET (AN 80.00 FOOT WIDE PUBLIC STREET), SAID POINT BEING SOUTH 88°53'18" EAST 600.00 FEET ALONG THE SECTION LINE TO THE CENTERLINE OF SAID 3050 EAST STREET AND NORTH 00°33'14" EAST 895.59 FEET ALONG THE CENTERLINE OF SAID 3050 EAST STREET AND SOUTH 88°53'23" EAST 40.00 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING;

THENCE NORTH 00°33'14" EAST 183.52 FEET;

THENCE SOUTH 88°53'36" EAST 318.78 FEET;

THENCE SOUTH 01°06'37" WEST 183.72 FEET;

THENCE NORTH 88°53'23" WEST 317.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.34 ACRES OR 58,370.10 SF