

WHEN RECORDED MAIL TO:

Saturn of Salt Lake, Inc.
~~349 South 200 East, #330~~ 7705. West temple
Salt Lake City, Utah ~~84111~~ 84101
A.T.C. 210994
pt 08-112-0003

A G R E E M E N T

The undersigned, for good and valuable consideration, the sufficiency of which is hereby acknowledged, agree as follows:

W I T N E S S E T H

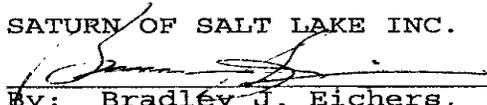
WHEREAS, Boyer Freeway Park, L.C. (Seller) is selling to Saturn of Salt Lake, Inc. (Buyer) that certain property located in Riverdale, Utah, County of Weber, containing approximately four (4) acres of ground, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

WHEREFOR, Seller agrees and warrants to install sewer service to said property, and Buyer agrees to reimburse Seller for their proportionate share of installing the sewer line across the frontage of the property purchased.

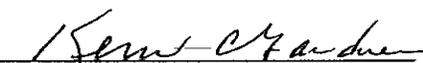
FURTHERMORE, Seller agrees to make sewer line available at least 120 days prior to the opening of the Saturn Dealership.

AGREED to this 19th day of December, 1996.

SATURN OF SALT LAKE INC.


By: Bradley J. Eichers,
Secretary

BOYER FREEWAY PARK, L.C.,
By It's Managing Member
The Boyer Company, L.C.,
a Utah Limited Liability
Company

By: 
Kem C. Gardner,
President & Manager

E# 1446374 BK1840 PG914
DOUG CROFTS, WEBER COUNTY RECORDER
20-DEC-96 1209 PM FEE \$14.00 DEP MH
REC FOR: ASSOCIATED.TITLE

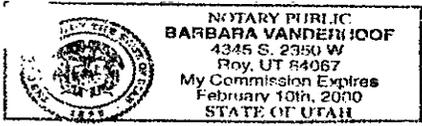
STATE OF UTAH

COUNTY OF SALT LAKE

On the 19th day of December, 1996, personally appeared before me, KEM C. GARDNER, President and Manager of The Boyer Company, L.C., a Utah Limited Liability Company, Managing Member of Boyer Freeway Park, L.C., the signer of the foregoing instrument who duly acknowledged to me that he executed the same.

Barbara Vanderhoof
Notary Public

My Commission Expires: 2-10-2000
Residing at: Roy, Utah



STATE OF UTAH

COUNTY OF SALT LAKE

On the 19th day of December, 1996, personally appeared before me BRADLEY J. EICHERS, who being by me duly sworn did say, that he, the said BRADLEY J. EICHERS, is the secretary of Saturn of Salt Lake, Inc., and that the within and foregoing instrument was signed in behalf of said corporation by authority of its board of directors and said BRADLEY J. EICHERS duly acknowledged to me that said corporation executed the same.

Barbara Vanderhoof
Notary Public

My Commission Expires: 2-10-96
Residing at: Roy, Utah

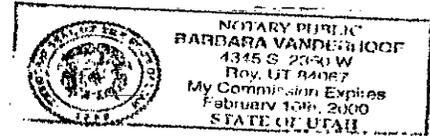


EXHIBIT "A"

08-112-0035

A part of the Southwest Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; also being a part of Lot 2 - Freeway Park Subdivision, Riverdale City, Utah: Beginning at the Northwest corner of said Lot 2 - Freeway Park Subdivision, said point being on the Easterly right-of-way line of a Frontage Road for I-15 which is 1250.89 feet North 89°51'04" East and 609.46 feet North 0°08'56" West and 399.05 feet North 8°50'11" East (H.A.F.B. Survey) which equals North 9°19'17" East (Highway Survey) and 1594.32 feet North 14°36'54" East from the Southwest corner of said Section 13; thence South 14°36'54" West 406.94 feet along said frontage road, thence South 75°56'07" East 375.05 feet to a point on the Westerly right-of-way line of the relocation of Weber-Davis Counties Canal; thence the following two courses along said Westerly right-of-way line, North 22°29'54" East (H.A.F.B. Survey) which equals North 22°59' East (Highway Survey) 94.35 feet, thence along a curve to the right having a radius of 313.00 feet a distance of 273.06 feet, the long chord of which bears North 47°29'26" East 264.48 feet; thence North 63°47'00" West 156.99, thence along a curve to the right having a radius of 100.00 feet a distance of 33.80 feet, the long chord of which bears North 54°06'00" West 33.64 feet, thence North 44°25'00" West 68.49 feet, thence along a curve to the left having a radius of 400.00 feet a distance of 102.63 feet, the long chord of which bears North 51°46'00" West 102.34 feet, thence North 59°07'00" West 43.83 feet, thence along a curve to the left having a radius of 100.00 feet a distance of 73.19 feet, the long chord of which bears North 80°05'00" West 71.57 feet, thence South 78°57'00" West 89.33 feet to said Easterly right-of-way line of a Frontage Road for I-15 and the point of beginning.