



W2291498

E# 2291498 PG 1 OF 4
ERNEST D ROWLEY, WEBER COUNTY RECORDER
12-SEP-07 308 PM FEE \$16.00 DEP JM
REC FOR: BACKMAN NTP
ELECTRONICALLY RECORDED

**Recording Requested by
and When Recorded Return to:**

Kirsten J. Pederson, Esq.
Lowe, Fell & Skogg, LLC
370 17th Street - Suite 4900
Denver, Colorado 80202

RT# 6-025285
Parcel # 08-391-0002
4 pages

SHORT FORM OF LEASE
(Riverdale)

Sept. THIS SHORT FORM OF LEASE (this "Memorandum") is entered into as of the 11th day of August, 2007 (the "Effective Date"), between WETZEL ENTERPRISES, L.L.C., a Utah limited liability company ("Landlord"), whose address is 770 South West Temple, Salt Lake City, Utah 84101, and ARGONAUT HOLDINGS, INC., a Delaware corporation ("Tenant"), whose address is c/o Worldwide Real Estate, 200 Renaissance Center, Mail Code: 482-B38-C96, Detroit, Michigan 48265.

RECITALS

A. Landlord has a fee simple interest in the real property known as 5212 South Freeway Park, Riverdale, Utah, and as described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

B. Pursuant to a prime lease dated as of Sept 11, 2007 (the "Lease"), Landlord leased the Property to Tenant.

C. Landlord and Tenant desire to provide record evidence of Tenant's leasehold interest in the Property and to place of record certain terms and conditions of the Lease.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. Lease. Landlord does hereby lease the Property unto Tenant, and Tenant does hereby accept such lease of the Property, to have and to hold the same for the term set forth below, upon the terms and conditions contained in the Lease.

2. Term. The term of the Lease shall be (unless terminated earlier as provided in the Lease) the period commencing upon the Effective Date, and continuing until the date twenty-five (25) years after the Effective Date; provided, however, that if the Effective Date is other than the first day of a month, the Term shall continue until the date twenty-five (25) years after the last day of the month in which the Effective Date occurs.

3. Other Provisions. In addition to the provisions contained in this Memorandum, the Lease contains other terms, covenants, conditions and provisions. This Memorandum does not alter, amend, modify or change the Lease in any respect and is executed by the parties hereto for the purpose of

recording in the real property records of Weber County, Utah, to give notice of, and to confirm, the Lease and all of its terms to the same extent as if all provisions of the Lease were fully set forth herein. In the event of any conflict between the provisions of this Memorandum and the Lease, the provisions of the Lease shall control.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the date first set forth above.

LANDLORD

WETZEL ENTERPRISES, L.L.C., a Utah limited liability company

By: [Signature]
Name: Matt Ware
Title: CEO

TENANT

ARGONAUT HOLDINGS, INC., a Delaware corporation

By: [Signature]
Name: JAY MALOZZA
Title: PRESIDENT

EXECUTION RECOMMENDED
WORLDWIDE REAL ESTATE
BY [Signature]

[Acknowledgment Page Follows]

STATE OF Utah)
)ss.
COUNTY OF Salt Lake)

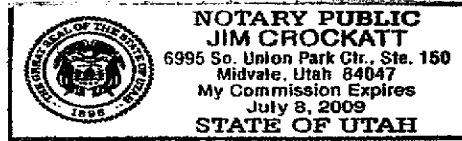
On the 11th day of ~~August~~ ^{Sept}, 2007, personally appeared before me Jeff Wetzel who being by me duly sworn did say that he/she is the Moung of Wetzel Enterprises, L.L.C., a Utah limited liability company, and that the foregoing instrument was signed on behalf of said limited liability company by authority of its members/managers, and said Jeff Wetzel acknowledged to me that said limited liability company executed the same.

[Signature]
Notary Public

Residing at: _____

My Commission Expires _____

Notarial Seal



STATE OF MICHIGAN)
)ss.
COUNTY OF WAYNE)

On the 6th day of ~~August~~ ^{Sept}, 2007, personally appeared before me Jay Malott who being by me duly sworn did say that he/she is the President of Argonaut Holdings, Inc., a Delaware corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its board of directors, and said Jay Malott acknowledged to me that said corporation executed the same.

[Signature]
Notary Public

Residing at: _____

My Commission Expires 11-28-11

Notarial Seal

DIANE K. KRATZ
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Nov 28, 2011
ACTING IN COUNTY OF WAYNE

Exhibit "A"

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 339.05 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 feet; 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 South 15°15'29" West 44.55 feet; thence North 75°23'06" West 151.34 feet to the point of BEGINNING.

Also Known As:

All of Lot 2G, Freeway Park Subdivision Amended, Riverdale City, Weber County, Utah, according to the official plat thereof on file and of record in the office of the Weber County Recorder.

Parcel No. 08-391-0002

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