

4234519

MEMORANDUM OF LEASE

THIS INDENTURE, made and entered into this 25th day of March, 19 86, by and between Hermes Associates, a Utah Partnership, hereinafter called the Lessor (whether one or more) and QUAKER STATE MINIT-LUBE, INC., a Delaware Corporation, hereinafter called "Minit-Lube" for a term of seventeen years seven months years commencing March 1, 1986.

W I T N E S S E T H

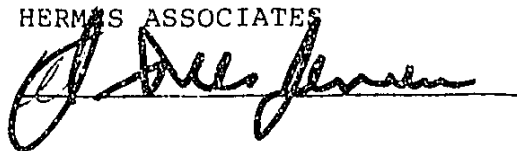
That for the term and upon the terms and conditions set forth in the Lease bearing date March 3, 1986, from the Lessor to Minit-Lube, the Lessor has leased, demised and let, and does hereby lease, demise and let unto Minit-Lube the following described real property, situated, lying and being in the County of Salt Lake, State of Utah, more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE APART HEREOF.

IN WITNESS WHEREOF, the parties hereto have caused their respective names to be hereunto subscribed, as of the day and year first above written.

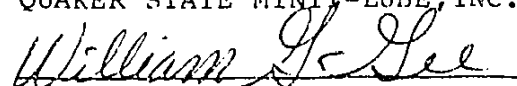
HERMES ASSOCIATES

BY:



QUAKER STATE MINIT-LUBE, INC.

BY:



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STATE OF UTAH  
COUNTY OF SALT LAKE SS.

On this 18<sup>th</sup> day of April, in the year nineteen hundred and 86, A.D., before me Eileen Talao, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared J. Rees Jensen personally known to me to be the person whose name J. Rees Jensen subscribed to the within instrument, and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunder set my hand and affixed my official seal in said county the day and year in this certificate first above written.



Eileen Talao  
Notary Public in and for Salt Lake County, State of Utah  
My commission expires 10-1-89

STATE OF Utah  
COUNTY OF Salt Lake SS.

On this 25<sup>th</sup> day of March, in the year nineteen hundred and 86, A.D., before me Lurinda M. Pratt, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared William H. Lee personally known to me to be the person whose name William H. Lee subscribed to the within instrument, and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunder set my hand and affixed my official seal in said county the day and year in this certificate first above written.

Lurinda M. Pratt  
Notary Public in and for Salt Lake County, State of Utah  
My commission expires 4-20-1990

EXHIBIT "A"

The land referred to in this legal description is located in the County of Salt Lake, State of Utah and described as follows:

Beginning at a point on the South line of 5400 South Street, said point being South 89°53'41" West 798.00 feet along Monument Line and South 00°00'39" East 33.00 feet from the North quarter corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base & Meridian and running thence North 89°53'41" East 138.00 feet along said South line; thence South 00°00'39" East 170.00 feet; thence South 89°53'41" West 138.00 feet; thence North 00°00'39" West 170.00 feet to the point of beginning.

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Subject to and together with a non-exclusive right-of-way for common driveway 35 feet in width over and across the following described property: Beginning at a point which is South 89°53'41" West 642.50 feet and South 0°02'55" East 33.0 feet from the North quarter corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 0°02'55" East 627.00 feet; thence North 89°53'41" West 35.0 feet; thence North 0°02'55" West 627.00 feet; thence South 89°53'41" East 35.00 feet to the point of beginning.

*[Handwritten signature]*

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*[Handwritten signature]*  
Dennis K. Kellogg  
Public Notary  
1980

WESTERN STATES  
DEP

APR 23 2 18 PM '86

KATIE L. DIXON  
RECORDER  
SALT LAKE COUNTY,  
UTAH

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