

RECORD AND RETURN TO:

Fabian VanCott
215 South State Street, Suite 1200
Salt Lake City, Utah
Attn: Scott R. Sabey

Tax Serial Number: 18-072-0-003C

[SPACE ABOVE LINE FOR RECORDER'S USE ONLY]

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum") is made as of the 4th day of October, 2019 by and between Peterson Industrial Depot, Inc., a Utah Corporation whose address is: c/o Brock Petersen, 545 No. Lodestone Way, Tooele, Utah 84074 ("Landlord"), and Tryke Companies Utah, LLC, a limited liability company, having its principal office at 3400 Western Avenue, Las Vegas, NV 89109 ("Tenant").

WITNESSETH:

Landlord and Tenant have entered into that certain Lease with a Commencement Date of August 19, 2019 (the "Lease"). The Lease grants Tenant certain rights respecting the use of the Premises, which are more particularly described on the attached Exhibit A (the "Property").

The term of the Lease is five (5) years, with two (2) extension options of five (5) years each. This Memorandum shall automatically terminate and be of no further force or effect upon expiration or termination of the term of the Lease. Landlord shall have the right, in Landlord's commercially reasonable discretion, to record a notice of termination of Lease against the Property upon the expiration or early termination of the Lease.


This Memorandum may be executed in counterparts, describes only selected provisions of the Lease, and reference is made to the full text of the Lease for the full terms and conditions thereof.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease to be effective as of the date first set forth above.

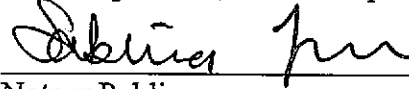
LANDLORD:

PETERSON INDUSTRIAL DEPOT, INC.
a Utah Corporation

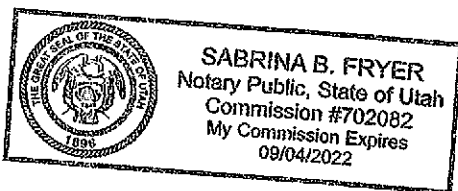
By: 
Name: Aaron Peterson
Its: President

STATE OF UTAH)
 : ss.
COUNTY OF TOOELE)

The foregoing instrument was acknowledged before me this 4th day of October, ~~September~~, 2019, by Aaron Peterson, President of Peterson Industrial Depot, Inc., a Utah corporation.


Notary Public
Residing at: Tooele

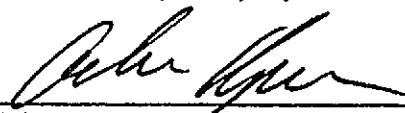
My Commission Expires: 9/4/22



IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease to be effective as of the date first set forth above.

TENANT:

TRYKE COMPANIES UTAH, LLC,
a Utah limited liability company

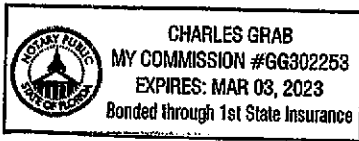
By: 
Name: Adam C. Ryan
Its: Manager and CEO

FLORIDA
STATE OF ~~UTAH~~)
PALM BEACH : ss.
COUNTY OF ~~SALT LAKE~~):

The foregoing instrument was acknowledged before me this 24th day of September, 2019, by Adam C. Ryan, Manager and CEO of Tryke Companies Utah, LLC, a Utah limited liability company.

Charles Grab
Notary Public
Residing at: 501 VILLAGE BLVD #2
WEST PALM BEACH, FL 33409

My Commission Expires: MARCH 03, 2023



**EXHIBIT A
LEGAL DESCRIPTION OF THE LEASED PREMISES**

That certain real property located in Tooele County, Utah, specifically described as follows:

A parcel of land, occupied by the northerly half of Building 621, of the Utah Industrial Depot, situate in the Southwest Quarter of Section 30, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the intersection of the extension of the centerline of the demising wall through the middle of Building 621 with the easterly line of Kernite Street, as defined on the "Utah Industrial Depot Master Subdivision, Lot 3 Amended", as recorded March 11, 2013, under Entry no. 396338, in the Tooele County Recorder's office, and as defined by existing street monumentation, which point is located North $89^{\circ}42'47''$ East 581.42 feet along the line between the found monuments at the Northwest Corner (dated 2015) and the Northeast Corner (dated 1982) and South 3462.41 feet from the Northwest Corner of Section 30, Township 3 South, Range 4 West, and running:

thence North $29^{\circ}30'02''$ East 273.53 feet along the easterly line of said Kernite Street (a private road);

thence Northeasterly 39.28 feet along the arc of a 25.00-foot radius tangent curve to the right (center bears South $60^{\circ}29'58''$ East, and the long chord bears North $74^{\circ}30'25''$ East 35.36 feet, through a central angle of $90^{\circ}00'45''$), along said easterly line, to the southerly line of "F" Avenue (a private road);

thence South $60^{\circ}29'13''$ East 201.12 feet along said southerly line;

thence South $29^{\circ}27'27''$ West 298.32 feet to and along the easterly line of Building 621, to the centerline of said demising wall;

thence North $60^{\circ}32'33''$ West 226.35 feet along said centerline and the extension thereof, to the Point of Beginning.

Parcel contains: 67,382 square feet or 1.55 acres.