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2/13/2017 11:32:00 AM \$20.00  
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Gary W. Ott  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 6 P.

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

U.S. Bank National Association,  
9918 Hibert Street, Suite 301  
San Diego, CA 92131

1618960CK

Space Above this Line for Recorder's Use

### SUBORDINATION OF LEASE

**THIS SUBORDINATION OF LEASE** is made by Sun Lithographing and Printing Company. ("Tenant") as of the date set forth below.

Tenant and JMI Properties A Professional Limited Liability Company ("**Landlord**") are parties to a lease dated July, 1 2016 (the "**Lease**"), covering premises (the "**Premises**") which are located on the real property legally described in Exhibit A attached hereto and made a part hereof, having an address of 2187 W. Printers Row, West Valley City, UT 84119 and a property tax identification number 15-22-151-014.

U.S. BANK NATIONAL ASSOCIATION ("**Bank**") has made or may make a loan or loans to Landlord directly or indirectly secured by one or more mortgages or deeds of trust covering the Premises (as modified, supplemented, renewed, extended, consolidated, increased or replaced from time to time, and which mortgages or deeds(s) of trust may secure future advances made by Bank, collectively the "**Mortgage/Deed of Trust**").

As a condition to any such loan, Bank has required that the Lease be subordinate to the Mortgage/Deed of Trust.

Tenant hereby covenants that the Lease and any extensions, renewals, replacements or modifications thereof, and all of the right, title and interest of Tenant in and to the Premises, including but not limited to any option or right of first refusal to purchase all or any portion of the Premises, or any acquisition of title to the Premises or any portion thereof by Tenant while the Mortgage/Deed of Trust may be in effect, are and shall be subject and subordinate in all respects to the Mortgage/Deed of Trust and Bank's right, title and interest in the Premises, to any increases in

the amounts secured by the Mortgage/Deed of Trust, and to any renewals, modifications, restatements, replacements, consolidations and extensions thereof. Tenant further acknowledges and agrees that in the event of foreclosure of the Mortgage/Deed of Trust, or in the event that Bank shall acquire the Premises by conveyance in lieu of foreclosure of the Mortgage/Deed of Trust, the Lease shall be terminated and of no further force and effect.

This Subordination of Lease (the "Agreement") is a "transferable record" as defined in applicable law relating to electronic transactions. Therefore, the holder of the Agreement may, on behalf of Tenant, create a microfilm or optical disk or other electronic image of the Agreement that is an authoritative copy as defined in such law. The holder of the Agreement may store the authoritative copy of such Agreement in its electronic form and then destroy the paper original as part of the holder's normal business practices. The holder, on its own behalf, may control and transfer such authoritative copy as permitted by such law.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the undersigned has executed the Agreement as of the date set forth above.

LANDLORD:

JMI Properties A Professional Limited Liability Company

By: Jeffrey L. Isbell  
Jeffrey L. Isbell, Manager

TENANT:

Sun Lithographing and Printing Company.

By: Jeffrey L. Isbell  
Jeffrey L. Isbell, President

By: Sara J. Deneau  
Sara J. Deneau, Secretary

TENANT ADDRESS:  
2187 W. Printers Row, West Valley City, UT 84119

LENDER:

US Bank N.A.

X [Signature]  
Authorized Signer

BANK ADDRESS: U.S. Bank National Association  
Attn: SBA Division-Servicing  
9918 Hibert Street, Suite 301,  
San Diego, CA 92131

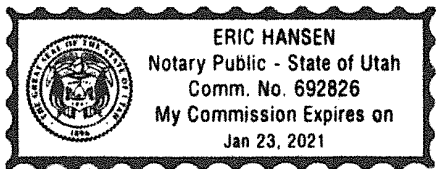
STATE OF Utah )  
 ) SS.  
COUNTY OF Salt Lake

On 2/10/2017, before me, Eric Hansen, personally appeared Jeffrey Shell, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



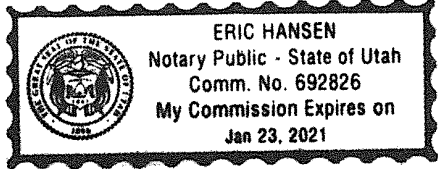
STATE OF Utah )  
 ) SS.  
COUNTY OF Salt Lake

On 2/10/2017, before me, Eric Hansen, personally appeared Sara Deneau, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



**EXHIBIT "A"**

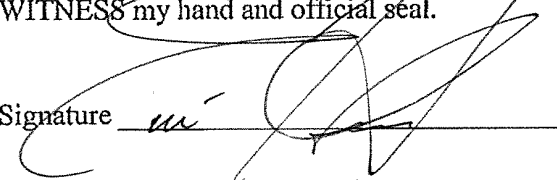
Beginning at a point on the South line of 2300 South Street, said point being North  $00^{\circ} 02' 35''$  East 1017.00 feet, and West 2416.46 feet from the center of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 418.43 feet; thence West 125.00 feet; thence North 418.43 feet; thence East 125.00 feet to the point of beginning.

STATE OF Utah )  
COUNTY OF Salt Lake ) SS.

On 2/10/17, before me, Eric Hansen, personally appeared Friedricher Adams, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

