

WHEN RECORDED MAIL TO:

John Stokes  
539 Overland Avenue  
Burley, ID 83318  
Tax ID No. 30-002-0088

03094-04

## ASSIGNMENT OF LEASE

FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Keystone Business Group, LLC and Wyatt Rentals, LLC, (hereinafter referred to as Assignor), does hereby assign to Stokes Brothers Real Estate, LLC, an Idaho Limited Liability Company (hereinafter collectively referred to as Assignee), all of Assignor's right, title and interest as the Lessee in and to that certain Lease Agreement dated August 2, 2011, entered into by and between Keystone Business Group, LLC and Wyatt Rentals, LLC (as Lessees) and Salem City Redevelopment Agency (as Lessor), (the Lease Agreement). The real property subject to the Lease Agreement is described as five acres of real property, located at approximately 750 North SR 198, Salem, Utah County, State of Utah, and more particularly described as follows:

Beginning at a fence corner which lies East 1495.22 feet and North 914.61 feet, according to Utah Coordinate Bearings, Central Zone, from the West one quarter corner of Section 1, Township 9 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 89°14'50" East 580.64 feet along an existing fence to a fence on a Westerly line of State Road 198; thence North 23°02'16" East 387.85 feet along said fence; thence North 88°21'00" West 731.38 feet; thence South 00°12'00" West 370.35 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning at a point which lies East 1495.22 feet and North 914.61 feet from the West quarter of Section 1, Township 9 South, Range 2 East, Salt Lake Base and Meridian and running thence South 89°14'50" East 580.64 feet; thence North 23°02'16" East 26.48 feet; thence North 55°05'46" West 4.75 feet; thence South 32°05'10" West 1.21 feet; thence 21.16 feet along a 15 foot radius curve to the right (chord bears: South 67°19'03" West 19.45 feet); thence North 70°35'42" West 3.5 feet; thence 102.32 feet along a 265 foot radius curve to the left (chord bears: North 78°11'11" West 101.69 feet); thence North 89°14'50" West 436.71 feet; thence 40.19 feet along a 25 foot radius curve to the right (chord bears: North 37°44'18" West 36 feet); thence West 6.69 feet; thence South 00°12'00" West 67.12 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

A part of the Northwest quarter of Section 1, Township 9 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 1012.45 feet North and 783.37 feet East from the West quarter corner of said section; and running thence North 00°13'36" East 78.014 feet; thence South 88°44'39" East 22.72 feet; thence Southeasterly along the arc of a 508.54 foot radius curve to the right a distance of 264.63 feet (long chord bears South 73°50'22" East 261.65 feet); thence Southeasterly along the arc of a 422.37 foot radius curve to the left a distance of 223.51 feet (long chord bears South 74°05'31" East 220.91 feet); thence South 89°15'06" East 143.29 feet; thence Northeasterly along the arc of a 21.00 foot radius curve to the left a distance of 33.19 feet (long chord bears North 45°28'27" East 29.84 feet); thence North 00°12'00" East 537.09 feet; thence South 88°30'00" East 66.02 feet; thence South 00°12'00" West 635.43 feet; thence North 89°15'06" West 231.24 feet; thence Northwesterly along the arc of a 500.37 foot radius curve to the right a distance of 264.78 feet (long chord bears North 74°05'32" West 261.70 feet); thence Northwesterly along the arc of a 430.54 foot radius curve to the left a distance

of 224.04 feet (long chord bears North 73°50'22" West 221.52 feet); thence North 88°44'39" West 21.32 feet to the point of beginning.


The above-described property also being described of record as follows:

Commencing North 1284.81 feet and East 1501.79 feet from the West quarter corner of Section 1, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence South 88°21'00" East 726.1 feet; thence South 23°02'16" West 361.37 feet; thence North 55°05'46" West 4.75 feet; thence South 32°05'37" West 1.21 feet; thence along a 15.01 foot radius curve to the right (chord bears: South 67°19'02" West 19.45 feet); thence North 70°35'53" West 3.5 feet; thence along a 265.93 foot radius curve to the left (chord bears: North 78°11'11" West 101.69 feet); thence North 89°14'50" West 436.71 feet; thence along a 25 foot radius curve to the right (chord bears: North 37°44'19" West 36 feet); thence West 1.41 feet; thence North 00°12'00" East 308.08 feet to the point of beginning.

Dated this 22<sup>nd</sup> day of September, 2016.

ASSIGNOR:

KEYSTONE BUSINESS GROUP, LLC

By:   
David Price, Manager


WYATT RENTALS, LLC

By: The Grant M. Wyatt Residual Trust  
Dated April 5, 2013

By:   
Curtis Pope, Trustee

ASSIGNEE:

STOKES BROTHERS REAL ESTATE, LLC

  
John R. Stokes, Manager

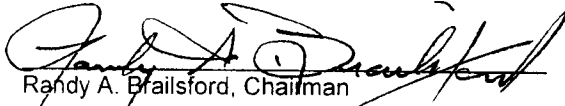
LESSOR'S CONSENT

Pursuant to Paragraph 16 of the Lease Agreement, Salem City Redevelopment Agency hereby consents to and gives its written approval of this Assignment of Lease.

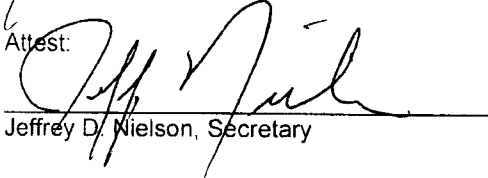
Dated this 22 day of September, 2016.

LESSOR:

SALEM CITY REDEVELOPMENT AGENCY by:

  
Randy A. Brailsford, Chairman

Attest:

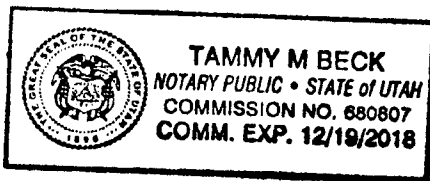
  
Jeffrey D. Nielson, Secretary

STATE OF UTAH        )

COUNTY OF UTAH    )

Randy A. Brailsford and Jeffrey D. Nielson personally appeared before me this 22 day of September, 2016 and acknowledged to me that they are, respectfully, the chairman and secretary of the Salem City Redevelopment Agency, that they signed the foregoing Lessor's Consent, and that they did so with the consent and approval of the Salem City Redevelopment Agency.

  
Notary Public

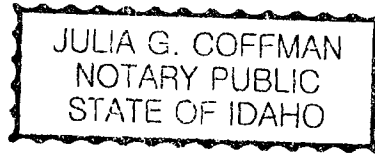


STATE OF IDAHO

COUNTY OF Cassia

On the 22nd day of September, 2016, personally appeared before me David R. Price, who acknowledged himself/herself to be the Manager of Keystone Business Group, LLC, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Julia G. Coffman  
Notary Public  
Residing: Rupert, Ida.  
Expires: 6-20-2020  
STATE OF IDAHO



COUNTY OF Cassia

On the 22 day of September, 2016, personally appeared before me Curtis B. Pope, who acknowledged himself/herself to be the Trustee the Grant M. Wyatt Residual Trust dated April 5, 2013 who is named as manager of Wyatt Rentals, LLC, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Julia G. Coffman  
Notary Public  
Residing: Rupert Ida  
Expires: 6-20-2020

