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Gary Christensen Washington County Recorder  
 06/24/2021 09:21:19 AM Fee \$0.00 By STATE OF  
 UTAH SCHOOL AND INSTITUTIONAL TRUST  
 LANDS ADMINISTRATION

After Recording Please Return To:  
 State of Utah School and Institutional Trust Lands Administration  
 1593 East Grapevine Crossing  
 Washington, UT 84780

**EXCLUSIVE POSSESSION ADDENDUM NO. 18 TO  
 DEVELOPMENT LEASE AGREEMENT NO. 1100**

This EXCLUSIVE POSSESSION ADDENDUM NO. 18 TO DEVELOPMENT LEASE AGREEMENT NO. 1100 (the "Addendum"), is effective May 15, 2021 (the "Effective Date"), by and between the State of Utah, through the School and Institutional Trust Lands Administration (the "Lessor"), and Desert Color St. George, LLC (the "Lessee").

Effective September 11, 2017, the parties entered into Development Lease Agreement No. 1100 (the "Lease"), under which certain lands in Washington County, Utah (the "Premises") were leased to Lessee to be subdivided and developed for residential and other related purposes.

Pursuant to section 2.4 of the Lease, Lessor has the right to enter, occupy, use and control the Premises until such time as exclusive possession and use is provided pursuant to the terms of the Lease.

1. The parties hereby acknowledge that one or more of the conditions described in the Lease has been met and that Lessee has exclusive possession and use of a certain portion of the Premises (the "Exclusive Possession and Use Parcel"). The Exclusive Possession and Use Parcel is more particularly described as follows:

**Desert Color Resort Phase 5 Final Plat**

Beginning at a point which is South 01°14'25" West 107.19 feet along the West section line and North 90°00'00" East 13.41 feet from the West 1/4 corner of Section 25, Township 43 South, Range 16 West of the Salt Lake Base and Meridian and running thence North 29°34'27" East 33.00 feet; thence South 60°25'33" East 4.84 feet; thence North 29°34'27" East 218.46 feet; thence South 60°25'33" East 74.02 feet; thence North 29°34'27" East 144.85 feet; thence South 60°25'33" East 220.00 feet; thence South 51°54'15" East 283.05 feet; thence South 48°43'35" East 28.45 feet; thence South 48°56'06" East 285.76 feet to the point of curvature of a curve to the right having a radius of 62.70 feet; thence Southwesterly 94.93 feet along the arc of said curve through a central angle of 86°44'44" to the point of tangency; thence South 37°48'38" West 150.70 feet to the point of curvature of a curve to the left having a radius of 108.50 feet; thence 218.06 feet along the arc of said curve through a central angle of 115°09'21" to a point of non-tangency; thence South 11°54'59" West 77.64 feet; thence South 21°16'43" West 22.19 feet to a point on the arc of a non-tangent curve to the right having a radius of 598.50 feet; thence Northwesterly 169.39 feet along the arc of said curve through a central angle of 16°12'58", the radial direction bears North 21°16'43" East, to a point of non-tangency; thence South 37°29'23" West 33.00 feet; thence South 34°50'34" West 25.53 feet; thence South 40°31'43" West 123.83 feet to a point on the arc of a non-tangent curve left having a radius of 668.00 feet; thence Southeasterly 404.97 feet along the arc of said curve through a central angle of 34°44'06", the radial direction bears North 42°45'48" East, to the point of non-tangency said point being the

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Southwesterly corner of the Desert Color Resort Phase 2A Subdivision recorded as Document No. 20190054450 in the office of the Washington County Recorder, in said County, in the State of Utah, thence along the Southwesterly boundary of said Desert Color Resort Phase 2A South 82°04'43" East 2.49 feet to a point on the Westerly boundary of Lagoon Parkway recorded as Document No. 20190000314 in the office of said Washington County Recorder; thence along said Westerly boundary of Lagoon Parkway South 02°21'12" West 64.27 feet to a point on the Northerly boundary of Auburn Hills Phase I Subdivision recorded as Document No. 20190023357 in the office of said Washington County Recorder said point also being a point on the arc of a curve to the right having a radius of 732.06 feet; thence along said Northerly boundary through the following four (4) courses: Northwesterly 300.81 feet along the arc of said curve through a central angle of 23°32'36", the radial direction North 07°20'22" East, to the point of reverse curvature of a curve to the left having a radius 306.00 feet; thence Northwesterly 46.37 feet along the arc of said curve through a central angle of 08°40'57" to the point of reverse curvature of a curve to the right having a radius of 294.00 feet; thence Northwesterly 103.59 feet along the arc of said curve through a central angle of 20°11'17" to a point of compound curvature of a curve to the right having a radius of 748.00 feet; thence Northwesterly 39.62 feet along the arc of said curve through a central angle of 03°02'05" to a point of non-tangency; thence North 41°14'22" West 113.62 feet; thence North 35°52'41" West 149.96 feet to the point of curvature of a curve to the left having a radius of 650.00 feet; thence Northwesterly 454.55 feet along the arc of said curve through a central angle of 40°04'04" to the point of compound curvature of a curve to the left having a radius of 60.00 feet; thence Southwesterly 42.07 feet along the arc of said curve through a central angle of 40°10'12" to the point of reverse curvature of a curve to the right having a radius of 86.00 feet; thence Southwesterly 45.96 feet along the arc of said curve through a central angle of 30°37'12" to the point of tangency; thence North 85°29'44" West 92.88 feet; thence North 22°48'00" West 100.02 feet; thence North 29°09'12" East 41.06 feet; thence North 50°02'11" East 99.00 feet; thence South 61°12'35" East 43.98 feet; thence North 33°50'55" East 155.62 feet to the point of beginning.

Contains 14.87 acres

|                                     |                                |
|-------------------------------------|--------------------------------|
| NW 1/4 Section 25, T43S R16W, SLB&M | 54,931.98 sq. ft. 1.26 acres   |
| SW 1/4 Section 25, T43S R16W, SLB&M | 557,274.45 sq. ft. 12.79 acres |
| SE 1/4 Section 26, T43S R16W, SLB&M | 35,483.19 sq. ft. 0.82 acres   |

2. Lessee's exclusive possession and use of the Exclusive Possession and Use Parcel commences on the Effective Date.

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IN WITNESS WHEREOF, the parties hereto have executed this Addendum on the day and year first written above.

STATE OF UTAH, SCHOOL AND INSTITUTIONAL  
TRUST LANDS ADMINISTRATION

APPROVED AS TO FORM:

By: [Signature]  
Name: Kyle Pasley  
Title: Assistant Director

Chris Skiraldi  
Special Assistant Attorney General

STATE OF UTAH )  
 )  
 ) :ss.  
COUNTY OF WASHINGTON )

On this 23<sup>rd</sup> day of June, 2021, personally appeared before me Kyle Pasley, the Assistant Director of the School and Institutional Trust Lands Administration, who acknowledged that he, being duly authorized, did execute the foregoing instrument on behalf of the School and Institutional Trust Lands Administration.

[Signature]  
Notary Public



