

Loan No. 254-9407502-01-001

WHEN RECORDED, RETURN TO:

Zions Bancorporation, N.A.
dba Zions First National Bank
Real Estate Banking Group
One South Main Street, Suite 470
Salt Lake City, Utah 84133
Attn: Real Estate Banking Group Manager

FOURTH SUPPLEMENTAL TRUST DEED

(Borrowing Base Property)
(Springville, Utah)

This Fourth Supplemental Trust Deed (the "Fourth Supplemental Trust Deed") is made and entered into this 17 day of June, 2019 (the "Effective Date"), by and between Wadsworth Springville, LLC, a Utah limited liability company, and Wadsworth/Moore Springville, LLC, a Utah limited liability company, as their interests may appear (individually and collectively "Trustor"), and Zions Bancorporation, N.A., dba Zions First National Bank, whose address is One South Main Street, Suite 470, Salt Lake City, Utah 84133 ("Lender").

RECITALS

A. Effective January 1, 2016, Zions First National Bank, a national banking association, merged its banking charter with the charters of all other banks owned by Zions Bancorporation. The consolidated bank is known as Zions Bancorporation, N.A. Therefore, any and all references to Zions Bank in the Trust Deed shall mean Zions Bancorporation, N.A., dba Zions First National Bank.

B. Lender and Wadsworth & Sons IV, LLC, a Utah limited liability company ("Borrower"), entered into a Third Amended and Restated Loan Agreement dated November 7, 2017 (the "Original Loan Agreement"), whereby Lender agreed to make a loan to Borrower in the original principal amount of Thirty-One Million Dollars (\$31,000,000.00) (the "Loan"), which Loan is further evidenced by, among other things, (i) a Third Renewal and Substitute Promissory Note (Parcel Acquisition) dated November 7, 2017, executed by Borrower for the benefit of Lender, and which is in the original principal amount of Ten Million Dollars (\$10,000,000.00), and (ii) a Third Renewal and Substitute Promissory Note (Construction) dated November 7, 2017, executed by Borrower for the benefit of Lender, and which is in the original principal amount of Twenty-One Million Dollars (\$21,000,000.00) (collectively the "Original Note").

FIRST AMERICAN TITLE
NCS 663452

C. Borrower's obligations under the Original Note are secured by the collateral described in the Trust Deed, Assignment of Rents, Security Agreement and Fixture Filing dated April 23, 2014, executed by Trustor, as "Trustor," to Lender, as "Trustee", for the benefit of Lender, as "Beneficiary", and which was recorded in the office of the County Recorder of Utah County, State of Utah, on April 25, 2014, as Entry No. 27350:2014, as amended by the Supplemental Trust Deed dated December 11, 2015, and recorded in the office of the County Recorder of Utah County, State of Utah, on December 16, 2015, as Entry No. 112209:2015 and supplemented by that Second Supplemental Trust Deed dated May 9, 2017, which was recorded in the office of the County Recorder of Utah County, State of Utah, on May 9, 2017 as Entry No. 45397:2017 and by that Second Supplemental Trust Deed dated November 7, 2017 which was recorded in the office of the County Recorder of Utah County, State of Utah on November 22, 2017, as Entry No. 115689:2017 (collectively the "Trust Deed"). The Trust Deed encumbers real property located in Utah County, State of Utah, and more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

D. In accordance with a Fourth Amended and Restated Loan Agreement dated the Effective Date, entered into between Borrower and Lender, which replaces the Original Loan Agreement (the "Amended and Restated Loan Agreement"), Borrower is executing (i) a Fourth Renewal and Substitute Promissory Note (Parcel Acquisition) dated the Effective Date, in the principal amount of Five Million Five Hundred Thousand Dollars (\$5,500,000.00), and (ii) a Fourth Renewal and Substitute Promissory Note (Construction) dated the Effective Date, in the principal amount of Twelve Million Dollars (\$12,000,000.00) (collectively the "Renewal Note"), which Renewal Note replaces the Original Note.

The Amended and Restated Loan Agreement, Renewal Note, Trust Deed, and all other documents defined as Loan Documents in the Amended and Restated Loan Agreement, are hereinafter collectively referred to as the "Loan Documents".

E. Trustor and Lender now desire to again amend and supplement the Trust Deed to modify the obligations secured thereby consistent with the Amended and Restated Loan Agreement and the Renewal Note.

AGREEMENT

In exchange for good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, Trustor and Lender agree as follows:

1. **Reaffirmation of the Trust Deed.** Trustor and Lender agree and acknowledge that it was their intention at the time of the execution of the Trust Deed, that the Trust Deed encumber the Property as a first lien, and it continues to be their intention that the Trust Deed, as amended and supplemented by this Fourth Supplemental Trust Deed, continues, without interruption, to encumber the Property as a first lien.

2. **Amendment and Supplementation of Trust Deed.** The Trust Deed is hereby amended to include in the indebtedness secured by the Trust Deed, the Renewal Note (which replaces the Original Note). Specifically, the second paragraph on Page 1 of the Trust Deed is hereby amended to read in its entirety as follows:

Beneficiary has made a loan to Wadsworth & Sons IV, LLC, a Utah limited liability company (“Borrower”), in the amount of Seventeen Million Five Hundred Thousand Dollars (\$17,500,000.00) (the “Loan”). The Loan is evidenced by (i) a Fourth Renewal and Substitute Promissory Note (Parcel Acquisition) dated June 17, 2019, and executed by Borrower in the original principal amount of Five Million Five Hundred Thousand Dollars (\$5,500,000.00), and (ii) a Fourth Renewal and Substitute Promissory Note (Construction) dated June 17, 2019, and executed by Borrower in the original principal amount of Twelve Million Dollars (\$12,000,000.00) (collectively the “Note”). The Loan will be advanced under a Fourth Amended and Restated Loan Agreement between Borrower and Beneficiary dated June 17, 2019 (the “Loan Agreement”).

3. **Security.** Trustor and Lender agree and acknowledge that the Original Note, as amended and restated by the Renewal Note, and all other indebtedness and obligations described in the Trust Deed, are secured by the Trust Deed, as amended and supplemented by this Fourth Supplemental Trust Deed.

4. **Survival of Obligations; Continuation of Terms of Loan Documents.** Lender and Trustor agree that the Trust Deed, together with all of Trustor’s obligations thereunder, shall, except to the extent expressly modified by this Fourth Supplemental Trust Deed, remain in full force and effect and survive the execution of this Fourth Supplemental Trust Deed. Except as expressly modified by this Fourth Supplemental Trust Deed, all terms and conditions of the Loan Documents shall continue in full force and effect.

5. **Representations, Warranties, Covenants and Agreements.** Trustor represents, warrants, and agrees that the representations, warranties, covenants and agreements of Trustor contained in the Loan Documents (a) are true and accurate as of the date of this Fourth Supplemental Trust Deed, (b) are hereby remade and reaffirmed by Trustor, and (c) are in full force and effect as of the date of this Fourth Supplemental Trust Deed, enforceable in accordance with their terms. Trustor further represents and warrants that Trustor is not in default under any of the terms and conditions of the Loan Documents, and no conditions exist which, with the passage of time, the giving of notice, or both, would constitute a default under the Loan Documents.

6. **Counterparts.** This Fourth Supplemental Trust Deed may be executed in any number of counterparts, each of which shall be deemed an original for all purposes, but all of which taken together shall constitute only one agreement. The production of any executed counterpart of this Fourth Supplemental Trust Deed signed by the party to be charged with the contents thereof shall be sufficient for all purposes without producing or accounting for any other

counterpart. Copies of this Fourth Supplemental Trust Deed, and fax signatures thereon, shall have the same force, effect and legal status as an original.

7. **Electronic Signatures.** The parties to this Fourth Supplemental Trust Deed expressly agree that they may, but are not obligated to, conduct this transaction electronically, including by scan, email or fax.

8. **Defined Terms.** Unless otherwise defined in this Fourth Supplemental Trust Deed, capitalized terms used herein have the meanings given them in the Amended and Restated Loan Agreement.

9. **Governing Law.** This Fourth Supplemental Trust Deed and all matters relating to this Fourth Supplemental Trust Deed shall be governed exclusively by and construed in accordance with the applicable laws of the State of Utah.

10. **Integrated Agreement and Subsequent Amendment.** This Fourth Supplemental Trust Deed, the Loan Documents, the Renewal Note, and the other agreements, documents, obligations, and transactions contemplated by the Amended and Restated Loan Agreement and this Fourth Supplemental Trust Deed constitute the entire agreement between Lender and Trustor with respect to the subject matter of the agreements, and may not be altered or amended except by written agreement signed by Lender and Trustor. PURSUANT TO UTAH CODE SECTION 25-5-4, TRUSTOR IS NOTIFIED THAT THESE AGREEMENTS ARE A FINAL EXPRESSION OF THE AGREEMENTS BETWEEN LENDER AND TRUSTOR AND THESE AGREEMENTS MAY NOT BE CONTRADICTED BY EVIDENCE OF ANY ALLEGED ORAL AGREEMENT.

11. **Accommodation Trustor.** Trustor is an affiliated entity with Borrower, and is under common ownership and control with Borrower. Trustor's business and operations are inter-related with those of Borrower. Trustor acknowledges and agrees that Trustor, and any and all members of Trustor, will receive direct and indirect benefits from the making and continuance of the Loan to Borrower and Trustor further recognizes intrinsic benefits to Trustor's business operations from the making and continuance of the Loan to Borrower. Given those relationships and the benefits Trustor receives from the Loan, Trustor acknowledges good and sufficient consideration for execution and delivery of this Fourth Supplemental Trust Deed. Trustor acknowledges and agrees that as of the date of this Fourth Supplemental Trust Deed, Trustor is solvent and the execution of this Fourth Supplemental Trust Deed by Trustor will not render Trustor insolvent, and Trustor has received reasonable equivalent value for the execution and delivery of this Fourth Supplemental Trust Deed. Without limiting the foregoing, Trustor acknowledges that: (1) Lender would have not modified the Loan or advanced additional Loan proceeds to Borrower if Trustor had not executed and delivered this Fourth Supplemental Trust Deed; (2) Lender accepted this Fourth Supplemental Trust Deed as partial security for the Loan at the request of both Borrower and Trustor; (3) Lender shall have no obligation to investigate the credit standing or creditworthiness of Borrower, or during the Loan report to Trustor regarding the credit standing or credit worthiness of Borrower; and (4) Trustor has fully investigated the

financial standing of Borrower and the adequacy of said collateral and will continue to keep itself fully apprised of the financial standing of Borrower and the adequacy of said collateral through the term of the Loan.

Trustor waives any right to require Lender to: (a) proceed against Borrower; (b) proceed against or exhaust any security pledged to or held by Lender from Borrower; or (c) pursue any other remedy in Lender's power whatsoever. Trustor waives any defense arising by reason of any disability or other defense of Borrower or by reason of the cessation from any cause whatsoever of the liability of Borrower, until the Loan has been paid in full, except for the performance of the Loan under this Fourth Supplemental Trust Deed or upon the release of this instrument in accordance with the terms hereof. Trustor waives all rights it may now have or later acquires under any statute in derogation of the foregoing waivers.

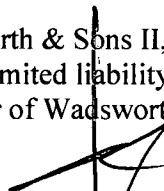
***[SIGNATURE PAGE(S) AND EXHIBIT(S),
IF ANY, FOLLOW THIS PAGE]***

DATED: June 17, 2019.

TRUSTOR

WADSWORTH SPRINGVILLE, LLC,
a Utah limited liability company

By: Wadsworth & Sons II, LLC,
a Utah limited liability company,
Manager of Wadsworth Springville, LLC

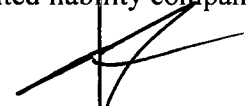
By: 

Kip L. Wadsworth, Executive Manager

By: 

Con L. Wadsworth, Operations Manager

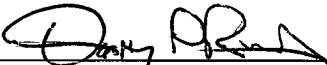
WADSWORTH/MOORE SPRINGVILLE, LLC,
a Utah limited liability company

By: 

Kip L. Wadsworth, Manager

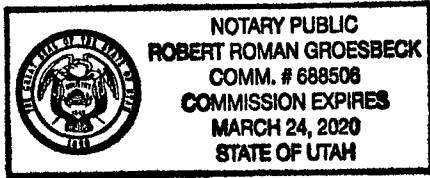
LENDER

Zions Bancorporation, N.A.,
dba Zions First National Bank

By:  _____
Timothy P. Raccuia
Senior Vice President

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

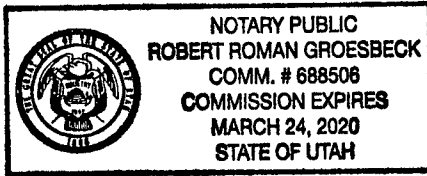
The foregoing instrument was acknowledged before me this 13th day of June, 2019, by Kip L. Wadsworth, Executive Manager of Wadsworth & Sons II, LLC, a Utah limited liability company, Manager of Wadsworth Springville, LLC, a Utah limited liability company.



[Signature]
NOTARY PUBLIC
Residing at: DRAPER, UT

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

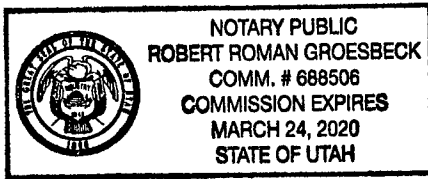
The foregoing instrument was acknowledged before me this 13th day of June, 2019, by Con L. Wadsworth, Operations Manager of Wadsworth & Sons II, LLC, a Utah limited liability company, Manager of Wadsworth Springville, LLC, a Utah limited liability company.



[Signature]
NOTARY PUBLIC
Residing at: DRAPER, UT

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 13th day of June, 2019, by Kip L. Wadsworth, Manager of Wadsworth/Moore Springville, LLC, a Utah limited liability company.



[Signature]
NOTARY PUBLIC
Residing at: DRAPER, UT

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 17 day of June, 2019, by Timothy P. Raccuia, Senior Vice President of Zions Bancorporation, N.A., dba Zions First National Bank.

Michelle Tubbs

NOTARY PUBLIC
Residing at: *Salt Lake City*

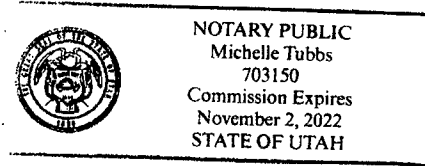


EXHIBIT A

REAL PROPERTY DESCRIPTION

The real property located in Utah County, State of Utah, and more particularly described as follows:

REAL PROPERTY LOCATED IN THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, SPRINGVILLE, UTAH SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND REBAR AND CAP BEING NORTH 00°12'17" EAST 271.00 FEET FROM A FENCE CORNER ON THE NORTH LINE OF 400 SOUTH STREET AT THE EAST LINE OF 1800 WEST STREET, SPRINGVILLE, UTAH, SAID FENCE CORNER BEING NORTH 89°38'30" EAST 949.81 FEET ALONG THE SECTION LINE AND NORTH 884.77 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, SAID POINT OF BEGINNING ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN THAT CERTAIN WARRANTY DEED AS RECORDED IN ENTRY NO. 46589 IN BOOK 5057 AT PAGE 57 OF OFFICIAL RECORDS; AND RUNNING THENCE NORTH 0°12'17" EAST 336.43 FEET ALONG SAID EAST LINE OF 1750 WEST STREET TO A FOUND REBAR & CAP AT AN EXISTING WIRE FENCE LINE, THENCE ALONG SAID WIRE FENCE LINE THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 89°42'11" EAST 296.11 FEET; 2) SOUTH 89°38'51" EAST 115.37 FEET; 3) NORTH 89°14'06" EAST 198.81 FEET; 4) SOUTH 89°24'36" EAST 331.17 FEET TO A FOUND REBAR & CAP; 5) SOUTH 1°16'38" WEST 225.69 FEET; 6) SOUTH 0°55'08" WEST 250.17 FEET; 7) THENCE SOUTH 0°55'44" EAST 134.53 FEET TO A FOUND REBAR & CAP AT THE NORTH RIGHT OF WAY LINE OF 400 SOUTH STREET; 8) THENCE NORTH 89°38'30" WEST 680.75 FEET ALONG THE SAID NORTH LINE OF 400 SOUTH STREET TO A FOUND REBAR & CAP; SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID WARRANTY DEED; THENCE ALONG THE EAST AND NORTH LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES: 1) NORTH 00°12'17" EAST 271.00 FEET TO A FOUND REBAR & CAP; 2) NORTH 89°38'30" WEST 256.01 FEET TO A FOUND REBAR & CAP AND THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE 7-ELEVEN PROPERTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF 400 SOUTH STREET AND THE EAST LINE OF 1750 WEST STREET, SPRINGVILLE, UTAH SAID POINT BEING NORTH 89°11'58" EAST 949.81 FEET ALONG THE SECTION LINE AND NORTH 884.77 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°12'17" EAST 271.00 FEET ALONG SAID EAST LINE OF 1750 WEST STREET, THENCE SOUTH 89°38'30" EAST 256.00 FEET, THENCE SOUTH 00°12'17" WEST 271.00 FEET TO SAID NORTH LINE OF 400 SOUTH STREET, THENCE NORTH 89°38'30" WEST 256.00 FEET ALONG SAID NORTH LINE OF 400 SOUTH STREET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY WARRANTY DEEDS RECORDED SEPTEMBER 18, 2008 AS ENTRY NO.'S 103102:2008 AND 103105:2008, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 889.11 FEET NORTH AND 1205.78 FEET EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31: AND RUNNING THENCE N 00°12'17"E 15.45 FEET; THENCE S89°39'43"E 680.44 FEET; THENCE S 00°55'44"E 15.69 FEET; THENCE N89°38'30"W 680.75 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM, THAT PORTION OF THE SUBJECT PROPERTY NOW KNOWN AS WADSWORTH SPRINGVILLE SUBDIVISION, RECORDED JULY 30, 2014 AS ENTRY NO. 52511:2014 AND AS MAP FILING NO. 14316 OF OFFICIAL RECORDS, BEING A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SPRINGVILLE, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF 400 SOUTH STREET, SAID POINT BEING NORTH 89°11'58" EAST 1218.39 FEET ALONG THE SECTION LINE AND NORTH 00°48'02" WEST 894.95 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, THENCE NORTH 00°12'17" EAST 136.52 FEET; THENCE SOUTH 89°39'43" EAST 255.43 FEET;

THENCE SOUTH 00°20'17" WEST 136.52 FEET; THENCE NORTH 89°39'43"
WEST 255.11 FEET TO THE POINT OF BEGINNING.