

Parcel # 33-06-100-042

WHEN RECORDED RETURN TO:
Mountain West Small Business Finance
2595 East 3300 South
Salt Lake City, Utah 84109
BTC: 5-101211

12846440
9/11/2018 12:50:00 PM \$31.00
Book - 10711 Pg - 2413-2420
ADAM GARDINER
Recorder, Salt Lake County, UT
BACKMAN TITLE SERVICES
BY: eCASH, DEPUTY - EF 8 P.

ADDENDUM TO LEASE AGREEMENT

This Agreement is entered into this September 6, 2018 between the Lessor and Lessee identified below.

RECITALS

A. Lessor and Lessee have heretofore executed and entered into a certain Lease Agreement dated April 27, 2017 (the "Lease").

B. The Small Business Administration ("SBA") has authorized the guarantee of a debenture to be sold by Mountain West Small Business Finance in the amount of \$2,474,000.00 to assist Lessor and Lessee pursuant to section 504 of the Small Business Investment Act of 1958, as amended (the "SBA Loan").

C. Lessor and Lessee desire to amend the Lease to satisfy all of the terms and conditions of the Loan Authorization and Guaranty Agreement for the SBA Loan.

AGREEMENT

Now, therefore, for the reasons recited above, and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Lessor and Lessee hereby agree as follows, anything to the contrary notwithstanding:

1. The term of this Lease shall be equal to or longer than the term of the said SBA Loan. The monthly lease payment stated in this Lease shall continue in the same monthly amount stated in the Lease throughout the term herein stated.

2. Lessor and Lessee hereby assign, set over, and transfer to the Small Business Administration and Mountain West Small Business Finance all of their right, title, and interest in and to this Lease, as security for said SBA Loan.

3. Lessor and Lessee hereby agree to maintain exactly the present ownership of both entities (both identity of owners and percent of ownership) during the entire term of said SBA Loan except for ownership changes of up to 5 per cent beginning six months after the SBA 504 Loan closes.

4. Lessor and Lessee agree that the amount of rent paid under the terms of the lease must be substantially the same as the debt service on the Third Party Lender Loan and the SBA 504 Loan together with an amount necessary to cover taxes and assessments, utilities and insurance and a repair/replacement reserve. The lease payment shall be reduced to the extent that it is in excess of the amount needed to meet the debt service and expenses. In the event there is more than one operating

company under the terms of the SBA Loan, the lease payments of all operating companies shall be considered together and shall be reduced, pro rata, in the event, when considered together, they are in excess of amount needed to meet the debt service and expenses above described.

5. The demised premises which is the subject of the Lease consists of all of those premises and real property purchased in connection with the SBA 504 Loan and Authorization referenced above notwithstanding anything to the contrary in the Lease. In the event there is more than one operating company under the terms of the SBA Loan, the demised premises which is the subject of the Lease, when combined with the demised premises under the terms of the leases between Lessor and those other operating companies identified in the SBA Loan Authorization, consists of all of those premises and real property purchased in connection with the SBA 504 Loan and Authorization referenced above notwithstanding anything to the contrary in the Leases.

DATED September 6, 2018

LESSOR:

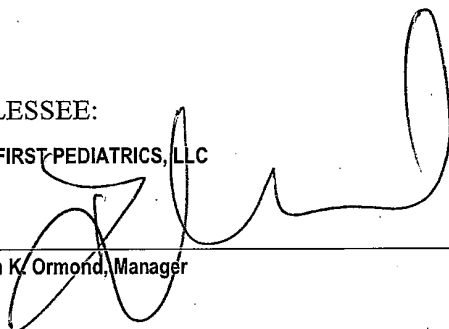
HERRIMAN MEDICAL PARTNERS, LLC



By: Jim Balderson, Manager

LESSEE:

FAMILIES FIRST-PEDIATRICS, LLC



By: Dallen K. Ormond, Manager

LEASE ADDENDUM
NOTARY PAGE

STATE OF Utah)
)
) :ss.
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COUNTY OF Salt Lake)

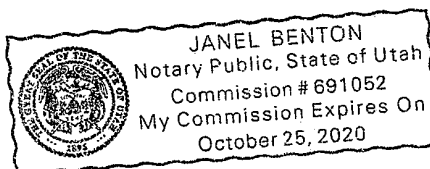
The foregoing instrument was acknowledged before me this September 6, 2018

by Jim Balderson, Manager

HERRIMAN MEDICAL PARTNERS, LLC

Janel Benton

Notary Public



STATE OF Utah)
)
) :ss.
)
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this September 6, 2018

by Dallen K. Ormond, Manager

FAMILIES FIRST PEDIATRICS, LLC

Janel Benton

Notary Public

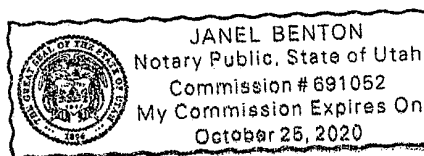


EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Beginning at a point which is 870.00 feet South 89 deg. 48'47" East along the North section line from the Northwest corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian, thence South 89 deg. 48'47" East along said section line 457.65 feet to the Northeast corner of the West ½ of the Northwest ¼ of said Section 6; thence South 0 deg. 21'38" East 358.00 feet along the East line of said West ½; thence North 89 deg. 48'47" West 457.65 feet; thence North 0 deg. 21'38" West 358.00 feet to the point of beginning.

Less and excepting any and all portions lying within the legal bounds of Calder Place Subdivision, Andreason Place Subdivision, Hamilton's Homestead Subdivision, and 13400 South Street.

Also less and excepting the following three (3) legal descriptions:

A parcel of land in fee for the widening of the existing roadway 13400 South Street, being part of an entire tract of property situate in the NW ¼ NW ¼ of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are as follows: Beginning in the Westerly boundary line of said entire tract at a point South 89 deg. 48'47" East 870.33 feet (870.00 feet by record) along the section line and 45.00 feet South 00 deg. 11'13" West from the Northwest corner of said Section 6, said corner is 39.00 feet perpendicularly distant Southerly from the centerline of said 13400 South Street opposite engineers station 133+97.57; and running thence North 00 deg. 21'38" West 45.00 feet along said Westerly boundary line to the Northwest corner of said entire tract, said point lies in the Northerly section line of said Section 6; thence South 89 deg. 48'47" East 187.65 feet along the Northerly boundary line of said entire tract to the Northeast corner of said entire tract; thence South 00 deg. 21'38" East 45.00 feet along the Easterly boundary line of said entire tract; thence North 89 deg. 48'47" West 187.65 feet along a line parallel with said centerline to the point of beginning.

A parcel of land in fee for a highway known as Project No. MP-0182(6), being part of an entire tract of property situate in the NW ¼ NW ¼ of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are as follows: Beginning at the Northeast corner of said entire tract, which point is 1,057.65 feet South 89 deg. 48'47" East along the section line and 45.00 feet South 0 deg. 21'38" East from the Northwest corner of said Section 6; and running thence South 0 deg. 21'38" East 9.95 feet along the Easterly boundary line of said entire tract to a point 69.85 feet radially distant Southerly from the 13400 South Street Right of Way Control Line, of said project, opposite approximate Engineer Station 28+72.08; thence North 89 deg. 03'45" West 11.66 feet; thence South 89 deg. 37'19" West 258.98 feet to the Westerly boundary line of said entire tract to a point 71.89 feet perpendicularly distant Southerly from said control line, opposite approximately Engineer Station 26+00.85; thence North

0 deg. 21'38" West 12.35 feet to the existing Southerly right of way line of 13400 South Street; thence South 89 deg. 48'47" East 270.65 feet along said existing Northerly right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

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A tract of land in Lot 4 of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows: Beginning at a point which is 522.73 feet South 89 deg. 33'56" East along the section line and 45.00 feet South from the Northwest corner of said Section 6; and running thence South 89 deg. 33'56" East 535.01 feet; thence South 0 deg. 06'47" East 9.95 feet; thence North 88 deg. 48'54" West 11.66 feet; thence South 89 deg. 52'10" West 230.73 feet to the end of the highway limited-access line of UDOT Project MP-0182(6) at a point designated as Point "B"; thence along said limited-access line the following four courses: 1) South 89 deg. 52'10" West 28.25 feet; 2) South 00 deg. 06'03" West 3.27 feet; 3) North 89 deg. 31'48" West 76.74 feet; 4) South 78 deg. 58'29" West 195.01 feet to a point designated as Point "A"; thence North 3 deg. 58'40" East 54.42 feet to the point of beginning.

PARCEL 2:

Beginning at a point which is 540.65 feet North 89 deg. 48'47" West from the Northeast corner of the Northwest quarter of the Northwest quarter of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point being 787 feet South 89 deg. 48'47" East from the Northwest corner of said Section 6; thence running South 89 deg. 48'47" East 83 feet; thence South 0 deg. 21'38" East 358 feet; thence North 89 deg. 48'47" West 83 feet; thence North 0 deg. 21'38" West 358 feet to the point of beginning.

Less and excepting the following three (3) legal descriptions:

A parcel of land in fee for the widening of the existing roadway 13400 South Street, being part of an entire tract of property situate in the NW ¼ NW ¼ of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are as follows: Beginning in the Westerly boundary line of said entire tract at a point South 89 deg. 48'47" East 787.34 feet (787.00 by record) along the section line and 39.00 feet South 00 deg. 21'38" West from the Northwest corner of said Section 6, said corner is 39.00 feet perpendicularly distant Southerly from the centerline of said 13400 South Street opposite engineers station 133+14.57; and running thence North 00 deg. 21'38" West 45.00 feet along said Westerly boundary line to the Northwest corner of said entire tract, said point being in the Northerly section line of said Section 6; thence South 89 deg. 48'47" East 83.00 feet along the Northerly boundary line of said entire tract to the Northeast corner of said entire tract; thence South 00 deg. 21'38" East 45.00 feet along the Easterly boundary line of said entire tract; thence North 89 deg. 48'47" West 83.00 feet along a line parallel with said centerline to the point of beginning.

A parcel of land in fee for the widening of the existing roadway 13400 South Street, being part of an entire tract of property situate in the NW ¼ NW ¼ of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are as follows: Beginning in the Westerly boundary line of said entire tract at a point South 89 deg. 48'47" East 787.34 feet (787.00 feet by record) along the section line and 45.00 feet South 00 deg. 21'38" West from the Northwest corner of said Section 6, said corner is 39.00 feet perpendicularly distant Southerly from the centerline of said 13400 South Street opposite engineers station 133+14.57; and running thence North 00 deg. 21'38" West 45.00 feet along said Westerly boundary line to the Northwest corner of said entire tract, said point being in the Northerly section line of said Section 6; thence South 89 deg. 48'47" East 83.00 feet along the Northerly boundary line of said entire

tract to the Northeast corner of said entire tract; thence South 00 deg. 21'38" East 45.00 feet along the Easterly boundary line of said entire tract; thence North 89 deg. 48'47" West 83.00 feet along a line parallel with said centerline to the point of beginning.

A tract of land in Lot 4 of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows: Beginning at a point which is 522.73 feet South 89 deg. 33'56" East along the section line and 45.00 feet South from the Northwest corner of said Section 6; and running thence South 89 deg. 33'56" East 535.01 feet; thence South 0 deg. 06'47" East 9.95 feet; thence North 88 deg. 48'54" West 11.66 feet; thence South 89 deg. 52'10" West 230.73 feet to the end of the highway limited-access line of UDOT Project MP-0182(6) at a point designated as Point "B"; thence along said limited-access line the following four courses: 1) South 89 deg. 52'10" West 28.25 feet; 2) South 00 deg. 06'03" West 3.27 feet; 3) North 89 deg. 31'48" West 76.74 feet; 4) South 78 deg. 58'29" West 195.01 feet to a point designated as Point "A"; thence North 3 deg. 58'40" East 54.42 feet to the point of beginning.

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