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07/30/96 3:39 PM 15.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
SUTHERLAND TITLE  
REC BY: V ASHBY , DEPUTY - WI

WHEN RECORDED RETURN TO:

FIRST SECURITY BANK, N.A.  
79 South Main Street, 13th Floor  
Salt Lake City, Utah 84111  
Attention: Leslie Ottley

EASEMENT MAINTENANCE AGREEMENT

On May 24, 1947 Edward L. Vetter and Arvilla Vetter, his wife, of Coronada, California executed a Warranty Deed (the "Deed") to Henry C. Schroth and Christina Schroth, as joint tenants and not as tenants in common, with full rights of survivorship (collectively, "Schroth"), which was recorded as Entry No. 1083309, in Book 539, at Page 272, Salt Lake County Recorder's Office. The Deed conveyed the following real property:

BEGINNING at a point 233.17 feet North 0 deg. 02' 03" West and 20.00 feet North 89 deg. 58' 16" East from the Southeast corner of Lot 2, Block 54, Plat "A", Salt Lake City Survey and running thence North 0 deg. 02' 03" West 29.02 feet; thence South 89 deg. 58' 16" West 72.13 feet; thence South 0 deg. 25' 00" East 29.02 feet; thence North 89 deg. 58' 16" East 71.94 feet to the point of beginning.

Together with a Non-Exclusive Right of Way for ingress, egress and incidental purposes over and across the following:

BEGINNING at a point 61.45 feet South 89 deg. 58' 16" West of the Southeast corner of Lot 2, Block 54, Plat "A", Salt Lake City Survey, and running thence North 0 deg. 25' West 84.00 feet; thence North 20 deg. 06' East 29.90 feet; thence North 0 deg. 25' West 216.35 feet; thence South 89 deg. 58' 16" West 61.21 feet; thence South 0 deg. 02' 03" East 10.0 feet; thence North 89 deg. 58' 16" East 44.36 feet; thence South 0 deg. 15' East 206.35 feet; thence South 7 deg. 08' West 29.90 feet; thence South 0 deg. 25' East 84.0 feet; thence North 89 deg. 58' 16" East 10.60 feet to the point of beginning.

The portion of the land comprising such right of way is hereinafter referred to as the "Easement Property."

Mountain Courtyard Suites, L.L.C. ("Mountain Courtyard"), a Utah limited liability company and the successor in title and ownership to Schroth, and First Security Bank, N.A. ("First Security"), as lender to Mountain Courtyard, hereby enter into this Easement Maintenance Agreement in order to provide for the maintenance of the Easement Property.

The parties hereby agree that to the extent that no other person or entity is obligated to do so or to the extent that no other person or entity in fact does so, Mountain Courtyard shall


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maintain, at its own expense, the Easement Property in good condition and repair during the stated term of First Security's loan to Mountain Courtyard. The extent of such maintenance shall include, but is not limited to, snow removal, the periodic cleaning as well as necessary asphalt repair and replacement and repair or replacement of the Easement Property, as required to conform to high standards of maintenance, appearance and user safety.

DATED: July 30, 1996.

MOUNTAIN COURTYARD SUITES, L.L.C.

By   
Audie G. Leventhal  
Managing Member

FIRST SECURITY BANK, N.A.

By   
Its Service Vice President

Address: 79 South Main Street, 13th Floor  
Salt Lake City, Utah 84111

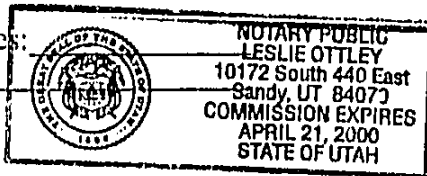
ACKNOWLEDGEMENT

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

The foregoing instrument was acknowledged before me this 30 day of July, 1996, by Audie G. Leventhal, as Managing Member of Mountain Courtyard Suites, L.L.C., a Utah limited liability company.

Leslie Ottley  
Notary Public

My Commission Expires:  
Residing in: \_\_\_\_\_



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

The foregoing instrument was acknowledged before me this 30 day of July, 1996, by John D. Montgomery, as a Mr. Vice President of First Security Bank, N.A.

Leslie Ottley  
Notary Public

My Commission Expires:  
Residing in: \_\_\_\_\_

