

RECORDING REQUESTED BY
WHEN RECORDED RETURN TO
Chris LaCroix, Esq.
c/o Garfield & Hecht, P.C.
625 E. Hyman Avenue, Suite 201
Aspen, Colorado 81611

11567A

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST ("Modification") is made and entered into effective August 31, 2018, between JAS REALTY LIMITED PARTNERSHIP, a Delaware limited partnership ("Borrower") and STRAUSS CONSULTING, LLC, a Colorado limited liability company ("Lender").

RECITATIONS

A. Borrower has executed and delivered to Lender that certain Deed of Trust dated January 28, 2002 and recorded on June 18, 2002 in the public records of Wasatch County, Utah, under Book 0564 and Page 0258-0270 (the "Deed of Trust"). The Deed of Trust constitutes a valid first priority lien on certain real property in Wasatch County, Utah legally described on Exhibit "A" attached hereto.

B. The Deed of Trust secures a promissory note dated January 28, 2002 executed by Borrower in favor of Lender in the original principal amount of One Million and No/100 U.S. Dollars (\$1,000,000.00) plus interest (the "Note").

C. With respect to the Note, Borrower and Lender have entered into a Modification of Trust Deed Promissory Note and Limited Loan Guaranty (the "Modification of Note") of even date herewith, pursuant to which, among other things, Borrower and Lender have agreed to extend the maturity date of the Note.

D. As of the Effective Date, the total outstanding balance due and payable under the Note is \$2,343,222.00.

E. Borrower and Lender desire by this agreement to modify the Deed of Trust to secure repayment of the Note, as modified by the Modification of Note.

WITNESSETH

NOW, THEREFORE, in consideration of the undertakings herein contained, which constitute a good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Recitations. The above recitations are true and correct.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

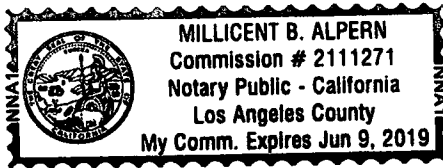
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of LOS ANGELES)
On 9/24/2018 before me, MILLICENT B. ALPERN, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer
personally appeared PETER E STRAUSS
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Millicent B. Alpern
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: MODIFICATION OF DEED OF TRUST
Document Date: 9/14/2018 Number of Pages: 3
Signer(s) Other Than Named Above: DONALD GIMBEL

Capacity(ies) Claimed by Signer(s)

Signer's Name: PETER E STRAUSS
 Corporate Officer — Title(s): MANAGER
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other:
Signer Is Representing: STRAUSS CONSULTING, LLC

Signer's Name: DONALD GIMBEL
 Corporate Officer — Title(s):
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other:
Signer Is Representing: JAS REALTY LIMITED PARTNERSHIP

EXHIBIT "A"
(LEGAL DESCRIPTION OF REAL PROPERTY)

THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4
EAST, SALT LAKE BASE AND MERIDIAN.

COUNTY OF WASATCH COUNTY,
STATE OF UTAH

(TAX SERIAL NO. OWC-0022-0)