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BRADLEY A SNOW
CHIEF DEPUTY RECORDER, SL CO, UT
LOWE FELL & SKOGG
370 17TH ST STE 4950
DENVER CO 80202
BY: ZJM, DEPUTY - MA 6 P.

Prepared By and Return To:
Susan N. Mickus, Esq.
Lowe, Fell & Skogg, LLC
Republic Plaza
370 Seventeenth Street, Suite 4950
Denver, Colorado 80202

SHORT FORM OF PRIME LEASE

THIS SHORT FORM OF PRIME LEASE (this "Memorandum") is entered into as of the 1st day of November, 2000 (the "Effective Date"), between G.O.K. PROPERTIES, L.L.C, a Utah limited liability company ("Landlord"), whose address is 730 West 2100 South, Salt Lake City, Utah 84119, and ARGONAUT HOLDINGS, INC., a Delaware corporation, whose address is c/o GM-Worldwide Real Estate, 200 Renaissance Center, P.O. Box 200, MC 482-B38-C96, Detroit, Michigan 48265 ("Tenant").

RECITALS

- A. Landlord has a fee simple interest in the real property described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").
- B. Pursuant to a Prime Lease dated as of November 1, 2000 (the "Prime Lease"), Landlord leased the Property to Tenant.
- C. Landlord and Tenant desire to provide record evidence of Tenant's leasehold interest in the Property and to place of record certain terms and conditions of the Prime Lease.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree as follows:

Tax Serial Number: 15-13-152-002

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1. Prime Lease. Landlord hereby leases the Property unto Tenant, and Tenant hereby accepts such lease of the Property, to have and to hold the same for the term set forth below, upon the terms and conditions contained in the Prime Lease.

2. Term. The term of the Prime Lease shall be (unless terminated earlier as provided in the Prime Lease) the period commencing on November 1, 2000, and continuing until December 3, 2023.

3. Other Provisions. In addition to the provisions contained in this Memorandum, the Prime Lease contains other terms, covenants, conditions and provisions. This Memorandum does not alter, amend, modify or change the Prime Lease in any respect and is executed by the parties hereto for the purpose of recordation in the real property records of Salt Lake County, Utah, to give notice of, and to confirm, the Prime Lease and all of its terms to the same extent as if all provisions of the Prime Lease were fully set forth herein. In the event of any conflict between the provisions of this Memorandum and the Prime Lease, the provisions of the Prime Lease shall control.

[Signature Page Follows]

IN WITNESS WHEREOF, Landlord and Tenant executed this Memorandum as of the date first set forth above.

LANDLORD:

G.O.K. PROPERTIES, L.L.C., a Utah limited liability company

By: *Marion H. Ja*
Title: Managing Director

TENANT:

ARGONAUT HOLDINGS, INC., a Delaware corporation

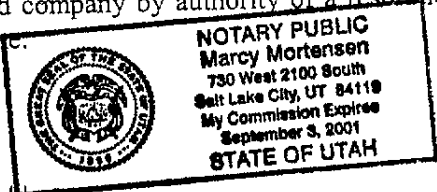
By: *Debra L. Homic*
Title: Debra L. Homic
President

EXECUTION RECOMMENDED
WORLDWIDE REAL ESTATE
BY: *[Signature]*

STATE OF UTAH)
)ss.
COUNTY OF Salt Lake)

On the 27 day of October, 2000, personally appeared before me SHARON GEINER, who being by me duly sworn did say that he is the Managing Director of G.O.K. PROPERTIES, L.L.C., that the foregoing instrument was signed on behalf of said company by authority of a resolution of its board of managers, and that said company executed the same.

Marcy Mortenson
Notary Public



My commission expires: 9/3/01
Residing at: 730 W. 2100 S. SLC UT 84119

STATE OF MICHIGAN)
)ss.
COUNTY OF WAYNE)

On the 14th day of November, 2000, personally appeared before me Debra L. Howie, who being by me duly sworn did say that he/she is the President of ARGONAUT HOLDINGS, INC., that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and that said corporation executed the same.

Sharon E. Boon
Notary Public

SHARON E. BOON
Notary Public, Wayne County, MI
My Commission Expires 12/17/2002

My commission expires: 12/17/2002
Residing at: 200 Renaissance Center, MC: 482-338-C96, Detroit, MI 48226

EXHIBIT A

DESCRIPTION OF REAL PROPERTY

EXHIBIT A
Legal Description of Property

Beginning at the Northwest corner of Lot 16, block 6, Five Acre Plat "B", Big Field Survey; thence North 89°48'42" East 760.103 feet to the Northeast corner of said Lot 16; thence South 0°01'05" East 687.20 feet to a point on the East line of Lot 18, said Block 6; thence South 89°48'44" West 761.239 feet to the West line of said Lot 18; thence North 0°04'36" East 687.20 feet to the point of Beginning.

LESS:

A parcel of land in fee for the construction of an access road incident to the reconstruction of a freeway known as Project No. 15-7, being part of an entire tract of property, situate in Lot 16, Block 6, Five Acre Plat "B", Big Field Survey. The boundaries of said parcel of land are described as follows:

Beginning at the Northwest corner of said Lot 16 and running thence North 89° 48' 42" East 231.679 meters along the Northerly boundary line of said Lot 16 to the Northeast corner of said Lot 16; thence South 00°01'05" East 10.00 meters along the Easterly boundary line of said Lot 16; thence South 89°48'42" West 231.696 meters to the Westerly boundary line of said Lot 16; thence North 00°04'36" East 10.000 meters along said Westerly boundary 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.

ALSO LESS AND EXCEPTING:

Beginning at a point on the West line of Lot 18, Block 6, five Acre Plat "B", big Field Survey, said point being South 0°04'36" West 587.20 feet from the Northwest corner of Lot 16, Block 6, five Acre Plat "B", Big Field Survey, and running thence North 89°48'44" East 460.94 feet; thence North 0°04'36" East 80.00 feet; thence North 89°48'44" East 300 feet to a point on the East line of said Lot 18; thence South 0°01'05" East 180.00 feet along the east line of said Lot 18; thence South 89°48'44" West 761.24 feet to the West line of said Lot 18; thence North 0°04'36" East 100.00 feet along the West Line of said Lot 18 to the point of beginning.

BUT INCLUDING THE FOLOWING RESERVATION:

A permanent reservation of rights to use the above-described (excepted) real property for a right of way, ingress and egress, parking, paving and general maintenance attributable to such reserved use, but only to the extent such use does not otherwise injure or interfere with the Utah Department of Transportation's use, occupation and enjoyment of the above-excepted real property and as such reservation of rights has been amended and restated by that certain Amended and Restated Reservation of Rights and Easement fully executed as of September 30, 2000, and recorded October 10, 2000 as entry No. 7735501 in Book 8393 at Page 3452, Salt Lake County Recorder's Office.

Tax Serial Number: 15-13-152-002