

**When recorded return to:**  
Utah Certified Development Company  
5333 South Adams Ave., Suite B  
Ogden, Utah 84405

File Name:  
Children's Crossing Pediatric Dentistry, LLC  
Loan #: 39319950-08

NCS 432918  
Property Tax ID: 66-312-0100

### MEMORANDUM OF LEASE

This Memorandum of Lease dated this **15th day of June, 2010**, is between **Lonestar Investment Group, L.L.C.** (herein called "Lessor") and **Children's Crossing Pediatric Dentistry, LLC** (herein called "Lessee").

1. Premises. Lessor hereby leases to Lessee upon the terms and conditions of that certain lease dated **June 15, 2010** between the parties (herein called the "Lease") the terms and conditions of which Lease are incorporated by this reference. The premises consist of the land described on Exhibit "A" attached hereto and by reference is included herein.
2. Term. The term of the Lease shall be **21 years** commencing on **June 1, 2010** and ending on **June 1, 2031**, subject to renewal or extension periods as follows: **NONE**
3. Purpose of Memorandum of Lease. This Memorandum of Lease is prepared for the purpose of recordation and it in no way modifies the Lease.

**Lessor: Lonestar Investment Group, L.L.C.**

By: Michael C. Tew  
Michael C. Tew, Member

By: Jeffery K. Rupp  
Jeffery K. Rupp, Member

**Lessee: Children's Crossing Pediatric Dentistry, LLC**

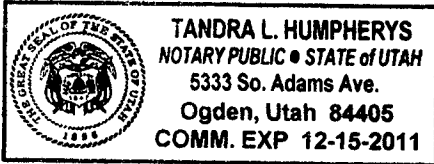
By: Michael C. Tew  
Michael C. Tew, Member

By: Jeffery K. Rupp  
Jeffery K. Rupp, Member

ACKNOWLEDGEMENT

STATE OF UTAH )  
 )  
COUNTY OF UTAH )

On this 15th day of June, 2010, personally appeared before me Michael C. Tew and Jeffery K. Rupp, who being by me duly sworn, did say that they are Members of **Lonestar Investment Group, L.L.C.**, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company with full authority.

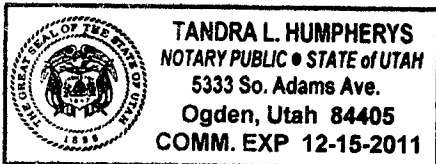


*Tandra L. Humpherys*  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: Ogden, Utah

ACKNOWLEDGEMENT

STATE OF UTAH )  
 )  
COUNTY OF UTAH )

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*Tandra L. Humpherys*  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: Ogden, Utah

**EXHIBIT "A"**

**Debtor and Trustor:**      **Lonestar Investment Group, L.L.C.**  
   **to assist, Children's Crossing Pediatric Dentistry, LLC**

**Secured Party and**      **Utah Certified Development Company and**  
**Beneficiary:**            **The U. S. Small Business Administration**

**Real Property Description**

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UNIT 100, CONTAINED WITHIN THE SARATOGA TOWN CENTER OFFICE CONDOMINIUM, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON APRIL 06, 2010 IN UTAH COUNTY, AS ENTRY NO. 27789:2010, IN BOOK 66, AT PAGE 312 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED APRIL 06, 2010 IN UTAH COUNTY, AS ENTRY NO. 27790:2010 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

**66-312-0100**

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**The address of such property is:**  
**76 East Commerce Drive, Suite 100, Saratoga Springs, UT 84045**

**The owner of such real property is:**  
**Lonestar Investment Group, LLC**