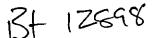




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JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Jan 05 3:56 PM FEE 16.00 BY EO
RECORDED FOR BARTLETT TITLE INSURANCE AG



# Real Estate Lease Subordination Agreement and Assignment of Rents

This Subordination Agreement is entered into by: UTAH INSTITUTE LLC

("Lessee") for the benefit of Mountain West Small Business Finance ("MWSBF") and its successor in interest, the Small Business Administration ("SBA").

#### **RECITALS**

A. Lessee has heretofore leased from:

LEMONDS HOLDINGS, L.L.C.

| ("Lessor") by lease dated March 13, 2014    | for a term of twenty years (the   |
|---|---|
| "Lease") certain real and personal property | ty described in SBA Loan Authorization, SBA 504   |
| No.: 67704950-02 (the "Leased Pres          | mises") known as:   |
|   | 210 North University Avenue, Provo, UT 84601  |
| located in the County of Utah               | , State of Utah and described as follows:   |
| See Exhibit "A" w<br>porated herein by t    | hich is attached hereto and incorthis reference.  |
|   | thorized the making of an SBA 504 Loan, Loan<br>Lessor in the amount of \$ 1,149,000.00                               |
|   | determined by the U.S. Secretary of the Treasury (the   |
|   | both Lessee and Lessor, in that the funds are to be used for<br>he Leased Premises purchased and/or renovated by Loan |

D. A condition of the Loan is that the Lease be subordinated to the lien of a trust deed executed by Lessor and recorded as a lien superior to the Lease.

### **AGREEMENT**

NOW, THEREFORE, in consideration of disbursement of the Loan or any part thereof, and for other good and valuable consideration the receipt and legal sufficiency of which are hereby acknowledged, Lessee covenants and agrees as follows:

1. No Default. Lessee is not now in default in the performance of the Lease; and Lessee will perform the covenants and conditions required of is by the Lease for the term of the Loan and any extensions or renewals of it.

- 2. Subordination of Lease. All rights under the Lease together with any and all right, interest, estate, title, lien, or charge against or respecting the Leased Premises (or any portion thereof) by virtue of the Lease, shall be and the same are hereby made subject, subordinate, inferior, and junior to the lien and title of MWSBF and the SBA represented by the SBA Note in the amount of **\$ 1,149,000.00** and security instruments related to the Loan, including without limitation the Promissory Note, Deed of Trust, Security Agreement and UCC Financing Statements (filed with the Uniform Commercial Code Division for the State of Utah and as fixture filings in County, Utah) (the "Loan Documents") and to all rights, powers, title, and authority of MWSBF and the SBA under or in any way related to or arising out of the Loan Documents and to all sums heretofore or hereafter advanced on the security of the Loan Documents or any of them, including all sums advanced or costs incurred as fees, expenses, disbursements, or charges in connection with the Loan Documents or the Loan. The Lease Rights, together with any and all right, interest, estate, title, lien, or charge against or respecting the Leased Premises (or any portion thereof) by virtue of the Lease, are hereby subordinated to the Loan Documents the same and as fully as if the Loan Documents had been executed, delivered and, where appropriate, filed, prior to execution, delivery and filing of the Lease.
- 3. Assignment of Rents. The undersigned Lessee, for and in consideration of the moneys lent pursuant to the aforesaid note and other valuable consideration, receipt of which is hereby acknowledged, assign, transfer, and set over to CDC/SBA all sub-leases, including rents, profits, and income derived from the real estate and the building and improvements thereon, the full and complete right in SBA, in case of default in the payment of the indebtedness or any part thereof or failure to comply with any of the terms or conditions of the Note, Deed of Trust and Loan Agreements, as its assignee, to demand, collect, receive, and receipt for such rents, income and profits, to take possession of the premises and all leaseholds without having a receiver appointed therefore, to rent and manage the same from time to time and apply the net proceeds of the rents, income, and profits from the property on the indebtedness until all delinquencies, advances, and the indebtedness are paid in full by the application of the rents, or until title, is obtained through foreclosure otherwise.
- 4. This Agreement shall be binding upon and inure to the benefit of the personal representatives, successors and assigns of the parties hereto.

DATED December 22, 2014

UTAH INSTIT<del>UTE</del> LLC

By: Dale L. LeMonds, Manager

LESSEE:

## LEASE SUBORDINATION NOTARY PAGE

| STATE OF Colorado | NOTARY PUBLIC, STATE OF COLD NOTARY ID 20064040882 MY COMMISSION EXPIRES AUGUST 1 | (RADO<br>8, 2018 |
|-------------------|---|------------------|
| COUNTY OF Douglas | SS. MY COMMISSION S   |                  |

The foregoing instrument was acknowledged before me this 1.2.2015

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Dale L. LeMonds, Manager

## Exhibit "A"

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# **Property Description**

The land referred to is located in Utah County, State of Utah, and is described as follows:

Commencing at the Southwest Corner of Block 36, Plat "B", PROVO CITY SURVEY OF BUILDING LOTS; thence North 41.25 feet; thence East 100.00 feet; thence North 43.75 feet; thence East 33.00 feet; thence South 85.00 feet; thence West 133.00 feet to the point of beginning.

(05:036:0022)