

F-83811D
Tax Parcel: 12-003-0166

ENVIRONMENTAL INSPECTION EASEMENT

THIS ENVIRONMENTAL INSPECTION EASEMENT is made as of the 20th day of September, 2012, by TOWNE STORAGE CLEARFIELD, L.L.C., a Utah limited liability company, the address of which is 1100 E. 6600 S., Suite 201, Salt Lake City, Utah 84121 (the "Borrower") in favor of FARM BUREAU LIFE INSURANCE COMPANY OF MICHIGAN, a Michigan insurance corporation, (the "Lender"), the address of which is 7373 W. Saginaw Highway, P.O. Box 30400, Lansing, Michigan 48909.

RECITALS

(a) The Borrower is the owner of an improved fee simple parcel of real property, more particularly described on Schedule A, attached hereto and made a part hereof (the "Real Property").

(b) At the Borrower's request, the Lender has agreed to make a loan in the aggregate principal sum of ONE MILLION FOUR HUNDRED THOUSAND AND NO/100 (\$1,400,000.00) DOLLARS, to the Borrower (the "Loan"), secured in part by a Deed of Trust with Assignment of Rents and Security Agreement (the "Deed of Trust") on the Real Property.

(c) The Lender is unwilling to extend the Loan to the Borrower unless it has an absolute right, at any time and from time to time, to enter the Real Property for purposes of conducting inspections and tests to determine if the ownership, use, and operation of the Real Property are in compliance with all applicable environmental laws.

(d) The Borrower is willing to grant the Lender an irrevocable easement to permit the Lender to enter upon the Real Property for such inspection and testing so as to obtain the Loan.

NOW, THEREFORE, in consideration of these premises, the terms and conditions set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows.

1. Grant of Easement. (a) Subject to the rights of tenants under leases, the Borrower hereby GRANTS AND CONVEYS to the Lender an irrevocable easement to enter on and upon the Real Property at any time and from time to time for the purpose of making such audit tests,

inspections, and examinations, including subsurface exploration and testing as the Lender, in its discretion, deems necessary, convenient, or proper to determine whether the ownership, use, and operation of the Real Property and the conduct of the activities engaged in thereon are in compliance with all federal, state, and local environmental laws, rules, and regulations.

(b) The Lender, or its designated agents, shall have the right, to inspect and copy all of the Borrower's records relating to environmental matters and to enter all buildings or facilities located on the Real Property for such purpose. In confirmation of the Lender's right to inspect and copy all of the Borrower's records relating to environmental matters and to secure the Borrower's obligations to the Lender in connection with the Loan, and under this Environmental Inspection Easement, the Borrower hereby grants to the Lender a continuing security interest in and to all of the Borrower's existing and future records with respect to environmental matters, whether or not located at the Real Property or elsewhere, whether or not in the possession of the Borrower or some third party (including any federal, state, or local agency or instrumentality), and whether or not written, photographic, or computerized, and the proceeds and products thereof. The Lender, or its designated agent, may interview any or all of the Borrower's agents and employees regarding environmental matters, including any consultants or experts retained by the Borrower, all of whom are directed to discuss environmental issues fully and openly with the Lender or its designated agent and to provide such information as may be requested.

(c) All of the costs and expenses incurred by the Lender with respect to the audits, tests, inspections, and examinations which the Lender may conduct, including the fees of the engineers, laboratories, and contractors, shall be paid by the Borrower if an Event of Default as described in the Loan Documents exists at the inception of such audit, tests, inspections and examinations. If no Event of Default exists, the costs and reasonable expenses incurred by the Lender with respect to audits, tests, inspections and examinations shall be paid by the Borrower; provided, however, that the portion of those expenses incurred with respect to subsurface exploration, material collection, sampling, laboratory analysis and similar tests shall be paid by the Borrower only if the Lender has reasonable reasons to believe that contamination may have occurred. The Lender may, but shall not be required to advance such costs and expenses on behalf of the Borrower. All sums so advanced shall bear interest at the Default Rate provided with respect to the Loan.

2 Duration and Defeasance. The easement granted hereby shall exist and continue until such time as all sums owed by the Borrower to the Lender in connection with the Loan have been repaid in full and the Deed of Trust granted to the Lender to secure the Loan has been released of record. The release or reconveyance of the Deed of Trust shall evidence a termination of the easement.

3. Enforcement. The Borrower acknowledges that no adequate remedy at law exists for a violation of the easement granted hereby and agrees that the Lender shall have the right to enforce the easement granted hereby by equitable writ or decree, including temporary and preliminary injunctive relief. In the event the Lender is required to enforce its rights hereunder the Borrower shall pay all of the Lender's reasonable costs and expenses in connection therewith, including all reasonable attorney's fees incurred by the Lender.

4. Assignability. This easement shall be assignable by the Lender and shall be considered assigned to whomever holds the indebtedness secured by the Deed of Trust.

5. Revocability. This easement is irrevocable and may not be revoked by the Borrower.

6. Lender Not Mortgagee in Possession. The exercise of the rights granted hereunder shall not constitute the Lender a mortgagee in possession with respect to the Real Property.

7. Lender Does Not Participate in Management. The granting of this Easement does not convey to the Lender any decision-making authority or control over Borrower's environmental compliance. Lender does not assume hereunder (or otherwise) any responsibility whatsoever for Borrower's hazardous substance handling or disposal practices, Borrower's environmental compliance practices or the overall management of Borrower's business.

8. Construction and Intention. This easement is intended to be and shall be construed as an interest in the Real Property and as an easement in gross. It is not intended to be a personal right of the Lender or a mere license.

9. Binding Nature. This easement shall be binding upon the Borrower and its successors and assigns, shall run with the land and shall benefit the Lender and its successors and assigns. This Agreement shall be recorded with the County Recorder of the county in which the Real Property is located.

10. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Utah.

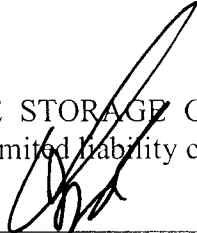
IN WITNESS WHEREOF, the Borrower executes this Environmental Inspection Easement with the intention of creating an instrument under seal effective as of the date first above written.

WITNESSES:

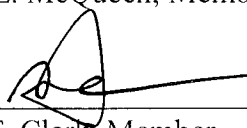
To Free + Clark John Parsons
To McQueen John Parsons

Trustor:

TOWNE STORAGE CLEARFIELD, L.L.C.,
a Utah limited liability company

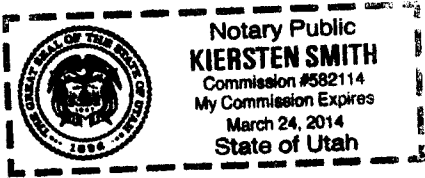
By: 
Gary R. Free, Member

By: 
James L. McQueen, Member

By: 
Brent T. Clark, Member

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

The foregoing instrument was acknowledged before me this 20 day of September, 2012 by Gary R. Free, James L. McQueen and Brent T. Clark known to me to be the duly authorized Members of TOWNE STORAGE CLEARFIELD, L.L.C., a Utah limited liability company, on behalf of said company.



Notary Public, [Signature]
Galt Lake County, Utah
My Commission Expires: 3/24/2014

DRAFTED BY AND WHEN RECORDED RETURN TO:

William J. Perrone
Dykema Gossett PLLC
201 Townsend, Suite 900
Lansing, Michigan 48933

SCHEDULE A
DESCRIPTION OF REAL ESTATE

LAND SITUATED IN DAVIS COUNTY, STATE OF UTAH AND DESCRIBED AS FOLLOWS:

A part of the Southwest Quarter of Section 1, Township 4 North, Range 2 West, Salt Lake Base and Meridian, described as follows: Beginning at a point on the Westerly line of property conveyed in Book 1439, Page 250, South 89° 45' 34" East, 585.09 feet along the section line, South 37° 20' 14" East 181.64 feet, North 89° 45' 34" West 75.70 feet and South 37° 20' 14" East, 93.60 feet from the West Quarter corner of said Section 1, and running thence South 37° 20' 14" East, 86.90 feet; thence North 89° 45' 34" West, 34.80 feet; to the Northwest corner of property conveyed to Elvira McClean in Book 1-0, Page 502; thence South 37° 20' 14" East, 77.70 feet; thence South 55° 56' 45" East, 91.00 feet to the Northwest corner of property conveyed in Book 1616, Page 306; thence South 89° 45' 34" East, 193.85 feet to the West line of State Route 126; thence South 37° 20' 14" East along said line, 93.39 feet to the Southwest corner of said property (1616/306); thence North 89° 45' 34" West, 321.53 feet; thence South 0° 08' 46" West, 49.71 feet; thence North 89° 51' 14" West, 180.00 feet; thence North 0° 08' 46" East, 35.00 feet; thence North 89° 51' 14" West, 213.55 feet to the East line of existing roadway; thence North 29° 56' 00" West along said line, 312.66 feet; thence South 72° 08' 30" East 20.23 feet; thence North 0° 14' 30" East 4.35 feet; thence East, 460.93 feet to the point of beginning.