



\*W2879751\*

Loan No. 1760394-9001

E# 2879751 PG 1 OF 8  
Leann H. Kilts, WEBER COUNTY RECORDER  
21-Sep-17 0811 AM FEE \$28.00 DEP DAC  
REC FOR: NORTH AMERICAN TITLE - UNION PARK  
ELECTRONICALLY RECORDED

***WHEN RECORDED, RETURN TO:***

Zions First National Bank  
Real Estate Banking Group  
One South Main Street, Suite 470  
Salt Lake City, Utah 84133  
Attn: Real Estate Banking Group Manager

**SUPPLEMENTAL TRUST DEED**

This Supplemental Trust Deed (the "Supplemental Trust Deed") is made and entered into this 30<sup>th</sup> day of August, 2017 (the "Effective Date"), by and between Ogden-Wasatch Holdings, LLC, a Utah limited liability company ("Borrower"), and ZB, N.A., dba Zions First National Bank, whose address is One South Main Street, Suite 470, Salt Lake City, Utah 84133 ("Lender").

RECITALS

A. Lender and Borrower entered into a Term Loan Agreement dated November 21, 2016 (the "Loan Agreement"), whereby Lender agreed to make a loan to Borrower in the original principal amount of Eight Million Three Hundred Thousand Dollars (\$8,300,000.00) (the "Loan"), which Loan is further evidenced by, among other things, a Promissory Note dated November 21, 2016, executed by Borrower for the benefit of Lender, and which is in the original principal amount of Eight Million Three Hundred Thousand Dollars (\$8,300,000.00) (the "Original Note").

B. Borrower's obligations under the Original Note are secured by the collateral described in the Term Loan Trust Deed, Assignment of Rents, Security Agreement and Fixture Filing dated November 21, 2016 executed by Borrower, as "Trustor," to Lender, as "Trustee", for the benefit of Lender, as "Beneficiary", and which was recorded in the office of the County Recorder of Weber County, State of Utah, on November 22, 2016, as Entry No. 2827915 (the "Trust Deed"). The Trust Deed encumbers real property located in Weber County, State of Utah, and more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

C. In accordance with a Loan Modification Agreement dated the Effective Date, entered into between Borrower and Lender (the "Modification Agreement"), Borrower is executing a Renewal and Substitute Promissory Note dated the Effective Date, in the principal amount of Eight Million Seven Hundred Thirty-Nine Thousand Three Hundred Eighty-Three and 71/100 Dollars (\$8,739,383.71) (the "Renewal Note"), which Renewal Note replaces the Original Note.

The Loan Agreement, Renewal Note, Trust Deed, and all other documents defined as Loan Documents in the Loan Agreement, are hereinafter collectively referred to as the "Loan Documents".

D. Borrower and Lender now desire to amend and supplement the Trust Deed to modify the obligations secured thereby consistent with the Modification Agreement and the Renewal Note.

AGREEMENT

In exchange for good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, Borrower and Lender agree as follows:

1. **Reaffirmation of the Trust Deed.** Borrower and Lender agree and acknowledge that it was their intention at the time of the execution of the Trust Deed, that the Trust Deed encumber the Property as a first lien, and it continues to be their intention that the Trust Deed, as amended and supplemented by this Supplemental Trust Deed, continues, without interruption, to encumber the Property as a first lien.

2. **Amendment and Supplementation of Trust Deed.** The Trust Deed is hereby amended as follows:

a. The Trust Deed is hereby amended to include in the indebtedness secured by the Trust Deed, the Renewal Note (which replaces the Original Note). Specifically, the second paragraph on Page 1 of the Trust Deed is hereby amended to read in its entirety as follows:

Beneficiary has made a loan to Trustor in the amount of Eight Million Seven Hundred Thirty-Nine Thousand Three Hundred Eighty-Three and 71/100 Dollars (\$8,739,383.71) (the "Loan"). The Loan is evidenced by a Renewal and Substitute Promissory Note dated August 30, 2017, in the original principal amount of the Loan, and all renewals, extensions, modifications, and replacements thereof (the "Note"). The Loan will be advanced from time to time under a Term Loan Agreement between Trustor and Beneficiary dated the Closing Date (the "Loan Agreement").

b. The notice provision in Section 12.1, Notices, of the Trust Deed is hereby amended as follows:

Copies of notice to Beneficiary and Trustee shall be provided to:

Kirton McConkie  
50 East South Temple, Suite 400  
Salt Lake City, Utah 84111  
Attn: John B. Lindsay

References to Prince, Yeates & Geldzahler shall be deleted.

3. **Security.** Borrower and Lender agree and acknowledge that the Original Note, as amended and restated by the Renewal Note, and all other indebtedness and obligations described in the Trust Deed, are secured by the Trust Deed, as amended and supplemented by this Supplemental Trust Deed.

4. **Survival of Obligations; Continuation of Terms of Loan Documents.** Lender and Borrower agree that the Trust Deed, together with all of Borrower's obligations thereunder, shall, except to the extent expressly modified by this Supplemental Trust Deed, remain in full force and effect and survive the execution of this Supplemental Trust Deed. Except as expressly modified by this Supplemental Trust Deed, all terms and conditions of the Loan Documents shall continue in full force and effect.

5. **Representations, Warranties, Covenants and Agreements.** Borrower represents, warrants, and agrees that the representations, warranties, covenants and agreements of Borrower contained in the Loan Documents (a) are true and accurate as of the date of this Supplemental Trust Deed, (b) are hereby remade and reaffirmed by Borrower, and (c) are in full force and effect as of the date of this Supplemental Trust Deed, enforceable in accordance with their terms. Borrower further represents and warrants that Borrower is not in default under any of the terms and conditions of the Loan Documents, and no conditions exist which, with the passage of time, the giving of notice, or both, would constitute a default under the Loan Documents.

6. **Counterparts.** This Supplemental Trust Deed may be executed in any number of counterparts, each of which shall be deemed an original for all purposes, but all of which taken together shall constitute only one agreement. The production of any executed counterpart of this Supplemental Trust Deed shall be sufficient for all purposes without producing or accounting for any other counterpart. Copies of this Supplemental Trust Deed, and fax signatures thereon, shall have the same force, effect and legal status as an original.

7. **Defined Terms.** Unless otherwise defined in this Supplemental Trust Deed, capitalized terms used herein have the meanings given them in the Loan Agreement.

8. **Governing Law.** This Supplemental Trust Deed and all matters relating to this Supplemental Trust Deed shall be governed exclusively by and construed in accordance with the applicable laws of the State of Utah.

9. **Integrated Agreement and Subsequent Amendment.** This Supplemental Trust Deed, the Loan Documents, the Renewal Note, and the other agreements, documents, obligations, and transactions contemplated by the Loan Agreement and this Supplemental Trust Deed constitute the entire agreement between Lender and Borrower with respect to the subject matter of the agreements, and may not be altered or amended except by written agreement signed by Lender and Borrower. PURSUANT TO UTAH CODE SECTION 25-5-4, BORROWER IS NOTIFIED THAT THESE AGREEMENTS ARE A FINAL EXPRESSION OF THE AGREEMENTS

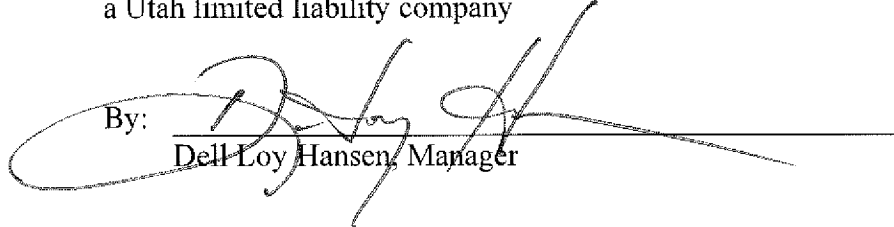
BETWEEN LENDER AND BORROWER AND THESE AGREEMENTS MAY NOT BE CONTRADICTED BY EVIDENCE OF ANY ALLEGED ORAL AGREEMENT.

***[SIGNATURE PAGE(S) AND EXHIBIT(S),  
IF ANY, FOLLOW THIS PAGE]***

DATED: August 30, 2017.

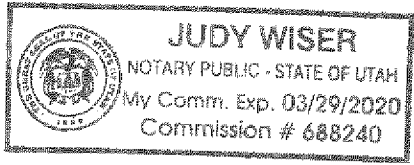
BORROWER


**OGDEN-WASATCH HOLDINGS, LLC,**  
a Utah limited liability company

By:   
Dell Loy Hansen, Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF ~~SALT LAKE~~ <sup>CACHE</sup> )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of SEPTEMBER, 2017, by Dell Loy Hansen, Manager of Ogden-Wasatch Holdings, LLC, a Utah limited liability company.



  
NOTARY PUBLIC  
Residing at: CACHE COUNTY, UTAH



**EXHIBIT A**

**REAL PROPERTY DESCRIPTION**

The real property located in Weber County, State of Utah, and more particularly described as follows:

**PARCEL 1:**

PART OF LOTS 1 AND 10, BLOCK 25, PLAT "A", OGDEN CITY SURVEY: BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON BOULEVARD, SAID POINT BEING 66.06 FEET NORTH 0°58' EAST ALONG SAID WEST LINE FROM THE SOUTHEAST CORNER OF SAID LOT 1; RUNNING THENCE NORTH 89°06'42" WEST 84.86 FEET ALONG AN EXISTING BUILDING WALL TO A BUILDING CORNER; THENCE NORTH 1°56'53" EAST 14.75 FEET ALONG AN EXISTING BUILDING WALL TO A BUILDING CORNER; THENCE NORTH 88°54'59" WEST 81.21 FEET TO THE EAST LINE OF MERCHANTS ALLEY EXTENDED; THENCE NORTH 0°58' EAST 144.00 FEET ALONG SAID EAST LINE EXTENDED AND EAST LINE; THENCE SOUTH 89°04'23" EAST 165.82 FEET TO THE WEST LINE OF WASHINGTON BOULEVARD; THENCE SOUTH 0°58' WEST 158.92 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

**PARCEL 2:**

AN EASEMENT AND RIGHT-OF-WAY APPURTENANT TO SAID PROPERTY FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER AND ACROSS THE FOLLOWING DESCRIBED REAL PROPERTY CONTIGUOUS THERETO: PART OF LOT 1, BLOCK 25, PLAT "A", OGDEN CITY SURVEY: BEGINNING AT A POINT ON THE EAST LINE OF KIESEL AVENUE; SAID POINT BEING 301.65 FEET NORTH 89°02' WEST AND 91.75 FEET NORTH 0°58' EAST FROM THE SOUTHEAST CORNER OF LOT 1, RUNNING THENCE NORTH 0°58' EAST 24.01 FEET ALONG SAID EAST LINE; THENCE SOUTH 87°49'04" EAST 135.86 FEET TO THE EAST LINE OF MERCHANTS ALLEY; THENCE SOUTH 0°58' WEST 24.01 FEET ALONG SAID EAST LINE; THENCE NORTH 87°49'04" WEST 135.86 FEET ALONG THE NORTH LINE OF EXISTING BUILDING AND BUILDING LINE EXTENDED TO THE POINT OF BEGINNING.

PARCEL 3:

PART OF LOT 10, BLOCK 25, PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING ON THE WEST LINE OF WASHINGTON BOULEVARD, SAID POINT BEING 224.98 FEET NORTH 0°58' EAST ALONG THE WEST LINE OF WASHINGTON BOULEVARD FROM THE SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK 25, NORTH 89°04'22" WEST 165.82 FEET TO THE EAST LINE OF MERCHANTS ALLEY; THENCE NORTH 13.86 FEET; THENCE EAST 34 FEET; THENCE NORTH 10.64 FEET; THENCE SOUTH 89°04'22" EAST 99.86 FEET; THENCE SOUTH 6.58 FEET; THENCE EAST 31.25 FEET TO THE WEST LINE OF WASHINGTON BOULEVARD; THENCE SOUTH 0°58' WEST 17.92 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED MERCHANTS ALLEY ABUTTING SAID PROPERTY ON THE WEST.

PARCEL 4:

PART OF LOTS 9 AND 10, BLOCK 25, PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 30 FEET EAST AND 85.5 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID LOT 10, RUNNING THENCE EAST 128 FEET, MORE OR LESS, TO THE CENTER OF MERCHANTS ALLEY; THENCE NORTH 58 FEET, MORE OR LESS; THENCE NORTH 89°04'22" WEST 26 FEET, MORE OR LESS; THENCE NORTH 0°57'44" EAST 95 FEET, MORE OR LESS, TO THE WEST LINE OF VACATED MERCHANTS ALLEY; THENCE NORTHERLY ALONG SAID WEST SIDE TO THE NORTH LINE OF LOT 9; THENCE WEST TO THE EAST SIDE OF KIESEL AVENUE; THENCE SOUTH ALONG SAID EAST LINE 217.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED MERCHANTS ALLEY ABUTTING SAID PROPERTY ON THE EAST.

PARCEL 5:

PART OF LOT 8, BLOCK 25, PLAT "A", OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING ON THE EAST LINE OF KIESEL AVENUE AND THE SOUTH LINE OF SAID LOT 8; RUNNING THENCE EAST 100 FEET, MORE OR LESS; THENCE NORTH 66 FEET; THENCE WEST 100 FEET, MORE OR LESS; THENCE SOUTH 66 FEET TO BEGINNING.