

RECORDING REQUESTED BY, AND  
WHEN RECORDED, RETURN TO:  
QQ UTAH COUNTY 2, LLC  
492 W 1200 N  
Springville, UT 84663

ENT 12496:2018 PG 1 of 6  
**Jeffery Smith**  
**Utah County Recorder**  
2018 Feb 07 03:27 PM FEE 20.00 BY SW  
RECORDED FOR First American - Orem  
ELECTRONICALLY RECORDED

---

(Space above reserved for Recorder's Office)

Affected Parcel: 19:064:0027

### MEMORANDUM OF LEASE

1. Parties.

This Memorandum of Lease ("Memorandum"), dated for identification purposes only, January 23, 2018, is entered into by and between GSC Provo, LLC (et. al.), a Utah limited liability company ("Landlord"), and QQ Utah County 2, LLC, a Delaware limited liability company ("Tenant").

2. Grant of Lease.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord leases to Tenant, and Tenant leases from Landlord, a portion of that certain real property and improvements (the "Property") located at 1700 N State Street, parcel # 19:064:0027, in the City of Provo, County of Utah, State of Utah, as more particularly described on EXHIBIT "A" hereto and incorporated herein by this reference.

3. Purpose of Memorandum of Lease.

This Memorandum is prepared for recording purposes only, and in no way modifies the provisions of the lease, dated May 3, 2017 ("Lease"). In the event of any inconsistency between the provisions of this Memorandum and the provisions and addendum(s) of the Lease, the provisions of the Lease shall prevail.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum as of the date first set forth above.



State of Utah  
County of Utah

On this \_\_\_\_ day of \_\_\_\_\_, 2018, personally appeared \_\_\_\_\_, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who acknowledge to me that he is the authorized agent for GSC PROVO, LLC, and that said document was signed by him on behalf of said Company by proper authority.


Witness my hand and official seal

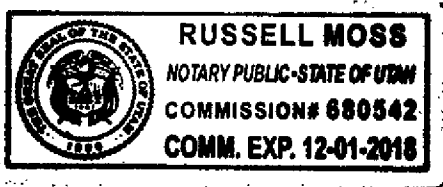
\_\_\_\_\_  
Notary Public

State of Utah  
County of Utah

On this 23 day of Jan, 2018, personally appeared Dallas Harkins, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who acknowledge to me that he is the authorized agent for QQ UTAH COUNTY 2, LLC, and that said document was signed by him on behalf of said Company by proper authority.

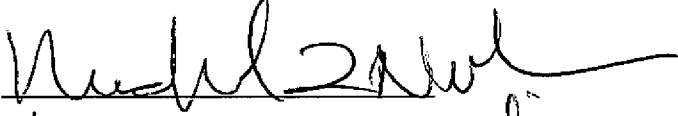
Witness my hand and official seal

  
Notary Public



**"LANDLORD"**

**GSC PROVO, LLC (ET. AL.)**  
a Utah limited liability company

By:   
Michael H Nelson  
(Print Name Here)

Its: 

**"TENANT"**

**QQ UTAH COUNTY 2, LLC**  
a Delaware limited liability company


By: \_\_\_\_\_  
\_\_\_\_\_  
(Print Name Here)

Its: \_\_\_\_\_

State of Utah  
County of Utah

On this 26 day of JANUARY, 2018, personally appeared MICHAEL NIELSEN, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who acknowledge to me that he is the authorized agent for GSC PROVO, LLC, and that said document was signed by him on behalf of said Company by proper authority.

Witness my hand and official seal

  
Notary Public



State of Utah  
County of Utah

~~On this \_\_\_ day of \_\_\_\_\_, 2017, personally appeared \_\_\_\_\_, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who acknowledge to me that he is the authorized agent for QQ UTAH COUNTY 2, LLC, and that said document was signed by him on behalf of said Company by proper authority.~~

~~Witness my hand and official seal~~

~~\_\_\_\_\_  
Notary Public~~

**EXHIBIT "A"****DESCRIPTION OF PROPERTY**

All that certain real property located in the County of Utah, State of Utah, described as follows:

Beginning at a point being North 88°39'42" East 980.45 feet and South 1°20'18" East 1454.12 feet from the Northwest Corner of Section 36, Township 6 South, Range 2 East, Salt Lake Base and Meridian;

Thence North 53°57'21" East 35.69 feet;

Thence 104.48 feet along the arc of a 176.06 foot radius curve to the Right thru a central angle of 34°00'00" (Chord bears North 70°57'21" East 102.95 feet);

Thence North 87°57'21" East 22.37 feet;

Thence South 1°56'33" East 93.45 feet;

Thence North 87°16'06" East 7.38 feet;

Thence South 3°32'44" East 116.02 feet;

Thence South 35°20'58" East 56.18 feet;

Thence South 57°45'22" West 69.53 feet;

Thence North 35°24'18" West 156.09 feet;

Thence North 24°23'48" West 119.85 feet to the Point of Beginning.

Containing 0.6934 Acres or 30,205 square feet, more or less.