

When recorded, return to: Jordan Federal Credit Union
Attn: Member Business Lending Closing Department
753 West South Jordan Parkway, Suite 200
South Jordan, UT 84095

FATIA 4721962

Subordination of Lease

On April 1, 2002, KL Hedy, LLC, recorded a notice of lease ("Notice of Lease") evidencing an unrecorded lease ("Lease") in which KL Hedy, LLC, is Lessor and Jitterbug Coffee Hop, LLC, is lessee. The Notice of Lease was recorded as Entry no. 819236 in Book 8582 at page 8992 of the records the County Recorder for Salt Lake County, Utah. The undersigned hereby subordinate the Lease and Notice of Lease in favor of a trust deed ("Trust Deed") in which KL Hedy, LLC, is Trustor and Jordan Federal Credit Union is trustee and beneficiary, which Trust Deed was recorded in the records of such county on AUG 2, 2004 (date recorded) as Entry No. 9800333 in Book 9330 at page 7013.

This affects real property as described in the attached Exhibit A.

Dated the 2 day of August, 2005.

KL Hedy, LLC

Bruce A. Holt
By Bruce A. Holt, Member

Jitterbug Coffee Hop, LLC

Bruce A. Holt
By Bruce A. Holt, Member

Acknowledgment

State of Utah)
) ss.
County of Salt Lake)

On the 2nd day of August, 2006, personally appeared before me Bruce A. Holt, who being duly sworn acknowledged that he is Member of KL Hedy, LLC, and of Jitterbug Coffee Hop, LLC, (collectively "Entities") and that the above document was signed in behalf of such entities.

Jay D. Thompson
Notary Public

Commission expires: _____

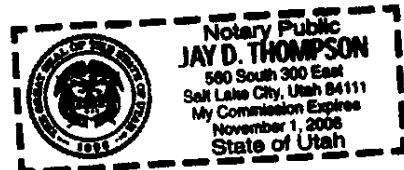


EXHIBIT "A "

Escrow No. **311-4721962 (jt)**

A.P.N.: **16-17-355-046-0000**

BEGINNING AT A POINT 139 FEET SOUTH 00°07'02" WEST FROM THE NORTHWEST CORNER OF LOT 7, BLOCK 2, FIVE ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE NORTH 89°59'39" EAST 150.00 FEET; THENCE SOUTH 00°07'02" WEST 39.93 FEET; THENCE NORTH 89°59'39" EAST 52.00 FEET; THENCE SOUTH 0°07'02" WEST 75.00 FEET; THENCE SOUTH 89°59'39" WEST 45.07 FEET, MORE OR LESS (TO THE CENTER LINE OF THE CONDUIT FOR PARLEY'S CREEK CALCULATED, FORMALLY REFERRED TO AS THE NORTH SIDE OF A CREEK); THENCE NORTH 61°28'22" WEST 166.14 FEET; THENCE SOUTH 89°59'39" WEST 10.81 FEET; THENCE NORTH 0°07'02" EAST 35.57 FEET TO THE POINT OF BEGINNING.