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JOHN CORTES, Recorder  
GRAND COUNTY CORPORATION  
For: Cottonwood Title Insurance A  
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WHEN RECORDED, RETURN TO:

Bruce A. Kolbezen, Esq.  
Sherman & Howard L.L.C.  
90 South Cascade, Suite 1500  
Colorado Springs, CO 80903

129029-JCP

Tax Serial Numbers: 01-0001-0148 and  
01-0001-0127

ASSIGNMENT OF RENTS AND LEASES

THE FOLLOWING meanings are hereby adopted by the undersigned for the following capitalized terms for purposes of this Assignment:

- (a) "Owner" shall mean HOTEL MOAB LLC, a Utah limited liability company.
- (b) "Guarantor" shall mean Kevin S. Garn, individually.
- (c) "Lender" shall mean PROTECTIVE LIFE INSURANCE COMPANY, a Tennessee corporation.
- (d) "Loan Amount" shall mean \$25,000,000.00.
- (e) "Owner's Notice Address" shall mean 1018 W. Atherton Drive, Taylorsville, UT 84123.
- (f) "Lender's Notice Address" shall mean 2801 Highway 280 South, Birmingham, Alabama 35223, Attention: Investment Department 3-3ML.
- (g) "State" shall mean the State of Utah.

1. BY THIS ASSIGNMENT, the Owner, for value received, hereby assigns to the Lender all of Owner's right, title, privileges and interest which Owner has and may have in the other occupancy or use agreements (including, without limitation, all agreements for the use and occupancy of hotel rooms and public facilities by guests of the hotel project operated at the Property (defined below) (whether written or oral) leases, operating agreements, management agreements, concession agreements, licenses, and all similar agreements, now existing or hereafter made and affecting the real property and the improvements thereon described in Exhibit A attached hereto and incorporated herein by reference (collectively referred to as the "Property"), together with all extensions, renewals, modifications or replacements of said leases and agreements, and together with any and all guarantees of the obligations of the lessees and other obligors thereunder, whether now existing or hereafter executed, and all extensions and renewals of said guarantees. All said leases and all other said agreements described in this

Paragraph 1, together with any and all guarantees, modifications, extensions and renewals thereof (but specifically excluding that certain Hotel Management Agreement, between Owner and Western States Lodging & Management II, LLC, a Utah limited liability company ("WSLM II") and Hospitality Management Services, LLC, a Utah limited liability company ("HSM") (WSLM II and HSM, collectively, the "Hotel Managers"), dated November 28, 2017, and that certain Franchise Agreement and Addendum thereto with an effective date of June 17, 2015, between the Owner and Hilton Franchise Holding LLC, both of which agreements shall not be subject to this Agreement) are hereinafter collectively and severally referred to as the "Lease."

2. OWNER'S PURPOSE in making this Assignment is to induce the Lender to make the loan in the Loan Amount to the Owner by relinquishing to Lender its right to collect and enjoy the rents, royalties, issues, profits, revenues, income and other benefits of the Property and fees, charges, accounts and other payments at any time accruing by virtue of the Lease (hereinafter called "Rents and Profits") as additional security for the outstanding indebtedness to Lender as evidenced by the note in favor of Lender (hereinafter called the "Obligation") dated this same date in the Loan Amount executed by Owner, and as additional security for the Owner's obligations under the Deed of Trust, Security Agreement and Fixture Filing Financing Statement (referred to as the "Indenture"), the Collateral Assignment (as defined in the Indenture), and the Security Agreement (as defined in the Indenture), all dated this same date and executed to further secure the Obligation and to furnish security for the performance of Owner's obligations contained herein. The Obligation, such other loan documents and all other documents executed in connection with this loan, but expressly excluding any environmental indemnity agreement, are referred to as the "Loan Documents."

3. THE PARTIES INTEND that this Assignment shall be a present, absolute and unconditional assignment and shall, immediately upon execution, give Lender the right to collect the Rents and Profits and to apply them in payment of the principal and interest and all other sums payable on Owner's Obligation, as well as all other sums payable under the Loan Documents. However, Lender hereby grants to Owner a license to collect, subject to the provisions set forth below and in the Loan Documents, the Rents and Profits as they respectively become due and to enforce the Lease, so long as there is no default by Owner in performance of the terms, covenants or provisions of the Obligation, the Loan Documents or this Assignment. Nothing contained herein, nor any collection of Rents and Profits by Lender or by a receiver, shall be construed to make Lender a "mortgagee-in-possession" of the Property so long as Lender has not itself entered into actual possession of the Property.

4. UPON THE OCCURRENCE OF AN EVENT OF DEFAULT, as hereinafter defined, under the terms and conditions of this Assignment or any of the Loan Documents, this Assignment shall constitute a direction to and full authority to any and all obligors under the Lease and any guarantor of the Lease to pay all Rents and Profits to Lender without proof of the default relied upon. Owner hereby irrevocably authorizes any and all obligors under the Lease and any guarantor to rely upon and comply with any notice or demand by Lender for the payment to Lender of any Rents and Profits due or to become due. Any and all obligors under the Lease and any guarantor shall have no right or duty to inquire whether a default has actually occurred and Owner shall have no claim against any obligor under the Lease

or any guarantor for any Rents and Profits paid by such obligor, lessee or such guarantor to Lender pursuant to Lender's demand or notice.

**5. OWNER WARRANTIES AND COVENANTS:**

(a) that the Lease is valid and enforceable in accordance with its terms and has not been altered, modified or amended;

(b) that no default exists or will exist on the part of Owner under any Lease;

(c) that no rent or other payment has been or will be collected under any Lease for more than one month in advance of the date on which it is due under the terms of any Lease;

(d) that neither the Lease nor any interest therein has been previously or will be assigned or pledged by Owner;

(e) that no concession has been or will be granted to any Lessee in the form of a waiver, release, reduction, discount or other alteration of rent or other payment due or to become due; and

(f) that the Lease is arms-length and bona-fide and that Owner has neither any ownership interest (beneficial or otherwise) in any tenant nor control over any tenant ("control" meaning no contracted right to influence the business operations of the tenant other than as specified in the Lease presented to Lender) nor any lending or other relationship with any lessee except as specified in the Lease presented to Lender.

All of the foregoing warranties shall be deemed to be reaffirmed on and as of the time of each Lease executed by Owner on the Property.

**6. OWNER AGREES:**

(a) if the Lease provides for a security deposit paid by Lessee to Owner, this Assignment transfers to the Lender all of Owner's right, title and interest in and to the security deposit, provided that Owner shall have the right to retain said security deposit so long as Owner is not in default under this Assignment or the Loan Documents; and provided further that Lender shall have no obligation to any obligor under the Lease with respect to such security deposit unless and until Lender comes into actual possession and control of said deposit;

(b) before any commercial lease is executed on the Property (other than the commercial lease approved in writing as of this date) a copy of the same shall be submitted to Lender for its approval which shall not be unreasonably withheld. Owner shall provide executed originals and/or copies of all Leases to Lender upon demand.

(c) that the Lease shall remain in full force and effect despite any merger of the interest of Owner and any obligor under the Lease, and Owner shall not transfer or convey fee title to the leased premises to any obligor under the Lease without the prior written consent of Lender, and where such consent is given or where under applicable law the requirement for such consent is not enforceable, Owner shall require the said obligor under the Lease, in writing, to assume and agree to pay the Obligation in accordance with the terms, covenants and conditions of the Loan Documents; provided, however, that, in no event shall any such transfer or conveyance operate to release or relieve Owner of any liability to Lender unless Lender specifically agrees otherwise in writing;

(d) Owner shall not terminate the Lease, except for default by tenant and in the ordinary course of Owner's business, or modify or amend the Lease or any of the terms thereof or grant any concessions in connection therewith or accept a surrender thereof without the prior written consent of Lender;

(e) Owner shall not collect any Rents and Profits more than one (1) month in advance of the date on which they become due under the terms of the Lease, except in the ordinary course of Owner's business, as conducted by the Owner through the date of this Assignment;

(f) Owner shall operate the Property as a 117-unit hotel and shall lease such individual units as hotel rooms; Owner shall not enter into any commercial lease of the whole or any portion of the Property, without the Lender's prior written consent, which consent may be given or withheld in the exercise of the Lender's reasonable discretion; and all such leasing shall be in the ordinary and reasonable course of the Owner's business.

(g) Owner shall not discount any future accruing Rents and Profits or grant other concessions to tenants under the Lease, except in the ordinary and reasonable course of Owner's business as conducted by the Owner through the date of this Assignment;

(h) Owner shall not consent to assignment of the Lease, or subletting thereunder, whether or not in accordance with its terms without the prior written consent of Lender;

(i) Owner shall not execute any further assignment of any of the Rents and Profits or any interest therein or suffer or permit any such assignment to occur by operation of law;

(j) Owner shall not request, consent to, agree to, or accept a subordination of the Lease to any mortgage or other encumbrance, or any other lease, now or hereafter affecting the Property or any part thereof, or suffer or permit conversion of any Lease to a sublease;

(k) Owner shall faithfully perform and discharge its obligations under the Lease, and shall give prompt written notice to Lender of any notice of Owner's default received from any obligor under the Lease or any other person and furnish Lender with a

complete copy of said notice; Owner shall appear in and defend, at no cost to Lender, any action or proceeding arising under or in any manner connected with the Lease; and if requested by Lender, Owner shall enforce the Lease and all remedies available to Owner against any obligor under the Lease in the case of default under the Lease by any Obligor under the Lease;

(l) Reserved.;

(m) The Property shall at all times be managed by the Hotel Managers (as defined above) or Owner shall at all times contract to manage the Property through a qualified manager, and Owner shall obtain the Lender's and the Franchisor's (as defined in the Indenture) prior written consent to and approval of the said management contract and manager before execution of and employing the same, respectively. The said management contract and all of the management, leasing, or other fees under such management contract shall be subordinate to the lien of the Loan Documents;

(n) Nothing herein shall be construed to impose any liability or obligation on Lender under or with respect to the Lease; Owner shall and does hereby agree to indemnify and hold Lender harmless from and against any and all liabilities, losses and damages, including without limitation, reasonable attorneys' fees and costs, which Lender may incur under the Lease or by reason of this Assignment, and Owner shall immediately upon demand reimburse Lender for the amount thereof together with all costs and expenses and reasonable attorneys' fees incurred by Lender; all of the foregoing sums shall bear interest until paid at the After-Maturity Rate set forth in the Obligation; and any Rents and Profits collected by Lender may be applied by Lender in its discretion in satisfaction of any such liability, loss, damage, claim, demand, costs, expense or fees; and

(o) Each commercial lease executed after the date hereof shall provide that the tenant will recognize as its landlord, and attorn to, any person succeeding to the interest of Owner upon any foreclosure or deed-in-lieu of foreclosure; and if requested to do so, shall enter into a new lease for the balance of the term of such lease then remaining upon the same terms and conditions.

**7. OWNER HEREBY GRANTS TO LENDER THE FOLLOWING RIGHTS:**

(a) Lender shall be deemed to be the creditor of any obligor under the Lease in respect of any assignments for the benefit of creditors and any bankruptcy, arrangement, reorganization, insolvency, dissolution, receivership or other debtor relief proceedings affecting such obligor (without obligation on the part of Lender, however, to file timely claims in such proceedings or otherwise pursue creditor's rights therein);

(b) Lender shall have the right to assign Lender's right, title and interest in the Lease to any subsequent holder of the Indenture or any participating interest therein or to any person acquiring title to all or any part of the Property through foreclosure or otherwise, and any subsequent assignee shall have all the rights and powers herein provided to Lender;

(c) Lender shall have the right (but not the obligation), upon any failure of Owner to perform any of its agreements hereunder, to take any action as Lender may deem necessary or appropriate to protect its security, including but not limited to appearing in any action or proceeding and performing any obligations of the lessor under any Lease, and Owner agrees to pay, on demand, all costs and expenses (including without limitation Lender's attorneys' fees) incurred by Lender in connection therewith, together with interest thereon at the After-Maturity Rate set forth in the Obligation;

(d) upon default by Owner under any Lease, the Lender shall have the right, but not the obligation, to cure the same, upon failure of Owner to cure, and Lender shall have the right to add to the Obligation all costs necessary to cure such defaults, including Lender's attorneys' fees, together with interest thereon at the After-Maturity Rate set forth in the Obligation;

(e) upon the occurrence of an "Event of Default," as defined in the Indenture, and after notice and opportunity to cure if and to the extent provided in the Indenture, and without further consent of Owner, Lender shall have the following rights (none of which shall be construed to be obligations of the Lender);

(i) Lender shall have the right under this Assignment to use and possess, without rental or charge, all personal property of the Owner located on the Property and used in the operation or occupancy thereof. Lender shall have the right to apply any of the Rents and Profits to pay installments due for personal property rented or purchased on credit, insurance premiums on personal property, or other charges relating to personal property on the Property. However, this Assignment shall not make Lender responsible for the control, care, management or repair of the Property or any personal property or for the carrying out of any of the terms or provisions of the Lease;

(ii) Lender shall have the right to apply the Rents and Profits and any sums recovered by Lender hereunder to Owner's outstanding indebtedness to Lender secured hereby or by any of the Loan Documents, as well as to the charges for taxes, insurance, improvements, maintenance and other items relating to the operation of the Property;

(iii) Lender shall have the right to take possession of the Property, manage and operate the Property and Owner's business thereon, and to take possession of and use all books of account and financial records of Owner and its property managers or representatives relating to the Property, with or without the appointment of a receiver. Lender will be entitled to the appointment of a receiver as a matter of right, whether or not a non-judicial foreclosure has been initiated, without regard to the solvency or insolvency of the Owner and, if allowed by law, without regard to the value of the Property, and such receiver may be appointed by

any court of competent jurisdiction upon ex parte application, without bond and without notice (notice hereby being expressly waived). It is the Owner's express agreement pursuant to Rule 66, Utah Rules of Civil Procedure, or any successor rule or statute, that Lender shall have the rights to and appointment of a receiver as provided herein.

(iv) Lender shall have the right to execute new Leases of any part of the Property, including Leases that extend beyond the term of the Indenture;

(v) Lender shall have the right to cancel or alter any existing Lease to the extent permitted under the Lease; and

(vi) Lender shall have the authority, as Owner's attorney-in-fact, such authority being coupled with an interest and irrevocable, to sign the name of Owner and to bind Owner on all papers and documents relating to the operation, leasing and maintenance of the Property.

All of the foregoing rights and remedies of Lender are cumulative, and Lender shall also have upon the occurrence of an Event of Default all other rights and remedies provided under the Loan Documents or otherwise available at law or in equity or by statute.

8. This Assignment is intended to be supplementary to and not in substitution for or in derogation of any assignment of rents contained in the Loan Documents. Failure of the Lender to avail itself of any terms, covenants and conditions of this Assignment for any period of time or for any reason shall not constitute a waiver thereof.

9. Notwithstanding any future modification of the terms of the Loan Documents, this Assignment and the rights and benefits hereby assigned and granted shall continue in favor of Lender in accordance with the terms of this Assignment.

10. This Assignment shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto (including without limitation, in the case of Lender, any third parties now or hereafter acquiring any interest in the Obligation or any part thereof, whether by virtue of assignment, participation or otherwise). The words "Owner," "Lender," "obligor under the Lease," and "guarantor," wherever used herein, shall include the persons and entities named herein or in the Lease or any guaranty and designated as such and their respective heirs, legal representatives, successors and assigns, provided that any action taken by the named Lender or any successor designated as such by an instrument recorded in the appropriate office of the county in which the Property is located referring to this Assignment shall be sufficient for all purposes notwithstanding that Lender may have theretofore assigned or participated any interest in the Obligation to a third party. All words and phrases shall be taken to include the singular or plural number, and the masculine, feminine, or neuter gender, as may fit the case.

11. Any change, amendment, modification, abridgement, cancellation, or discharge of this Assignment or any term or provision hereof shall be invalid without the written consent of Lender.

12. Upon payment to Lender of the full amount of all indebtedness and obligations secured hereby and by the Loan Documents, as evidenced by a recorded release of the Indenture, this Assignment shall be void and of no further effect.

13. All notices given hereunder shall be given in the manner set forth in the Indenture.

14. If any provision hereof is determined to be illegal or unenforceable for any reason, the remaining provisions hereof shall not be affected thereby.

15. This Assignment shall be governed by and construed in accordance with the laws of the State.

16. This Assignment shall terminate upon the satisfaction of the Indenture by Lender.

17. This Assignment may be executed in any number of counterparts and by different parties in separate counterparts, each of which when executed and delivered will be deemed an original, and all counterparts taken together will constitute one and the same document.

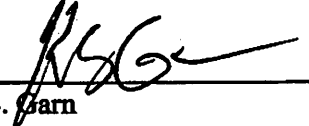
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IN WITNESS WHEREOF, this instrument has been executed by the undersigned under seal on this 11th day of SEPT., 2020.

OWNER:

HOTEL MOAB LLC, a Utah limited liability company

By:   
Name: Kevin S. Earn  
Its: Manager

By: \_\_\_\_\_  
Name: Michael H. Bynum  
Its: Manager

By: \_\_\_\_\_  
Name: David Webster, Jr.  
Its: Manager

IN WITNESS WHEREOF, this instrument has been executed by the undersigned under seal on this 14th day of September, 2020.

OWNER:

HOTEL MOAB LLC, a Utah limited liability company

By: \_\_\_\_\_

Name: Kevin S. Garn

Its: Manager

By:  \_\_\_\_\_

Name: Michael H. Bynum

Its: Manager

By: \_\_\_\_\_

Name: David Webster, Jr.

Its: Manager

IN WITNESS WHEREOF, this instrument has been executed by the undersigned  
under seal on this 15th day of September 2020.

OWNER:

HOTEL MOAB LLC, a Utah limited liability  
company.

By: \_\_\_\_\_

Name: Kevin S. Garn

Its: Manager

By: \_\_\_\_\_

Name: Michael H. Bynum

Its: Manager

By: David Webster Jr

Name: David Webster, Jr.

Its: Manager

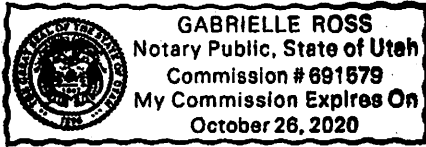
STATE OF UTAH )  
 )  
COUNTY OF Davis ) ss.

The foregoing instrument was acknowledged before me this 16 day of September, 2020, by Kevin S. Garn, as Manager, of Hotel Moab LLC a Utah limited liability company.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 10/26/2020

Residing at: Layton, UT



Gabrielle Ross  
Notary Public

STATE OF UTAH )  
 )  
COUNTY OF \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2020, by Michael H. Bynum, as Manager, of Hotel Moab LLC a Utah limited liability company.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: \_\_\_\_\_

Residing at: \_\_\_\_\_

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

(SEAL)

STATE OF UTAH )  
 )  
COUNTY OF \_\_\_\_\_ )

ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by Kevin S. Garn, as Manager, of Hotel Moab LLC a Utah limited liability company.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: \_\_\_\_\_

Residing at: \_\_\_\_\_

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

(SEAL)

STATE OF UTAH )  
 )  
COUNTY OF Grand )

ss.

September The foregoing instrument was acknowledged before me this 14th day of \_\_\_\_\_, 2020, by Michael H. Bynum, as Manager, of Hotel Moab LLC a Utah limited liability company.

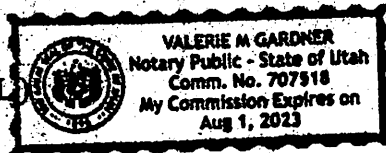
WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 8-1-2023

Residing at: Moab, Ut

Valerie M. Gardner  
Notary Public

(SEAL)



STATE OF UTAH )

COUNTY OF Salt Lake )

ss.

The foregoing instrument was acknowledged before me this 15 day of September, 2020, by David Webster, Jr., as Manager, of Hotel Moab LLC a Utah limited liability company.

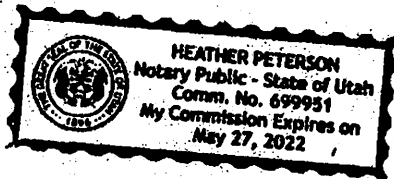
WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires:

Residing at:

May 27, 2022  
Salt Lake County  
Heather Peterson  
Notary Public

(SEAL)



**EXHIBIT A**

**(Legal Description)**

**PARCEL 1:**

Beginning at a corner on the West right-of-way of 100 West Street, said corner bears North 169.1 feet; thence West 48.4 feet from the centerline monument at the intersection of 100 West and 100 North Streets, said point by record bears West 266.1 feet; thence South 1486.6 feet from the North quarter corner of Section 1, Township 26 South, Range 21 East, Salt Lake Meridian and proceeding thence with the West right of way of 100 West Street South 00°21' West 457.30 feet to a corner; thence North 85°27' West 147.70 feet to a corner; thence North 80°05' West 16.9 feet to a corner; thence North 87°53' West 33.5 feet to a corner; thence South 76°45' West 4.8 feet to a corner; thence North 79°06' West 9.0 feet to a corner; thence along the arc of a 1292.5 foot radius curve to the right 57.7 feet (described as 57.2 feet in some instruments of record) (said curve has a chord which bears North 80°23' West 57.7 feet) to a corner; thence North 63°01' East 54.70 feet to a corner; thence North 22°23' East 20.5 feet to a corner; thence North 00°08' West 58.7 feet to a corner; thence along a fence line South 88°43' West 244.8 feet to a corner; thence North 52°27' East 60.6 feet to a corner; thence North 08°13' East 77.4 feet to a corner; thence North 00°34' West 229.2 feet to a corner; thence along a fence line South 89°38' East 210.1 feet; thence along a fence line North 89°33' East 87.8 feet to a corner on the West line of Manzaneros; thence South 9.0 feet to the Southwest corner of Manzaneros; thence North 89°26' East 103.9 feet to the point of beginning.

LESS any portion within 100 West Street and/or Williams Way.

**PARCEL 2:**

Beginning at a point which bears South 1815.2 feet and West 480.4 feet from the North quarter corner of Section 1, Township 26 South, Range 21 East, Salt Lake Meridian and proceeding thence South 00°12' East 58.9 feet; thence South 22°19' West 20.5 feet; thence South 62°57' West 54.7 feet to the North right-of-way of Williams Way; thence with said right-of-way with a curve to the left 146.53 feet, the chord of which bears North 84°59' West 146.53 feet; thence North 88°14' West 4.2 feet; thence with curve to the right 108.3 feet, the chord of which bears North 79°55' West 108.3 feet; thence North 62°06' West 28.5 feet to the South line of Davis tract; thence with said tract South 88°06' East 26 feet; thence North 52°23' East 86.8 feet; thence North 88°43' East 244.6 feet to the point of beginning.