

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address)
<div style="border: 1px solid black; padding: 5px;"> Security Service Federal Credit Union 15000 IH 10 West San Antonio, TX 78249 </div>

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); If any part of the individual Debtor's name will not fit in line 1b, leave all of Item 1 blank, check here and provide the individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME LMJC Enterprises, LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 1985 Covey View Court		CITY Salt Lake City	STATE UT	POSTAL CODE 84106
			COUNTRY USA	

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); If any part of the individual Debtor's name will not fit in line 2b, leave all of Item 2 blank, check here and provide the individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR	2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
			COUNTRY USA	

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME Security Service Federal Credit Union				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 15000 IH 10 West		CITY San Antonio	STATE TX	POSTAL CODE 78249
			COUNTRY USA	

4. COLLATERAL: This financing statement covers the following collateral:

This Financing Statement covers all the collateral described in the attached Exhibits "A" and "B".

5. Check only if applicable and check only one box: Collateral is held in a Trust (see UCC1Ad, Item 17 and Instructions) being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:
 Public-Finance Transaction Manufactured-Home Transaction A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:
 Agricultural Lien Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): Lessee/Lessor Consignee/Consignor Seller/Buyer Bailee/Bailor Licensee/Licenser

8. OPTIONAL FILER REFERENCE DATA:

Utah County

EXHIBIT "A" TO UCC FINANCING STATEMENT

ITEM NO. 1. Name and Address of Debtor:

LMJC Enterprises, LLC
 1985 CoveyView Court
 Salt Lake City, Utah 84106

ITEM NO. 4. This Financing Statement covers all right, title and interest of Debtor in and to the items of property, rights and privileges (whether now existing or hereafter acquired) described below (terms not defined herein being used as defined in that certain Deed of Trust, Assignment of Leases and Rents, Loan Agreement dated July 13, 2018, a counterpart of which is available for inspection at the offices of Secured Party):

All of Debtor's assets owned by Debtor that is now or hereafter located on or used in connection with the real property described in Exhibit "B" (said real property described in Exhibit "B" is hereinafter referred to as the "Mortgaged Property") or the Improvements, including, without limitation, "Accounts", "Cash Proceeds", "Chattel Paper", "Collateral", "Deposit Accounts", "Electronic Chattel Paper", "Equipment", "Fixtures", "General Intangibles", "Goods", "Instruments", "Inventory", "Investment Property", "Letter-of-credit Rights", "Noncash Proceeds", and "Tangible Chattel Paper", as defined in the Uniform Commercial Code. Such assets include, without limitation:

(a) All personal property, (including, without limitation, all goods, supplies, equipment, furniture, furnishings, fixtures, machinery, inventory, construction materials and software embedded in any of the foregoing) in which Debtor now or hereafter acquires an interest or right, which is now or hereafter located on or affixed to the Mortgaged Property or the Improvements or used or useful in the operation, use, or occupancy thereof or the construction of any Improvements thereon, together with any interest of Debtor in and to personal property which is leased or subject to any superior security interest, and all books, records, leases and other agreements, documents, and instruments of whatever kind or character, relating to the Mortgaged Property, Improvements, or such personal property, including without limitation all gaming equipment, video games, arcade games, pool tables, vending machines and ice machines;

(b) All fees, income, rents, issues, profits, earnings, receipts, royalties, and revenues which, after the date hereof and while any portion of the Indebtedness remains unpaid or unperformed, may accrue from such personal property or any part thereof or from the Mortgaged Property, the Improvements or any other part of the Mortgaged Property, or which may be received or receivable by Debtor from any hiring, using, letting, leasing, subhiring, subletting, subleasing, occupancy, operation, or use thereof;

(c) All of Debtor's present and future rights to receive payments of money, services, or property, including, without limitation, rights to all deposits from tenants or purchasers of any portion of the Mortgaged Property or Improvements, rights to receive capital contributions or subscriptions from Debtor's partners or shareholders, amounts payable on account of the sale of partnership interests in Debtor or the capital stock of Debtor, accounts and other accounts receivable, deposit accounts, chattel paper (whether tangible or electronic), notes, drafts, contract rights, instruments, general intangibles, and principal, interest, and payments due on account of goods sold or leased, services rendered, loans made or credit extended, together with title to or interest in all agreements, documents, and instruments evidencing securing or guarantying the same;

(d) All other intangible property (and related software) and rights relating to the Mortgaged Property, the Improvements, the personal property described in Paragraph (a) above or the operation, occupancy, or use thereof, including, without limitation, all governmental and private contracts, agreements, permits, licenses, and approvals relating to construction on or operation, occupancy, or use of the Mortgaged Property or Improvements, all names under or by which the Mortgaged

Property or Improvements may at any time be operated or known, all rights to carry on business under any such names, or any variant thereof, all trade names and trademarks, copyrights, patent and copyright applications and registrations, patterns, designs, drawings, plans and specifications, other proprietary information and intellectual property, and royalties relating in any way to the Mortgaged Property or the Improvements, and all management agreements with respect to the management and operation of the Mortgaged Property, and all goodwill and software in any way relating to the Mortgaged Property or the Improvements.

(e) Debtor's rights under all insurance policies covering the Mortgaged Property, the Improvements, and the other parts of the Mortgaged Property and any and all proceeds, loss payments, and premium refunds payable regarding the same;

(f) All reserves, deferred payments, deposits, refunds, cost savings, and payments of any kind relating to the construction of any Improvements on the Mortgaged Property;

(g) All water, water stock and water rights relating to the Mortgaged Property, including, without limitation, (i) the right to use surface water or groundwater on, under, around or appurtenant to the Property, (ii) all decreed rights; (iii) water rights represented by any permit issued by the Utah Division of Water Rights; (iv) diligence rights or claims; (v) approved applications to appropriate; and (vii) unapproved applications to appropriate;

(h) All causes of action, claims, compensation, and recoveries for any damage to, destruction of, or condemnation or taking of the Mortgaged Property, the Improvements, or any other part of the Mortgaged Property, or for any conveyance in lieu thereof, whether direct or consequential, or for any damage or injury to the Mortgaged Property, the Improvements, or any other part of the Mortgaged Property, or for any loss or diminution in value of the Mortgaged Property, the Improvements, or any other part of the Mortgaged Property;

(i) All architectural, structural, mechanical, and engineering plans and specifications prepared for construction of Improvements or extraction of minerals or gravel from the Mortgaged Property and all studies, data, and drawings related thereto; and also all contracts and agreements of Debtor relating to the aforesaid plans and specifications or to the aforesaid studies, data, and drawings or to the construction of Improvements on or extraction of minerals or gravel from the Mortgaged Property;

(j) All of Debtor's rights as a declarant, developer or otherwise, including, without limitation, all voting and other rights under all covenants, conditions and restrictions affecting the Mortgaged Property or the Improvements;

(k) All Debtor's rights in proceeds of the loan evidenced by the Note;

(l) All of Debtor's rights under any agreements affecting the Mortgaged Property, whether now existing or hereafter arising; and

(m) All proceeds from sale or disposition of any of the aforesaid collateral.

EXHIBIT "B" TO UCC FINANCING STATEMENT**LEGAL DESCRIPTION OF PROPERTY**

Commencing North 1253.29 feet and West 1378.22 feet from the Southeast Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°31'06" East 76.3 feet; thence North 1°09'41" West 27.12 feet; thence North 84°31'57" East 115.48 feet; thence North 35°00'00" West 176.39 feet; thence along a curve to the right having a radius of 378 feet and a chord bearing North 21°32'58" West 175.92 feet; thence North 22°00'00" West 53.29 feet; thence South 0°43'06" West 395.03 feet to the point of beginning.

Less and Excepting therefrom that property deeded to Lehi City being more particularly described as follows: Property located in the Southeast Quarter of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian.

The basis of bearing for this description is North 89°50'31" West from the monument marking the Southeast Corner of said Section 16, to the monument marking the South Quarter Corner of said Section 16.

Beginning at a point on the South line of Grantor's property and the Westerly line of a 56 foot wide right of way (recorded as Entry No. 64246, in Book 3044, at Page 847 in the Official Utah County records), said point being North 1254.15 feet and West 1376.95 feet, to a point on an existing fence at the Southwest Corner of Grantors land, and South 89°31'06" East 75.66 feet and North 01°09'41" West 26.74 feet and North 83°55'50" East 114.56 feet from the Southeast Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running thence along said Westerly right of way the following two (2) calls; (1) North 35°00'00" West 174.52 feet; (2) 177.33 feet along the arc of a 378.00 foot radius curve to the right (chord bears North 21°32'54" West 175.71 feet); thence North 22°00'00" West, along Grantor's North property line 53.50 feet to Grantor's West property line; thence South 00°37'56" West along said West line 35.80 feet; thence 33.84 feet along the arc of a 211.00 foot radius curve to the left (chord bears South 16°12'11" East 33.80 feet); thence South 20°47'51" East 69.50 feet; thence 95.60 feet along the arc of a 385.68 foot radius curve to the left (chord bears South 27°53'56" East 95.36 feet); thence South 35°00'00" East 170.20 feet to the Grantor's South property line; thence North 83°55'50" East along said property line 8.78 feet to the point of beginning.

Parcel No. 13-016-0086