

RECORDING REQUESTED BY:
Mountain West REIT, LLC
c/o Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052
Loan # 820

00-0021-3359
APN: ~~00-0007-2483~~

CT-105384-MKF

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated February 5, 2020, is made and executed between **SUNDANCE BURBIDGE JV I, LLC**, a Utah limited liability company (the "Trustor" or "Borrower") and Mountain West REIT, LLC, whose address is 357 West 200 South #200, Salt Lake City, UT 84101 ("Lender").

Lender and Trustor have entered into a Construction Deed of Trust, Security Agreement, Assignment of Leases and Rents, and Fixture Filing dated September 28, 2018 and recorded in the office of the Wasatch County Recorder on October 2, 2018 as Entry Number 456612 (the "Deed of Trust").

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in Wasatch County, State of Utah:

SEE **SCHEDULE A** ATTACHED HERETO AND MADE A PART HEREOF.

MODIFICATION. Lender and Borrower hereby modify the Deed of Trust to increase the secured amount of said Deed of Trust to **TEN MILLION SEVEN HUNDRED FIFTY THOUSAND and 00/100 DOLLARS (\$10,750,000.00)**.

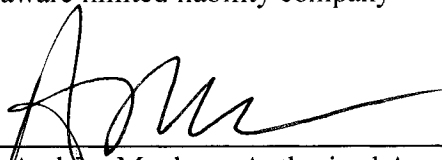
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the Promissory Note secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, if any, shall not be released by virtue of this Modification.

TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND TRUSTOR AGREES TO ITS TERMS.

THIS MODIFICATION OF DEED OF TRUST IS DATED February 5, 2020.

“LENDER”


MOUNTAIN WEST REIT, LLC
a Delaware limited liability company



By: Andrew Menlove, Authorized Agent

STATE OF NEVADA }
 } ss.
COUNTY OF CLARK }

The foregoing instrument was ACKNOWLEDGED before me on this 5th day of February, 2020, by Andrew Menlove, Authorized Agent of MOUNTAIN WEST REIT, LLC, a Delaware limited liability company.



Notary Public

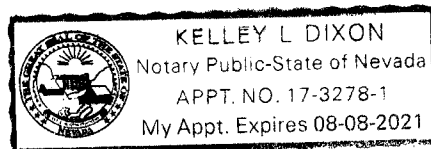


EXHIBIT A**LEGAL DESCRIPTION**

Beginning at the West quarter corner of Section 19, Township 2 South, Range 5 East, Salt Lake Base and Meridian and running thence North 89°57'29" East 328.67 feet; thence South 00°09'33" East 328.34 feet; thence South 89°50'07" East 328.91 feet; thence South 00°10'04" East 659.05 feet; thence North 89°53'47" East 988.06 feet; thence South 00°18'21" East 417.89 feet; thence South 65°02'58" West 351.80 feet; thence South 71°27'44" West 199.06 feet; thence South 80°20'58" West 296.83 feet; thence South 53°42'04" West 262.34 feet; thence South 17°06'35" West 47.38 feet to a point on a non-tangent 233.00 foot radius curve to the left; thence along the arc of said 233.00 foot radius curve 61.17 feet (chord bears North 87°59'04" West 61.00 feet) to the arc of an 18.00 foot radius curve to the right; thence along the arc of said 18.00 foot radius curve 24.81 feet (chord bears North 56°01'05" West 22.89 feet); thence North 16°31'50" West 75.34 feet to the arc of a 170 foot radius curve to the right; thence along the arc of said 170.00 foot radius curve 28.00 feet (chord bears North 11°48'45" West 27.97 feet); thence North 07°00'26" West 113.13 feet to the arc of a 584.92 foot radius curve to the left; thence along the arc of said 584.92 foot radius curve 22.28 feet (chord bears North 19°21'58" West 218.98 feet); thence South 67°29'15" West 68.87 feet; thence North 22°30'45" West 19.79 feet to the arc of a 615.00 foot radius curve to the right; thence along the arc of said 615.00 foot radius curve 168.63 feet (chord bears North 14°41'30" West 168.10 feet); thence South 86°51'15" West 315.47 feet to the Westerly section line of said Section 19; thence along the said Westerly section line North 00°07'04" West 1,295.63 feet to the point of beginning.

00-0007-2483