

WHEN RECORDED MAIL TO:

Findlay Holdings, LLC
1094 East 13800 South
Draper, Utah 84020

10088378
5/3/2007 5:00:00 PM \$16.00
Book - 9459 Pg - 7324-7327
Gary W. Ott
Recorder, Salt Lake County, UT
TALON GROUP
BY: eCASH, DEPUTY - EF 4 P.

Ref file 287368vw

SPACE ABOVE THIS LINE
RECORDER'S USE
A PORTION OF PARCEL ID
#28-09-226-035
~~#28-09-226-032~~

MEMORANDUM OF GROUND LEASE

This is a Memorandum of Ground Lease by and between MAGNA INVESTMENT & DEVELOPMENT, LTD., a Utah limited partnership, hereinafter called "LANDLORD", and FINDLAY HOLDINGS, LLC, a Utah limited liability company, hereinafter called "TENANT" upon the following terms:

1. Date of Lease: January 31, 2007
2. Description of Premises: See Exhibit "A" attached hereto.
3. Date of Commencement: The initial term of this Ground Lease ("Initial Term") shall commence on the earlier to occur of (i) one hundred fifty (150) days after Tenant has obtained all required permits, or (ii) the date Tenant opens for business (the actual date of commencement shall hereinafter be referred to as the "Commencement Date").
4. Term: Twenty (20) years after Commencement Date.
5. Extension Option(s): Three (3) 5-year extension options.

This Memorandum of Ground Lease is a short form for recording puposes only, and is not a complete summary of the Lease. In the event of any inconsistency between the terms of the Lease and the terms of the Memorandum, the terms of the Lese shall prevail..

In WITNESS WHEREOF the parties have executed this Memorandum of Ground Lease as of the dates set forth in their respective acknowledgments.

Talon Group # 287368

(SEAL)

Witness:

Alan Marshall

LANDLORD:

MAGNA INVESTMENT & DEVELOPMENT,
LTD., a Utah limited partnership

By: Allied Services Inc., a Utah Corporation,
its general partner

Printed Name: *Thalia P. Smart*

Title: THALIA P. SMART
EXECUTIVE VICE PRESIDENT

(SEAL)

Witness:

Michelle Form

TENANT:

FINDLAY HOLDINGS, LLC, a Utah limited
liability company

By: *Brad R Findlay*

Printed Name: Brad R Findlay

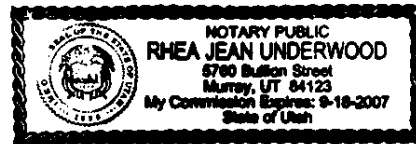
Title: President

STATE OF UTAH }
COUNTY OF Salt Lake } SS.

On 4/10/07 before me, Rhea Jean Underwood, personally appeared Thalia P. Smart, as Executive Vice President of Allied Services, Inc., a Utah Corporation, General Partner of MAGNA INVESTMENT & DEVELOPMENT, LTD., a Utah limited partnership, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his /her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Rhea Jean Underwood



STATE OF UTAH }
COUNTY OF Salt Lake } SS.

On 4/10/07 before me, Rhea Jean Underwood, personally appeared Brad R. Findlay, as President of Findlay Holdings, LLC, a Utah limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Rhea Jean Underwood

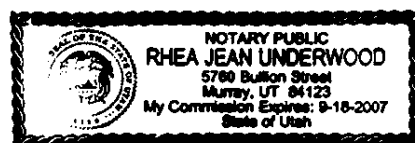


Exhibit "A"

A part of the Northeast Quarter of Section 9, Township 3 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point which is 582.62 feet South 0°08'12" West along the East line of said Quarter Section and 478.62 feet West from the Northeast Corner of said Quarter Section; running thence South 0°54'52" East 141.16 feet; thence Southeasterly along the arc of a 69.99 foot radius curve to the left a distance of 25.94 feet (central angle equals 21°14'07" and long chord bears South 20°33'18" East 25.79 feet); thence South 57°38'04" West 61.04 feet; thence South 89°58'14" West 77.35 feet; thence North 158.76 feet; thence North 88°23'15" East 7.88 feet; thence Northeasterly along the arc of a 46.08 foot radius curve to the left a distance of 21.68 feet (central angle equals 26°57'22" and long chord bears North 61°04'08" East 21.48 feet); thence Northeasterly along the arc of a 77.07 foot radius curve to the left a distance of 19.95 feet (central angle equals 14°49'54" and long chord bears North 31°13'48" East 19.90 feet); thence Northeasterly along the arc of a 25.54 foot radius curve to the left a distance of 11.80 feet (central angle equals 26°28'30" and long chord bears North 5°41'17" East 11.70 feet); thence South 89°59'38" East 79.45 feet to the point of beginning.

(Said tract of land being a part of Lot 1, LITTLE COTTONWOOD CENTER SUBDIVISION, recorded December 12, 2006, as Entry No. 9937456 of Official Records.)