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9/4/2008 4:14:00 PM \$17.00
Book - 9640 Pg - 4060-4063
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

After recording, return to:

David F. Klomp
DURHAM JONES & PINEGAR
111 East Broadway, Suite 900
Salt Lake City, Utah 84111
Tax Parcel ID No.: A portion of ~~27-13-227-013-4001~~

CITR# 34002-CA

~~27-13-227-013-4002~~

MEMORANDUM OF LEASE

This is a Memorandum of that certain Ground Lease dated August 18, 2008, (the "Lease") wherein Macerich South Towne Limited Partnership, a California limited partnership ("Landlord"), demised and leased, and does hereby demise and lease, to Blue Canary Holdings 397253R, LLC, a Utah limited liability company ("Tenant"), the premises described on Exhibit "A" for a term of thirty (30) Lease Years, with two (2) five (5) year options to extend, all as more fully set forth in the Lease, which is incorporated herein in its entirety.

The addresses of Landlord and Tenant are as follows:

Landlord:

Macerich South Towne Limited Partnership
Management Office
10450 South State Street
Sandy, Utah 84070
Attention: Center Manager

Tenant:

Blue Canary Holdings 397253R, LLC
560 South 300 East
Salt Lake City, Utah 84111


IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Lease on the 27th day of August, 2008.

LANDLORD:

MACERICH SOUTH TOWNE LIMITED PARTNERSHIP,

a California limited partnership

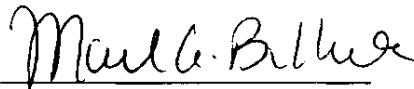
By: MACERICH SOUTH TOWNE GP
CORP.,
a Delaware corporation,
Its general partner

By: 
Name: Dana K. Anderson
Its: Vice Chairman

TENANT:

BLUE CANARY HOLDINGS 397253R, LLC,
a Utah limited liability company

By: FIRST AMERICAN EXCHANGE
COMPANY, LLC,
a Delaware limited liability company
Its Manager

By: 
Mark A. Bullock
Its Exchange Counsel

STATE OF _____)
: ss.
County of _____)

On _____, before me _____, a Notary Public in and for said state, personally appeared _____, the _____ of _____ South Towne GP Corp., a Delaware corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed within the instrument and acknowledged to me that he executed the same in his/her authorized capacities, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

SEE ATTACHED

WITNESS my hand and official seal.

Notary Public in and for said State
Residing at: _____

My Commission Expires:

[seal]

STATE OF UTAH)
: ss.
County of Salt Lake)

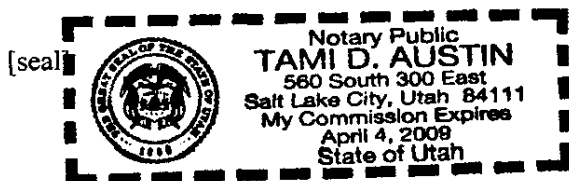
On August 22, 2008, before me, Tami D Austin, a Notary Public in and for said state, personally appeared Mark A. Bullock, the Exchange Counsel for First American Exchange Company, LLC, a Delaware limited liability company, acting in its capacity as the Manager of Blue Canary Holdings 397253R, LLC, a Utah limited liability company, who is personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed within the instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signatures on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Tami D Austin

Notary Public in and for said State
Residing at: SLC, UT

My Commission Expires:
04.04.09



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles }

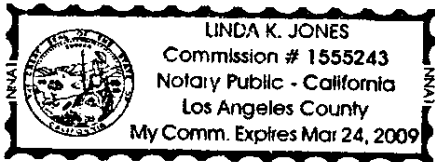
On Aug. 27, 2008 before me, Linda K. Jones, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Dana K. Anderson ---
Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal Above

Signature Linda K. Jones
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Memorandum of Lease - Blue Canary Holdings, South Towne

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

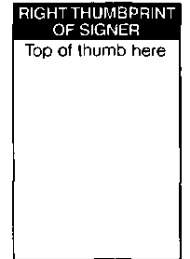
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

EXHIBIT "A"

Legal Description of the Demised Premises

A parcel of land located in the Northwest quarter of Section 18, Township 3 South, Range 1 East and the Northeast quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah more particularly described as follows:

Beginning at a point on the East line of Section 13, said point being South 00°54'30" West 1100.10 feet from the Northeast Corner of said Section 13 and running thence South 89°59'00" East 21.65 feet; thence South 00°01'00" West 143.42 feet; thence North 89°59'00" West 57.18 feet; thence South 00°01'00" West 12.00 feet; thence North 89°59'00" West 45.00 feet; thence North 00°01'00" East 12.00 feet; thence North 89°59'00" West 74.16 feet; thence North 00°01'00" East 143.42 feet; thence South 89°59'00" East 154.69 feet to the East line of said Section 13 and to the POINT OF BEGINNING. Containing 0.593 acres (25,831 square feet), more or less.

Basis of bearing being the East line of the Northeast Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base & Meridian, which has a bearing of South 00°54'30" West.