

AFTER RECORDING RETURN TO:)
)
 James Silhasek, Esq.)
 Halle Properties, L.L.C.)
 20225 North Scottsdale Road)
 Scottsdale, Arizona 85255)

10527854
 9/25/2008 10:35:00 AM \$16.00
 Book - 9645 Pg - 5907-5910
 Gary W. Ott
 Recorder, Salt Lake County, UT
 FOUNDERS TITLE
 BY: eCASH, DEPUTY - EF 4 P.

Assessor's Parcel Number 28-09-226-053

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum") made this 11 day of September, 2008, by and between MAGNA INVESTMENT & DEVELOPMENT, LTD., a Utah limited partnership ("Landlord"), and HALLE PROPERTIES, L.L.C., an Arizona limited liability company ("Tenant").

WITNESSETH:

1. Landlord and Tenant have entered into a certain ground lease dated as of April 20, 2007 (the "Lease"), as amended, pursuant to which Landlord has leased to Tenant certain real property (the "Premises") situated in the City of Sandy, County of Salt Lake, State of Utah, as more particularly described in Exhibit "A" attached hereto and made a part hereof.

2. The addresses of the parties to the Lease are as follows:

- (a) Landlord: Magna Investment & Development, Ltd.
 36 East 3750 South
 P.O. Box 65827
 Salt Lake City, UT 84115-0827
- (b) Tenant: Halle Properties, L.L.C.
 Attn: Real Estate Department
 20225 North Scottsdale Road
 Scottsdale, AZ 85255

3. The Term of the Lease commenced on July 14, 2008, and expires on July 13, 2023.

4. Tenant has the right to extend the Term of the Lease for five (5) additional periods of five (5) years each as more particularly set forth in the Lease.

5. This Memorandum is not a complete summary of the Lease, nor shall any provisions of this Memorandum be used in interpreting the provisions of


the Lease. In the event of any conflict between this Memorandum and the Lease, the Lease shall control.

6. This Memorandum is being executed and delivered for recording in the Office of the County Recorder of Salt Lake County, Utah.

IN WITNESS WHEREOF, this Memorandum has been executed and delivered as a sealed instrument by the parties hereto on the day, month and year first above written.

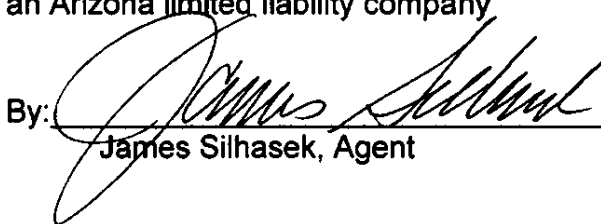
LANDLORD:

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

By: 
Print Name: THALIA P. SMART
Its: EXECUTIVE VICE PRESIDENT

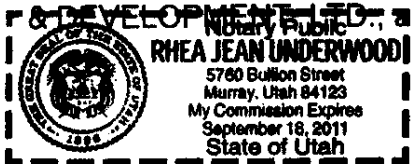
TENANT:

HALLE PROPERTIES, L.L.C.,
an Arizona limited liability company

By: 
 James Silhasek, Agent

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On September 11, 2008, before me, the undersigned Notary Public, appeared Thalia P. Smart, personally known to me and proved to me on the basis of satisfactory evidence to be the person who executed the within instrument on behalf of MAGNA INVESTMENT & DEVELOPMENT, LTD., a Utah limited partnership.



Rhea Jean Underwood
Notary Public

My commission expires: 9/18/11

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On September 9, 2008, before me, the undersigned Notary Public, appeared James Silhasek, personally known to me and proved to me on the basis of satisfactory evidence to be the person who executed the within instrument on behalf of HALLE PROPERTIES, L.L.C., an Arizona limited liability company, for and on behalf of the company.

Stephanie Helfman
Notary Public

My commission expires: 2/19/2010



EXHIBIT A

AUG-04-2006 FRI 11:00 AM GREAT BASIN ENGINEERING

FAX NO. 801-3927544

P. 04



GREAT BASIN ENGINEERING - NORTH

P.O. Box 150048 • Ogden, Utah 84415

(801) 394-4515 • (801) 521-0222 • Fax (801) 392-7544

August 2, 2006

LITTLE COTTONWOOD CENTER

DISCOUNT TIRE STORE-LEASE PARCEL

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 30.00 feet perpendicularly distant Northwesterly from the West right
of way line of 2000 East Street, which is 757.79 feet South 0°08'12" West along the East line of
said Quarter Section and 234.64 feet West from the Northeast corner of said Quarter Section;
running thence North 75°43'10" West 110.24 feet; thence North 83°11'46" West 83.14 feet;
thence South 57°38'04" West 50.76 feet; thence Northwesterly along the arc of a 69.99 foot
radius curve to the right a distance of 25.94 feet (Central Angle equals 21°14'07" and Long
Chord bears North 20°33'18" West 25.79 feet); thence North 0°54'52" West 141.16 feet; thence
South 89°59'38" East 199.78 feet; thence Southeasterly along the arc of a 59.50 foot radius
curve to the right a distance of 31.43 feet (Central Angle equals 30°15'45" and Long Chord
bears South 74°51'45" East 31.06 feet) to a point of tangency; thence South 59°43'53" East
113.32 feet to a point 30.00 feet perpendicularly distant Northwesterly from said West right of
way line; thence Southwesterly along the arc of a 731.78 foot radius curve to the right a
distance of 77.87 feet (Central Angle equals 6°05'49" and Long Chord bears
South 36°04'43" West 77.84 feet) to a point of tangency and South 39°07'38" West 60.60 feet
along a line being parallel to and 30.00 feet perpendicularly distant Northwesterly from said
West right of way line to the point of beginning.

Tax Parcel No: 28-09-226-053

Contains 43,755 sq. ft.

or 1.004 Acres