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5/10/2013 10:58:00 AM \$37.00
Book - 10136 Pg - 9819-9831
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 13 P.

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

First American Title Insurance Co.
801 Nicollet Mall, Suite 1900
Minneapolis, MN 55402
NCS 578628 MPLS ()

Attn: Zachary Crosby *ZMC*

NCS-578628-MPLS

(Above Space for Recorder's Use Only)

Memorandum of Lease

This Memorandum of Lease (this "Memorandum") is made as of April 30, 2013 by and between Wells Fargo Bank, N.A., as Trustee of the Crystal Joy Craig Trust, Wells Fargo Bank, N.A., as Trustee of the Carol Susan Craig Trust, Georgia Elaine Carlson, an individual, Carol Woodruff, an individual, Blake Woodruff, an individual, Colin Edwin Carlson, an individual, and Nicholas George Carlson, an individual (collectively, "**Landlords**"), and 1659 West North Temple, LLC, a Utah limited liability company ("**Tenant**"). Landlords and Tenant are sometimes referred to individually herein as a "Party" or collectively as the "Parties."

R E C I T A L S .

A. Concurrently herewith Landlords and Tenant have entered into that certain unrecorded Land Lease (the "Lease") pursuant to which Landlords have agreed to lease to Tenants, on the terms and conditions set forth in the Lease, that certain real property located in the City of Salt Lake City, Salt Lake County, State of Utah, commonly known as 1659 West North Temple, Salt Lake City, Utah, and more particularly described on Exhibit A attached hereto (the "Property").

B. Landlords and Tenant desire to execute this Memorandum and cause the same to be recorded in the Official Records of Salt Lake County, Utah for the purpose of providing prospective purchasers of the Property and other interested third parties with notice of the Lease.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlords and Tenant hereby acknowledge and agree as follows:

1. The purpose of this Memorandum is to give notice of the existence of the Lease. To the extent that any provision of this Memorandum conflicts with any provision of the Lease, the Lease shall control.

2. The Lease has an initial term of ten years, commencing as of the date hereof, subject to the terms and conditions set forth in the Lease.

3. The Lease provides that Tenant shall have Six (6) successive options to extend the term of the Lease for ten (10) years each, on the terms and conditions set forth in the Lease.

4. The Lease provides that, prior to selling the Property to any third party, Landlords must give Tenant the opportunity to purchase the Property, as specified in the Lease.

5. Any person taking title to or acquiring any interest in the Property shall be deemed to have notice of the Lease.

6. This Memorandum may be executed in counterparts, each of which shall be deemed to be an original and all of which taken together shall constitute one and the same Memorandum.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the date first above written.

TENANT:

1659 WEST NORTH TEMPLE, LLC, a
Utah limited liability company

By: APAM HOLDINGS, LLC, a
California limited liability
company

As: The Managing Member

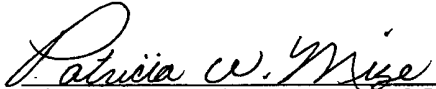
By: Kevin R. Brooks
Kevin R. Brooks
President

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

On April 30, 2013, before me, PATRICIA W. MIZE,
Notary Public, personally appeared Kevin R. Brooks, who 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/she executed the same in his/her authorized capacity,
and that by his/her signature on the instrument, the person or
the entities upon behalf of which the person 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.


Signature of Notary Public



LANDLORDS:

WELLS FARGO BANK, N.A., Trustee
of the Crystal Joy Craig Trust

By: *Todd Fuller* *Asst. Vice President*

WELLS FARGO BANK, N.A., Trustee
of the Carol Susan Craig Trust

By: *Todd Fuller* *Asst. Vice President*

GEORGIA ELAINE CARLSON

CAROL WOODRUFF

BLAKE WOODRUFF

COLIN EDWIN CARLSON

NICHOLAS GEORGE CARLSON

LANDLORDS:

WELLS FARGO BANK, N.A., Trustee
of the Crystal Joy Craig Trust

By: [Signature] / Ass. Vice Pres

WELLS FARGO BANK, N.A., Trustee
of the Carol Susan Craig Trust

By: [Signature] / Ass. Vice Pres

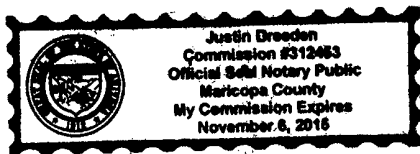
X [Signature] / No 05/02/13
GEORGIA ELAINE CARLSON

CAROL WOODRUFF

BLAKE WOODRUFF

X [Signature] / No 05/02/13
COLIN EDWIN CARLSON

X [Signature] / No 05/02/13
NICHOLAS GEORGE CARLSON



STATE OF ARIZONA
COUNTY OF MARICOPA
COMMISSION EXPIRES 11/06/15

[Signature]
05/02/13

LANDLORDS:

WELLS FARGO BANK, N.A., Trustee
of the Crystal Joy Craig Trust

By: *Jedd Fuller* / Ass. Vice Pres

WELLS FARGO BANK, N.A., Trustee
of the Carol Susan Craig Trust

By: *Jedd Fuller* / Ass. Vice Pres

GEORGIA ELAINE CARLSON

X *Carol Woodruff*

CAROL WOODRUFF

BLAKE WOODRUFF

COLIN EDWIN CARLSON

NICHOLAS GEORGE CARLSON

LANDLORDS:

WELLS FARGO BANK, N.A., Trustee
of the Crystal Joy Craig Trust


By:  Ass. Vice Pres

WELLS FARGO BANK, N.A., Trustee
of the Carol Susan Craig Trust

By:  Ass. Vice Pres

GEORGIA ELAINE CARLSON

CAROL WOODRUFF

X 

BLAKE WOODRUFF

COLIN EDWIN CARLSON

NICHOLAS GEORGE CARLSON

Acknowledgment Certificate

State of Utah)

§

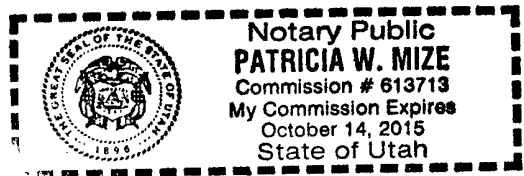
County of SALT LAKE)

On this 7th day of May, in the year 2013, before me PATRICIA W. MIZE
DAY MONTH YEAR NOTARY PUBLIC NAME

a notary public, personally appeared TODD FULLER
NAME OF DOCUMENT SIGNER

proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

Patricia W. Mize
NOTARY PUBLIC



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Acknowledgment Certificate

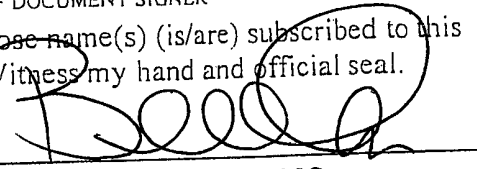
State of Florida)

§

County of Pinellas)

On this 3rd day of May, in the year 2013, before me Brandon Stracener
DAY MONTH YEAR NOTARY PUBLIC NAME
a notary public, personally appeared Carol C. Woodruff
NAME OF DOCUMENT SIGNER

proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. (Witness my hand and official seal.)



NOTARY PUBLIC



BRANDON STRACENER
MY COMMISSION # EE 848754
EXPIRES: March 2, 2017
Bonded Thru Budget Notary Services

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

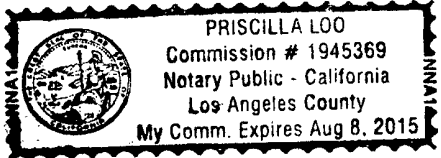
State of California

County of Los Angeles }

On May 2, 2013 before me, Priscilla Loo, Notary Public
Date) Here Insert Name and Title of the Officer

personally appeared Blakely Woodruff
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.

Signature: [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

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 (+ Exhibit A)

Document Date: APRIL 30, 2013 Number of Pages: 5

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: [Handwritten Signature]

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here



Signer Is Representing: _____

Signer's Name: _____

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here



Signer Is Representing: _____

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

(to be attached)

Exhibit A
Legal Description

Real property in the City of Salt Lake City, County of Salt Lake, State of Utah, described as follows:

PARCEL 1:

BEGINNING AT A POINT 33.5 FEET NORTH OF THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 476.5 FEET; THENCE EAST 150 FEET; THENCE NORTH 150 FEET; THENCE EAST 249.25 FEET; THENCE SOUTH 250 FEET; THENCE EAST 100 FEET; THENCE SOUTH 376.5 FEET; THENCE WEST 499.25 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM, A PARCEL OF LAND AS CONVEYED BY THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED JUNE 14, 2002, AND ENTRY NO. 8265327, IN BOOK 8609 AT PAGE 4687, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF REDWOOD ROAD, SAID POINT BEING NORTH 00° 04' 28" EAST 33.50 FEET AND NORTH 89° 56' 26" EAST 18.21 FEET AND NORTH 1° 08' 10" WEST 476.58 FEET (476.60 FEET MEASURED) FROM THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 1 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 1° 08' 10" WEST ALONG THE EAST RIGHT OF WAY LINE OF REDWOOD ROAD 150.03 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF NORTH TEMPLE STREET; THENCE NORTH 89° 56' 26" EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF NORTH TEMPLE STREET 180.42 FEET; THENCE SOUTH 0° 03' 08" EAST 150.00 FEET; THENCE SOUTH 89° 56' 26" WEST 177.58 FEET TO THE POINT OF BEGINNING.

APN: 08-34-453-011-0000

PARCEL 1A:

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT A POINT ON THE SOUTH SIDE OF NORTH TEMPLE STREET 499.25 FEET EAST AND 660 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE EAST 20 FEET; THENCE SOUTH 250 FEET; THENCE WEST 20 FEET; THENCE NORTH 250 FEET TO THE PLACE OF COMMENCEMENT.

AT THE SAME IS AN APPURTENANCE TO THAT PORTION OF PARCEL 1 LYING WITHIN THE FOLLOWING DESCRIBED:

COMMENCING AT THE POINT ON THE SOUTH SIDE OF NORTH TEMPLE STREET 499.25 FEET EAST AND 660 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 100 FEET ALONG THE SOUTH SIDE OF NORTH TEMPLE STREET; THENCE SOUTH 250 FEET; THENCE EAST 100 FEET; THENCE NORTH 250 FEET TO THE PLACE OF COMMENCEMENT.