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Salt Lake City, Utah 84111

F-73125

SUPPLEMENT TO
MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF RENTS
(*DABC Store - Holladay*)

Dated as of April 1, 2015

From

UTAH STATE BUILDING OWNERSHIP AUTHORITY
(Mortgagor)

To

WELLS FARGO BANK, N.A., as Trustee
(Mortgagee)

FIXTURE FILING NOTICE: THIS MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF RENTS IS INTENDED TO CONSTITUTE A FINANCING STATEMENT FILED AS A FIXTURE FILING PURSUANT TO SECTION 70A-9a-502 AND COVERS GOODS THAT ARE OR ARE TO BECOME FIXTURES RELATED TO THE REAL ESTATE DESCRIBED HEREIN, AFTER-ACQUIRED PROPERTY AND PROCEEDS.

SUPPLEMENT TO
MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF RENTS

This Supplement to Mortgage, Security Agreement and Assignment of Rents, dated as of April 1, 2015 by and between the UTAH STATE BUILDING OWNERSHIP AUTHORITY (the "Mortgagor"), a body politic and corporate of the State of Utah, whose mailing address is c/o Division of Facilities Construction and Management, 4110 State Office Building, Salt Lake City, Utah 84114, and WELLS FARGO BANK, N.A., a national banking association (the "Mortgagee"), whose mailing address is 1740 Broadway, Denver, Colorado, 80274, Attn: Corporate Trust Department, as Trustee under that certain Indenture of Trust, Assignment of State Facilities Master Lease Agreement and Security Agreement, dated as of September 1, 1994, as supplemented and amended (the "Indenture"), by and between the Mortgagor and the Mortgagee, is supplemental to the Mortgage, Security Agreement and Assignment of Rents dated as of July 1, 2007, by and between the Mortgagor and Mortgagee, recorded on April 14, 2008, as entry no. 10399458, in the records of Salt Lake County, Utah (the "Original Mortgage").

WITNESSETH:

WHEREAS, the Original Mortgage was executed and delivered in connection with the issuance of certain bonds of the Mortgagor (the "Original Bonds"); and

WHEREAS, certain of the Original Bonds are being refinanced by the issuance by the Authority of its \$30,015,000 Utah State Building Ownership Authority Lease Revenue Refunding Bonds (State Facilities Master Lease Program), Series 2015 (the "Refunding Bonds"); and

WHEREAS, the Original Mortgage provides that it also secures Additional Bonds issued under the Indenture and the Refunding Bonds are being issued as Additional Bonds.

NOW THEREFORE, the Authority and the Trustee agree as follows:

1. The Original Mortgage shall secure the payment of the principal and interest on the Refunding Bonds in the amount of \$30,015,000, which are payable as to principal on the dates and in the amounts as follows:

<u>Maturity Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
2016	\$ 805,000	3.00%
2017	350,000	3.00
2018	1,095,000	4.00
2019	705,000	4.00
2020	1,910,000	5.00
2021	2,020,000	5.00
2022	2,115,000	5.00
2023	2,220,000	5.00
2024	2,875,000	5.00
2025	3,005,000	5.00
2026	3,150,000	5.00
2027	3,325,000	5.00
2028	2,855,000	5.00
2029	1,775,000	3.00
2030	1,810,000	3.00

2. In all other respects, the Original Mortgage shall continue in full force and effect.

3. This Supplement to Mortgage, Security Agreement and Assignment of Rents may be executed, acknowledged and delivered in any number of counterparts, each of such counterparts constituting an original but all together only one instrument.

DATED as of the day and year first above written.



MORTGAGOR:

UTAH STATE BUILDING OWNERSHIP
AUTHORITY

Chair

ATTEST:

Secretary

MORTGAGEE:

WELLS FARGO BANK, N.A., as Trustee

[SEAL]

By: _____
Vice President

ATTEST:

Vice President

DATED as of the day and year first above written.

MORTGAGOR:

UTAH STATE BUILDING OWNERSHIP
AUTHORITY

[SEAL]

Chair

ATTEST:

Secretary



[SEAL]
ATTEST:

Evelyn. [Signature]

Vice President

MORTGAGEE:

WELLS FARGO BANK, N.A., as Trustee

By: *[Signature]*

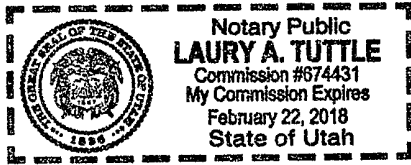
Vice President

ACKNOWLEDGMENTS

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

On April 23, 2015, the foregoing Supplement to Mortgage, Security Agreement and Assignment of Rents was acknowledged before me by Spencer J. Cox, the Chair of the Utah State Building Ownership Authority.

(SEAL)



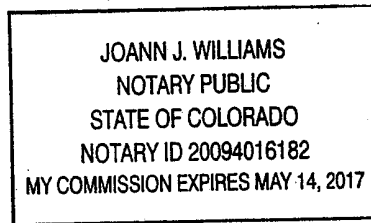
Laury A. Tuttle

NOTARY PUBLIC

STATE OF COLORADO)
 : ss.
COUNTY OF DENVER)

On April 29, 2015, the foregoing Supplement to Mortgage, Security Agreement and Assignment of Rents was acknowledged before me by Marybeth K. Jones and Ethel M. Vick, both Vice Presidents of Wells Fargo Bank, N.A.

(SEAL)

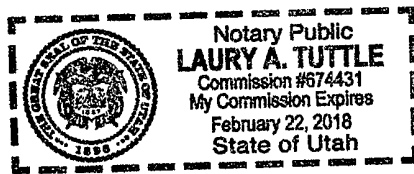


Joann J. Williams
NOTARY PUBLIC

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

On April 27, 2015, the foregoing Supplement to Mortgage, Security Agreement and Assignment of Rents was acknowledged before me by Richard K. Ellis, the Secretary of the Utah State Building Ownership Authority.

(SEAL)



A handwritten signature in cursive script, appearing to read 'Laury A. Tuttle', written over a horizontal line.

NOTARY PUBLIC

EXHIBIT A

LEGAL DESCRIPTION

Description of the land located in Salt Lake County, Utah, to wit:

Beginning at a point on the South line of the Murray-Holladay Road (4800 South Street), said point being East 904.76 feet and South 708.16 feet from the North quarter corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point also being North 89°12'30" West 305.46 feet and South 01°46'30" West 40.94 feet from the Salt Lake County Surveyor's Monument in the intersection of Highland Drive and said Murray-Holladay Road, and running thence along said South line of the Murray-Holladay Road the following: South 79°12'30" East 69.52 feet and South 89°12'30" East 179.66 feet to the West line of old alignment of Highland Circle; thence along said West line South 28°59'00" West 293.93 feet to the North line of new alignment of Highland Circle and a point on the arc of a 105.00 foot radius curve to the left (chord bears North 49°11'41" West 43.10 feet); thence along said North line of Highland Circle the following: Northwesterly along the arc of said curve 43.41 feet; thence North 61°02'15" West 65.79 feet to a point on the arc of a 160.00 foot radius curve to the right (chord bears North 56°25'06" West 25.77 feet); thence Northwesterly along the arc of said curve 25.80 feet; thence North 01°46'30" East 198.43 feet to the point of Beginning.

Tax Parcel ID# 22-09-206-015