

WHEN RECORDED RETURN TO:  
CKQ LEHI 1, L.L.C.  
3072 EAST 750 NORTH  
ST. GEORGE, UTAH 84790  
ATTENTION: CONNER ATKIN

Parcel #: 54-426-0002

SPACE ABOVE FOR RECORDER'S USE

### MEMORANDUM OF LEASE

This Memorandum of Lease ("Memorandum") is entered into on this 27<sup>th</sup> day of February, 2023, by and between GPBH1, L.C., a Utah limited liability company, having a mailing address at 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111 (hereinafter referred to as "Landlord") and CKQ Lehi 1, L.L.C., a Utah limited liability company, having a mailing address of 3072 East 750 North, St. George, Utah 84790 (hereinafter referred to as "Tenant").

Landlord and Tenant hereby acknowledge the following:

1. On February 13, 2023, Tagg N Go Express Car Wash LLC ("Tagg N Go") and Tenant entered into an Assignment of Ground Lease whereby Tagg N Go assigned to Tenant all of its right, title and interest, as tenant, in, to, and under that certain Ground Lease Agreement entered into by and between Landlord and Tagg N Go on January 12, 2022 (as amended to date, the "Ground Lease") pertaining to the real property described on Exhibit A attached hereto and incorporated herein by this reference (the "Premises").

2. The initial term of the Ground Lease is twenty (20) years commencing January 12, 2022 (the "Commencement Date"), plus the partial calendar month occurring between the Commencement Date and February 1, 2022, and may be extended for up to four (4) additional consecutive periods of five (5) years each (each such period, an "Extension Term"), all on the terms and conditions in the Ground Lease, unless Tenant gives written notice to Landlord of Tenant's intent not to have the term of the Ground Lease so extended at least nine (9) months prior to the expiration of the Initial Term or the applicable Extension Term.

3. Tenant is authorized to use the Premises for the operation of a car wash, car dryer, and vacuums, branded as a Tagg N Go Car Wash, together with related office administration, and the incidental sales of beverages, snacks, and general merchandise now or hereafter offered for sale in similar car washes, and the operation of solar facilities on the roof of the building to be constructed by Tenant on the Premises.

4. Tenant is entitled to certain exclusive use rights pursuant to Section 20 of the Ground Lease.

5. Tenant has the right of first refusal to purchase the Premises pursuant to Section 21 of the Ground Lease.

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

7. This Memorandum may be executed in any number of counterparts, each of which shall be an original but all of which together shall constitute one and the same instrument.


[Signature page follows]

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

**LANDLORD:**

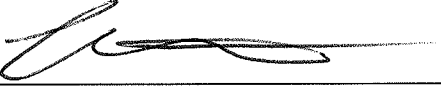
GBPH1, L.C.,  
a Utah limited liability company

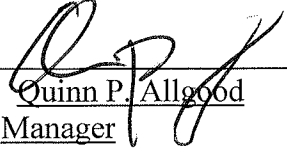
By: Gardner-Plumb, L.C.,  
a Utah limited liability company  
Its: Manager

By:   
Name: Christian Gardner Christian Gardner  
Title: manager

**TENANT:**

CKQ Lehi 1, L.L.C.,  
a Utah limited liability company

By:   
Name: Conner B. Atkin  
Title: Manager

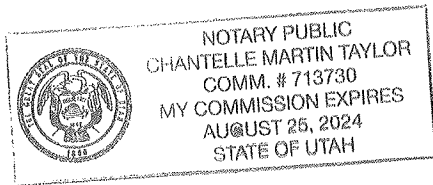
By:   
Name: Quinn P. Allgood  
Title: Manager

**LANDLORD ACKNOWLEDGEMENT**

STATE OF UTAH )  
 ) SS.  
COUNTY OF Salt Lake )

This instrument was acknowledged before me on February 27, 2023 by Christian Gardner as manager of Gardner-Plumb, L.C., the manager of GPBH1, L.C.

Chantelle Martin Taylor  
Notary Public  
My Commission Expires: 08-25-2024



**TENANT ACKNOWLEDGEMENT**

STATE OF UTAH )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on 1/28/2023, 2023 by

Conner B. Atkin & Quinn P. Allgood as managers of CKQ Lehi 1, L.L.C.



*[Handwritten Signature]*

Notary Public

My Commission Expires: 9/18/2023

Order No. 226669  
Tax I.D. No. 54:426:0002

**EXHIBIT "A"**

Parcel 1 : Lot 2, View 21 East Subdivision Plat, a Commercial Development according to the Official Plat of Record, Utah County, State of Utah.

Parcel 1A: Subject to and together with the right of access over and across adjoining Parcels as set forth on the Official Plat of record, Utah County Utah, as Entry No 49294-2022, and Declaration of Access Easement of record at Entry No. 55256-2018, now known as 1940 North, an undedicated Street.

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