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ADAM GARDINER  
RECORDER, SALT LAKE COUNTY, UTAH  
RYAN D BJRKE  
215 S STATE ST STE 800  
SLC UT 84111  
BY: DCP, DEPUTY - WI 9 P.

When Recorded Please Return to:

Ryan D. Bjerke  
Chapman and Cutler LLP  
215 South State Street, Suite 800  
Salt Lake City, Utah 84111

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SUPPLEMENT TO  
LEASEHOLD MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF RENTS  
(U of U 2009 D/E Facilities)

Dated as of December 1, 2017

From

UTAH STATE BUILDING OWNERSHIP AUTHORITY  
(Mortgagor)

To

WELLS FARGO BANK, N.A., as successor 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  
LEASEHOLD MORTGAGE, SECURITY AGREEMENT  
AND ASSIGNMENT OF RENTS**

This Supplement to Leasehold Mortgage, Security Agreement and Assignment of Rents, dated as of December 1, 2017 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 successor 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 Leasehold Mortgage, Security Agreement and Assignment of Rents dated as of September 1, 2009, by and between the Mortgagor and Mortgagee, recorded on September 10, 2009, as entry no. 10794837, Book 9762, Pages 955-987 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*");

WHEREAS, certain of the Original Bonds are being refinanced by the issuance by the Authority of its \$25,910,000 Utah State Building Ownership Authority Lease Cross-Over Revenue Refunding Bonds (State Facilities Master Lease Program), Series 2017 (the "*Refunding Bonds*");

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. In addition to the payment of the principal and interest on the outstanding Original Bonds, the Original Mortgage shall also secure the payment of the principal and interest on the Refunding Bonds in the amount of \$25,910,000, which are payable as to principal on the dates and in the amounts as follows:

MATURITY DATE (MAY 15)	PRINCIPAL AMOUNT	INTEREST RATE
2020	\$4,805,000	5.00%
2021	5,120,000	5.00
2022	5,460,000	5.00
2023	5,085,000	5.00
2024	5,440,000	5.00

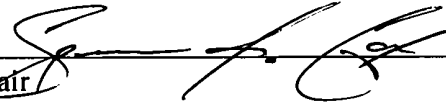
2. In all other respects, the Original Mortgage shall continue in full force and effect.

*(Signature page follows.)*

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

By: \_\_\_\_\_  
Vice President

ATTEST:

\_\_\_\_\_  
Vice President

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

By:   
Vice President

ATTEST:

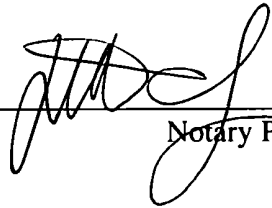
  
\_\_\_\_\_  
Vice President

**ACKNOWLEDGMENTS**

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

On December 21, 2017, the foregoing Supplement to Leasehold 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]

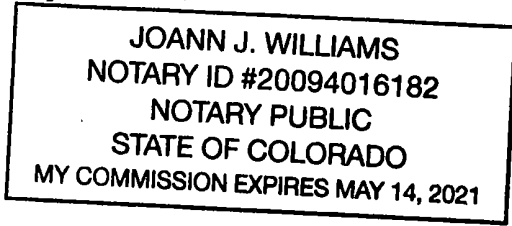
  
\_\_\_\_\_  
Notary Public

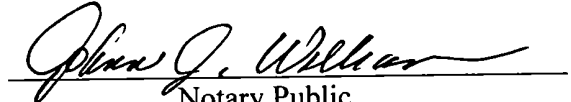


STATE OF COLORADO )  
 ) SS.  
COUNTY OF DENVER )

On December 22, 2017, the foregoing Supplement to Leasehold Mortgage, Security Agreement and Assignment of Rents was acknowledged before me by Marybeth K. Jones and Juliet Q. Ward, both Vice Presidents of Wells Fargo Bank, N.A.

[SEAL]



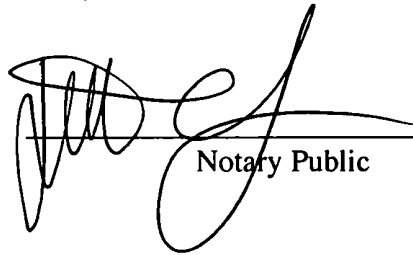
  
Notary Public

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

On December 14, 2017, the foregoing Supplement to Leasehold Mortgage, Security Agreement and Assignment of Rents was acknowledged before me by David C. Damschen, the Secretary of the Utah State Building Ownership Authority.

[SEAL]



  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**

**LEGAL DESCRIPTION**

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

Beginning at a point on the Phase 1 boundary (survey prepared by Mountain States Surveys, dated 11/19/96) being 4900.811 feet East and 1039.25 feet North and 11.092 feet North 51°36'20" East from the Northwest corner of Section 4, Township 1 South, Range 1 East, Salt Lake Base and Meridian (location from University Coordinate System), said point also being 253.721 feet East and 895.64 feet South and 11.092 feet North 51°36'20" East from the 2" steel pipe found marking the monument number U-101 as per the University of Utah Survey System (the basis of bearings being South 66°28'36" West 1717.21 feet measured between U-101 and U-64); and running thence North 38°24'04" West 709.79 feet; thence North 51°35'56" East 104.74 feet to an aluminum cap monument found marking the University of Utah Heritage Preserve boundary line (survey prepared by Knox & Associates, Inc., dated 3/08/01, U #8845), said point being South 59°06'27" East 715.46 feet measured from the brass cap monument set in concrete (USFS-1); thence North 54°43'07" East 140.98 feet along said boundary line to an aluminum cap monument; thence North 76°36'46" East 163.73 feet measured along said boundary line to an aluminum cap monument; thence South 75°16'17" East 164.31 feet measured along said boundary line to an aluminum cap monument; thence South 48°33'53" East 167.86 feet measured along said boundary line to an aluminum cap monument; thence South 31°00'26" East 233.58 feet along said boundary line; thence South 51°36'20" West 105.79 feet to the boundary line of said Phase 1; thence South 51°36'20" West 253.881 feet along said Phase boundary; thence South 38°23'40" East 104.637 feet along said Phase boundary; thence South 51°36'20" West 132.34 feet along said Phase 1 boundary to the point of beginning.

Parcel No. 15-14-276-036