

Prepared By/Return To:

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MNT 57894
SI-176-0001

DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND
FIXTURE FILING

by

B.H. PROVO LLC,
a California limited liability company,
as Trustor,

to

METRO NATIONAL TITLE,
a Utah corporation,
as Trustee,

in favor of

BANK OF AMERICA, N.A.,
a national banking association,
as Beneficiary

This document serves as a Fixture Filing under the Utah Uniform Commercial Code.

Trustor's Organizational Identification Number is 200626110032.

DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND
FIXTURE FILING

This DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING is made as of the 20th day of December, 2017, by B.H. PROVO LLC, a California limited liability company (herein referred to as "Trustor"), whose address is 11111 Santa Monica Boulevard, Suite 600, Los Angeles, California 90025, to METRO NATIONAL TITLE, a Utah corporation ("Initial Trustee"), whose mailing address is P.O. Box 2240, Brea, California 92822, for the benefit of BANK OF AMERICA, N.A., a national banking association ("Lender"), whose address is 333 So. Hope Street, 20th Floor, Los Angeles, California 90071.

Recitals

Trustor has requested that Lender make the Loan (as hereinafter defined) to Trustor. As a condition precedent to making the Loan, Lender has required that Trustor execute and deliver this Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing to Trustee for the benefit of Lender.

Grants and Agreements

Now, therefore, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by Trustor, and in order to induce Lender to make the Loan to Trustor, Trustor agrees as follows:

Article I

Definitions.

As used in this Deed of Trust, the terms defined in the Preamble hereto shall have the respective meanings specified therein, and the following additional terms shall have the meanings specified:

"300/400 Northeast Mortgage" means the mortgage, assignment of leases and rents, security agreement and fixture filing of even date herewith from BH Investments LLC, as Trustor, to Lender, as Beneficiary, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified.

"300/400 Northeast Property" means the real property situated at 300 & 400 Northeast Drive, Columbia, South Carolina, commonly known as 300/400 Northeast and more particularly described in the 300/400 Northeast Mortgage

"Accessories" means all fixtures, fittings, apparatus, equipment, systems, machinery, furniture, furnishings, appliances, inventory, goods, building and construction materials, supplies and other articles of personal property and replacements thereof, of every kind and character, tangible and intangible (including software embedded therein), now owned or hereafter acquired by Trustor, which are now or hereafter attached to, affixed to, placed upon or situated in, on or about the Land or Improvements, or used in or necessary to the complete and proper planning, development, use, occupancy or operation thereof, or acquired (whether delivered to the Land or stored elsewhere) for use or installation in or on the Land or Improvements, and all Additions to the foregoing, all of which are hereby declared to be permanent accessions to the Land.

"Accounts" means all accounts of Trustor, within the meaning of the Uniform Commercial Code of the State, derived from or arising out of the use, occupancy or enjoyment of the Property or for services rendered therein or thereon.

“Additions” means any and all alterations, additions, accessions and improvements to property, substitutions therefor, and renewals and replacements thereof.

“Aerofund Financial Plaza Mortgage” means the deed of trust, assignment of leases and rents, security agreement and fixture filing of even date herewith from B.H. Camino Del Rio, LLC, as Trustor, to Lender, as Beneficiary, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified.

“Aerofund Financial Plaza Property” means the real property situated at 4025 Camino Del Rio South, San Diego, California, commonly known as Aerofund Financial Plaza and more particularly described in the Aerofund Financial Plaza Mortgage.

“Affiliate” means, with respect to any Person, another Person that directly, or indirectly through one or more intermediaries, Controls or is Controlled by or is under common Control with the Person specified.

“Affiliated Borrower” or “Affiliated Borrowers” means one or more of B.H. 3640 Central Avenue, LLC, a California limited liability company, B.H. Camino Del Rio, LLC, a California limited liability company, B.H. Central, LLC, a California limited liability company, B.H. Enon Springs, LLC, a California limited liability company, B.H. Estate, LLC, a California limited liability company, B.H. Goethe Bicentennial, LLC, a California limited liability company, B.H. GTS, LLC, a Delaware limited liability company, BH Investments LLC, a California limited liability company, B.H. Islands Village, LLC, a Delaware limited liability company, B.H. Properties, LLC, a California limited liability company, B.H. River Crest, LLC, a Delaware limited liability company, B.H. Tres Puentes, LLC, a Delaware limited liability company, Foothill Properties, LLC, a California limited liability company, and any New Borrower (as defined in the Facility Agreement) individually or collectively as the context requires. Each Affiliated Borrower is an Affiliate of all of the other Affiliated Borrowers.

“Affiliated Borrower Environmental Agreement” or “Affiliated Borrower Environmental Agreements” means, individually or collectively as the context requires, the environmental indemnification and release agreements of even date herewith (or with respect to any New Borrower (as defined in the Facility Agreement), the date thereof) by and between each Affiliated Borrower and Lender pertaining to the Affiliated Borrower Property of such Affiliated Borrower, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified. Each Environmental Agreement is one of the Affiliated Borrower Loan Documents, but this Deed of Trust does not secure the obligations of the Affiliated Borrowers or Guarantor under their respective Affiliated Borrower Environmental Agreements.

“Affiliated Borrower Hedge Agreement” means any agreement, whether or not in writing, relating to any transaction that is a rate swap, basis swap transaction, forward rate transaction, commodity swap, commodity option, equity or equity index swap or option, bond option, note or bill option, interest rate option, forward foreign exchange transaction, cap transaction, spot or floor transaction, collar transaction, currency swap transaction, cross-currency rate swap transaction, swap option, currency option, credit swap or default transaction, T-lock, or any other similar transaction (including any option to enter into any of the foregoing) or any combination of the foregoing, and, unless the context otherwise clearly requires, any agreement or contract that constitutes a “swap” within the meaning of Section 1a(47) of the Commodity Exchange Act (7 U.S.C. § 1 et seq.), as amended from time to time, and any successor statute, and CFTC Regulation 1.3(xxx), any form of master agreement published by the International Swaps and Derivatives Association, Inc., and any other master agreement, entered into by an Affiliated Borrower, together with any related schedules and confirmations, as the same may be amended, restated, replaced, supplemented, superseded or otherwise modified from time to time in accordance with its terms, relating to or governing any or all of the foregoing.

“Affiliated Borrower Loan Documents” means the Facility Agreement, the Note, the Guaranty, each Affiliated Borrower Mortgage, each Affiliated Borrower Environmental Agreement, any Affiliated Borrower Hedge Agreement, and any and all other documents which such Affiliated Borrower, Guarantor or any other party or parties have executed and delivered, or may hereafter execute and deliver, to evidence, secure or guarantee the Affiliated Borrower Obligations, or any part thereof, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified.

“Affiliated Borrower Mortgage” or “Affiliated Borrower Mortgages” means the 300/400 Northeast Mortgage, the Aerofund Financial Plaza Mortgage, the Armour Mortgage, the Bicentennial Way Mortgage, the Central Riverside Mortgage, the Gilbert Town Square Mortgage, the Gilbert Town Square II Mortgage, the Goethe Road Mortgage, the Hidalgo Mortgage, the Islands Village Mortgage, the NE Commerce Mortgage, the River Crest Mortgage, the Shops at Enon Springs Mortgage, the St. Cloud Mortgage, the Vineyard Mortgage, and each Mortgage (as defined in the Facility Agreement) delivered by any New Borrower (as defined in the Facility Agreement) with respect to any New Property (as defined in the Facility Agreement), individually or collectively as the context requires.

“Affiliated Borrower Obligations” means all present and future debts, advances, obligations and liabilities of each Affiliated Borrower to Beneficiary and/or Trustee arising pursuant to, and/or on account of, the provisions of any Affiliated Borrower Mortgage, the Note or any of the other Affiliated Borrower Loan Documents, including the obligations: (a) to pay all principal, interest, late charges, prepayment premiums (if any) and other amounts due at any time under the Note; (b) to pay all Expenses, indemnification payments, fees and other amounts due at any time under, and as defined in, any Affiliated Borrower Mortgage or any of the other Affiliated Borrower Loan Documents, together with interest thereon as herein or therein provided; (c) to pay and perform all obligations of each Affiliated Borrower under any Hedge Agreement between an Affiliated Borrower and Beneficiary (or its affiliate); (d) to perform, observe and comply with all of the other terms, covenants and conditions, expressed or implied, which each Affiliated Borrower is required to perform, observe or comply with pursuant to any Affiliated Borrower Mortgage or any of the other Affiliated Borrower Loan Documents; and (e) to pay and perform all future advances and other obligations that any Affiliated Borrower or any successor in ownership of all or part of any Affiliated Borrower Property may agree to pay and/or perform (whether as principal, surety or guarantor) for the benefit of Beneficiary, when a writing evidences the parties’ agreement that the advance or obligation be secured by this Deed of Trust; excluding, however, the debts, obligations and liabilities of Trustor under the Environmental Agreement and the debts, obligations and liabilities of any Affiliated Borrower under any Affiliated Borrower Environmental Agreement. This Deed of Trust does not secure the Environmental Agreement, the Guaranty or any other Loan Document that is expressly stated to be unsecured or any Affiliated Borrower Environmental Agreement or any other Affiliated Borrower Loan Document that is expressly stated to be unsecured.

“Affiliated Borrower Property” or “Affiliated Borrower Properties” means the 300/400 Northeast Property, the Aerofund Financial Plaza Property, the Armour Property, the Bicentennial Way Property, the Central Riverside Property, the Gilbert Town Square Property, the Gilbert Town Square II Property, the Goethe Road Property, the Hidalgo Property, the Islands Village Property, the NE Commerce Property, the River Crest Property, the Shops at Enon Springs Property, the St. Cloud Property, the Vineyard Property, and any New Property (as defined in the Facility Agreement), individually or collectively as the context requires.

“Armour Mortgage” means the deed of trust, assignment of leases and rents, security agreement and fixture filing of even date herewith from B.H. Estate, LLC, as Trustor, to Lender, as Beneficiary, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified.

“Armour Property” means the real property situated at 11201 Armour Dr., El Paso, Texas, commonly known as Armour and more particularly described in the Armour Mortgage.

“Beneficiary” means Lender and its successors, participants, and assigns.

“Bicentennial Way Mortgage” means the deed of trust, assignment of leases and rents, security agreement and fixture filing of even date herewith from B.H. Goethe Bicentennial, LLC, as Grantor, to Lender, as Beneficiary, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified.

“Bicentennial Way Property” means the real property situated at 600 Bicentennial Way, Santa Rosa, California, commonly known as Bicentennial Way Property and more particularly described in the Bicentennial Way Mortgage.

“Central Riverside Mortgage” means the deed of trust, assignment of leases and rents, security agreement and fixture filing of even date herewith from B.H. Central, LLC, as Trustor, to Lender, as Beneficiary, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified.

“Central Riverside Property” means the real property situated at 3590-3640 Central Avenue, Riverside, California, commonly known as Central Riverside and more particularly described in the Central Riverside Mortgage.

“Claim” means any liability, suit, action, claim, demand, loss, expense, penalty, fine, judgment or other cost of any kind or nature whatsoever, including fees, costs and expenses of attorneys, consultants, contractors and experts.

“Condemnation” means any taking of title to, use of, or any other interest in the Property under the exercise of the power of condemnation or eminent domain, whether temporarily or permanently, by any Governmental Authority or by any other Person acting under or for the benefit of a Governmental Authority.

“Condemnation Awards” means any and all judgments, awards of damages (including severance and consequential damages), payments, proceeds, settlements, amounts paid for a taking in lieu of Condemnation, or other compensation heretofore or hereafter made, including interest thereon, and the right to receive the same, as a result of, or in connection with, any Condemnation or threatened Condemnation.

“Contract of Sale” means any contract for the sale of all or any part of the Property or any interest therein, whether now in existence or hereafter executed.

“Deed of Trust” means this Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified.

“Default” means an event or circumstance which, with the giving of Notice or lapse of time, or both, would constitute an Event of Default under the provisions of this Deed of Trust.

“Design and Construction Documents” means, collectively, (a) all contracts for services to be rendered, work to be performed or materials to be supplied in the development of the Land or the construction or repair of Improvements, including all agreements with architects, engineers or contractors for such services, work or materials; (b) all plans, drawings and specifications for the development of the Land or the construction or repair of Improvements; (c) all permits, licenses, variances and other rights or approvals issued by or obtained from any Governmental Authority or other Person in connection with the development of the Land or the construction or repair of Improvements; and (d) all amendments of or supplements to any of the foregoing.

“Encumbrance” means any Lien, easement, right of way, roadway (public or private), declaration, condition, covenant, or restriction (including any declaration, condition, covenant, or

restriction in connection with any condominium development or cooperative housing development), Lease or other matter of any nature that would affect title to the Property.

“Environmental Agreement” means the Environmental Indemnification and Release Agreement of even date herewith by and between Trustor and Lender pertaining to the Property, as the same may from time to time be extended, amended, restated, supplemented, or otherwise modified. The Environmental Agreement is one of the Loan Documents, but this Deed of Trust does not secure the obligations of Trustor or Guarantor under the Environmental Agreement.

“Event of Default” means an event or circumstance specified in Article VI and the continuance of such event or circumstance beyond the applicable grace and/or cure periods therefor, if any, set forth in Article VI.

“Expenses” means all reasonable actual out-of-pocket fees, charges, costs and expenses of any nature whatsoever incurred at any time and from time to time (whether before or after an Event of Default) by Beneficiary or Trustee in making, funding, administering or modifying the Loan, in protecting the security of this Deed of Trust, in negotiating or entering into any “workout” of the Loan, or in exercising or enforcing any rights, powers and remedies provided in this Deed of Trust or any of the other Loan Documents, including attorneys’ fees (which shall be limited to reasonable attorneys’ fees where incurred in connection with the enforcement of this Deed of Trust or any other Loan Documents), court costs, receiver’s fees, management fees and costs incurred in the completion, repair, maintenance and operation of, or taking possession of, or selling, the Property.

“Facility Agreement” means the Facility Agreement of even date herewith among Arsalan Gozini, as “Sponsor”, Trustor, the Affiliated Borrowers and Lender which sets forth, among other things, the terms and conditions upon which the proceeds of the Loan will be disbursed, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified.

“Gilbert Town Square Mortgage” means the deed of trust, assignment of leases and rents, security agreement and fixture filing of even date herewith from B.H. GTS, LLC, as Trustor, to Lender, as Beneficiary, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified.

“Gilbert Town Square Property” means the real property situated at 1012, 1030, 1040 & 1084 and 1110, 1120, 1150 & 1166 South Gilbert Road, Gilbert, Arizona, commonly known as Gilbert Town Square and more particularly described in the Gilbert Town Square Mortgage.

“Gilbert Town Square II Mortgage” means the deed of trust, assignment of leases and rents, security agreement and fixture filing of even date herewith from B.H. GTS, LLC, as Trustor, to Lender, as Beneficiary, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified.

“Gilbert Town Square II Property” means the real property situated at 1090-1094 South Gilbert Road, Gilbert, Arizona, commonly known as Gilbert Town Square II and more particularly described in the Gilbert Town Square II Mortgage.

“Goethe Road Mortgage” means the deed of trust, assignment of leases and rents, security agreement and fixture filing of even date herewith from B.H. Goethe Bicentennial, LLC, as Trustor, to Lender, as Beneficiary, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified.

“Goethe Road Property” means the real property situated in 9835 Goethe Road, Sacramento, California, commonly known as Goethe Road Property and more particularly described in the Goethe Road Mortgage.

“Governmental Authority” means any governmental or quasi-governmental entity, including any court, department, commission, board, bureau, agency, administration, service, district or other instrumentality of any governmental entity.

“Guarantor” means, individually or collectively, Arsalan Gozini, an individual, Arsalan Gozini, Trustee of the Gozini Family Trust dated November 1, 1995, Arsalan Gozini, Trustee of the Gozini 2010 Irrevocable Trust, and its, his, her or their respective heirs, personal representatives, successors and assigns.

“Guaranty” means the Guaranty Agreement of even date herewith executed by Guarantor for the benefit of Lender, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified. The Guaranty is one of the Loan Documents, but this Deed of Trust does not secure the obligations of Guarantor under the Guaranty.

“Hedge Agreement” means any agreement, whether or not in writing, relating to any transaction that is a rate swap, basis swap transaction, forward rate transaction, commodity swap, commodity option, equity or equity index swap or option, bond option, note or bill option, interest rate option, forward foreign exchange transaction, cap transaction, spot or floor transaction, collar transaction, currency swap transaction, cross-currency rate swap transaction, swap option, currency option, credit swap or default transaction, T-lock, or any other similar transaction (including any option to enter into any of the foregoing) or any combination of the foregoing, and, unless the context otherwise clearly requires, any agreement or contract that constitutes a “swap” within the meaning of Section 1a(47) of the Commodity Exchange Act (7 U.S.C. § 1 et seq.), as amended from time to time, and any successor statute, and CFTC Regulation 1.3(xxx), any form of master agreement published by the International Swaps and Derivatives Association, Inc., and any other master agreement, entered into by Trustor, together with any related schedules and confirmations, as the same may be amended, restated, replaced, supplemented, superseded or otherwise modified from time to time in accordance with its terms, relating to or governing any or all of the foregoing.

“Hidalgo Mortgage” means the deed of trust, assignment of leases and rents, security agreement and fixture filing of even date herewith from B.H. Tres Puentes, LLC, as Trustor, to Lender, as Beneficiary, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified.

“Hidalgo Property” means the real property situated at 300-400 Olmos Drive and 1501 International Blvd, Hidalgo, Texas, commonly known as Tres Puentes Distribution Center and more particularly described in the Hidalgo Mortgage.

“Improvements” means all buildings, structures and replacements thereof and other improvements now or hereafter existing, erected or placed on the Land, including all plant, equipment, apparatus, machinery and fixtures of every kind and nature whatsoever forming part of said structures and/or buildings together with any on-site improvements and off-site improvements owned by Trustor in any way used or to be used in connection with the use, enjoyment, occupancy or operation of the Land.

“Insurance Proceeds” means the insurance claims under and the proceeds of any and all policies of insurance covering the Property or any part thereof, including all returned and unearned premiums with respect to any insurance relating to such Property, in each case whether now or hereafter existing or arising.

“Islands Village Mortgage” means the deed of trust, assignment of leases and rents, security agreement and fixture filing of even date herewith from B.H. Islands Village, LLC, as Trustor, to Lender, as Beneficiary, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified.

“Islands Village Property” means the real property situated at 1422-1560 West Warner Road, Gilbert, Arizona, commonly known as Islands Village Shopping Center and more particularly described in the Islands Village Mortgage.

“Land” means the real property described in Exhibit A attached hereto and made a part hereof.

“Law(s)” means all federal, state and local laws, statutes, rules, ordinances, regulations, codes, licenses, authorizations, decisions, injunctions, interpretations, orders or decrees of any court or other Governmental Authority having jurisdiction as may be in effect from time to time.

“Lease(s)” means all leases, license agreements and other occupancy or use agreements (whether oral or written), now or hereafter existing, which cover or relate to the Property or any part thereof, together with all options therefor, amendments thereto and renewals, modifications and guaranties thereof, including any cash or security deposited under the Leases to secure performance by the tenants of their obligations under the Leases, whether such cash or security is to be held until the expiration of the terms of the Leases or applied to one or more of the installments of rent coming due thereunder.

“Letter of Credit” means any letter of credit issued by Beneficiary for the account of Trustor or its nominee in connection with the development of the Land or the construction of the Improvements, together with any and all extensions, renewals or modifications thereof, substitutions therefor or replacements thereof.

“Lien” means any mortgage, deed of trust, pledge, security interest, assignment, judgment, lien or charge of any kind, including any conditional sale or other title retention agreement, any lease in the nature thereof, and the filing of, or agreement to give, any financing statement under the Uniform Commercial Code of any jurisdiction.

“Loan” means the loan from Beneficiary to Trustor and the Affiliated Borrowers in the amount of One Hundred Million and No/100 Dollars (\$100,000,000.00), the repayment obligations in connection with which are evidenced by the Note.

“Loan Documents” means this Deed of Trust, the Note, the Guaranty, the Environmental Agreement, the Facility Agreement, any Hedge Agreement, any application or reimbursement agreement executed in connection with any Letter of Credit, and any and all other documents which Trustor, Guarantor or any other party or parties have executed and delivered, or may hereafter execute and deliver, to evidence, secure or guarantee the Obligations, or any part thereof, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified.

“NE Commerce Mortgage” means the mortgage, assignment of leases and rents, security agreement and fixture filing of even date herewith from BH Investments LLC, as Trustor, to Lender, as Beneficiary, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified.

“NE Commerce Property” means the real property situated at 100 Northeast Drive, Columbia, South Carolina, commonly known as NE Commerce Center and more particularly described in the NE Commerce Mortgage.

“Note” means the Promissory Note of even date herewith in the original principal amount of One Hundred Million and No/100 Dollars (\$100,000,000.00) made by Trustor and the Affiliated Borrowers to the order of Lender, as the same may from time to time be extended, renewed, amended, restated, supplemented or otherwise modified.

“Notice” means a notice, request, consent, demand or other communication given in accordance with the provisions of this Deed of Trust.

“Obligations” means all present and future debts, advances, obligations and liabilities of Trustor to Beneficiary and/or Trustee arising pursuant to, and/or on account of, the provisions of this Deed of Trust, the Note or any of the other Loan Documents, including the obligations: (a) to pay all principal, interest, late charges, prepayment premiums (if any) and other amounts due at any time under the Note; (b) to pay all Expenses, indemnification payments, fees and other amounts due at any time under this Deed of Trust or any of the other Loan Documents, together with interest thereon as herein or therein provided; (c) to pay and perform all obligations of Trustor under any Hedge Agreement between Trustor and Beneficiary (or its affiliate); (d) to perform, observe and comply with all of the other terms, covenants and conditions, expressed or implied, which Trustor is required to perform, observe or comply with pursuant to this Deed of Trust or any of the other Loan Documents; and (e) to pay and perform all future advances and other obligations that Trustor or any successor in ownership of all or part of the Property may agree to pay and/or perform (whether as principal, surety or guarantor) for the benefit of Beneficiary, when a writing evidences the parties’ agreement that the advance or obligation be secured by this Deed of Trust; excluding, however, the debts, obligations and liabilities of Trustor, Guarantor or any other Person under the Environmental Agreement. This Deed of Trust does not secure the Environmental Agreement, the Guaranty or any other Loan Document that is expressly stated to be unsecured.

“Permitted Encumbrances” means (a) any matters set forth in any policy of title insurance issued to Beneficiary and insuring Beneficiary’s interest in the Property which are acceptable to Beneficiary as of the date hereof, (b) the Liens and interests of this Deed of Trust, (c) any Lease approved by Beneficiary or not requiring Beneficiary’s approval, (d) any other Encumbrance expressly permitted pursuant to the Loan Documents, and (e) any other Encumbrance that Beneficiary shall expressly approve in writing in its sole and absolute discretion.

“Permitted Transfer” means a transfer of ownership or control of the Trustor and Guarantor, directly or indirectly, which does not result in Guarantor Arsalan Gozini ceasing to directly or indirectly owning at least fifty percent (50%) of the membership interests in Trustor.

“Person” means an individual, a corporation, a partnership, a joint venture, a limited liability company, a trust, an unincorporated association, any Governmental Authority or any other entity.

“Personalty” means all personal property of any kind or nature whatsoever, whether tangible or intangible and whether now owned or hereafter acquired, in which Trustor now has or hereafter acquires an interest and which is used in the construction of, or is placed upon, or is derived from or used in connection with the maintenance, use, occupancy or enjoyment of, the Property, including (a) the Accessories; (b) the Accounts; (c) all franchise, license, management or other agreements with respect to the operation of the Real Property or the business conducted therein (provided all of such agreements shall be subordinate to this Deed of Trust, and Beneficiary shall have no responsibility for the performance of Trustor’s obligations thereunder) and all general intangibles (including payment intangibles, trademarks, trade names, goodwill, software and symbols) related to the Real Property or the operation thereof; (d) all sewer and water taps, appurtenant water stock or water rights, allocations and agreements for utilities, bonds, letters of credit, letter-of-credit rights, permits, certificates, licenses, guaranties, warranties, causes of action, judgments, Claims, profits, security deposits, utility deposits, deposits or escrows for taxes, insurance or other matters, and all rebates or refunds of fees, Taxes, assessments, charges or deposits paid to any Governmental Authority related to the Real Property or the operation thereof; (e) all of Trustor’s rights and interests under all Hedge Agreements, including all rights to the payment of money from Beneficiary (or its affiliate) under any Hedge Agreement and all accounts, deposit accounts and general intangibles, including payment intangibles, described in any Hedge Agreement; (f) all insurance policies held by Trustor with respect to the Property or Trustor’s operation thereof; and (g) all money, instruments, chattel paper, or mortgages and documents (whether tangible or electronic) arising from or by virtue of any transactions related to the Property, and all deposits and deposit accounts of Trustor with Beneficiary related to the Property, including any such deposit account

from which Trustor may from time to time authorize Beneficiary to debit and/or credit payments due with respect to the Loan; together with all Additions to and Proceeds of all of the foregoing.

“Proceeds” when used with respect to any of the Property, means all proceeds of such Property, including all Insurance Proceeds and all other proceeds within the meaning of that term as defined in the Uniform Commercial Code of the State.

“Property” means the Real Property and the Personalty and all other rights, interests and benefits of every kind and character which Trustor now has or hereafter acquires in, to or for the benefit of the Real Property and/or the Personalty and all other property and rights used or useful in connection therewith, including all Leases, all Rents, all Condemnation Awards, all Proceeds, and all of Trustor’s right, title and interest in and to all Design and Construction Documents, all Contracts of Sale and all Refinancing Commitments.

“Property Assessments” means all Taxes, payments in lieu of taxes, water rents, sewer rents, assessments, condominium and owner’s association assessments and charges, maintenance charges and other governmental or municipal or public or private dues, charges and levies and any Liens (including federal tax liens) which are or may be levied, imposed or assessed upon the Property or any part thereof, or upon any Leases or any Rents, whether levied directly or indirectly or as excise taxes, as income taxes, or otherwise.

“Real Property” means the Land and Improvements, together with (a) all estates, title interests, title reversion rights, remainders, increases, issues, profits, rights of way or uses, additions, accretions, servitudes, strips, gaps, gores, liberties, privileges, water rights, water courses, alleys, passages, ways, vaults, licenses, tenements, franchises, hereditaments, royalties, appurtenances, air space, easements, rights-of-way, rights of ingress or egress, parking rights, timber, crops, mineral interests and other rights, now or hereafter owned by Trustor and belonging or appertaining to the Land or Improvements; (b) all Claims whatsoever of Trustor with respect to the Land or Improvements, either in law or in equity, in possession or in expectancy; (c) all estate, right, title and interest of Trustor in and to all streets, roads and public places, opened or proposed, now or hereafter adjoining or appertaining to the Land or Improvements; and (d) all options to purchase the Land or Improvements, or any portion thereof or interest therein, and any greater estate in the Land or Improvements, and all Additions to and Proceeds of the foregoing.

“Refinancing Commitment” means any commitment from or other agreement with any Person providing for the financing of the Property, some or all of the proceeds of which are intended to be used for the repayment of all or a portion of the Loan.

“Rents” means all of the rents, royalties, issues, profits, revenues, earnings, income and other benefits of the Property, or arising from the use or enjoyment of the Property, including all such amounts paid under or arising from any of the Leases and all fees, charges, accounts or other payments for the use or occupancy of rooms or other public facilities within the Real Property.

“River Crest Mortgage” means the deed of trust, assignment of leases and rents, security agreement and fixture filing of even date herewith from B.H. River Crest, LLC, as Trustor, to Lender, as Beneficiary, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified.

“River Crest Property” means the real property situated at 6147 River Crest Drive, Riverside, California, commonly known as River Crest and more particularly described in the River Crest Mortgage.

“Shops at Enon Springs Mortgage” means the deed of trust, assignment, security agreement and fixture filing of even date herewith from B.H. Enon Springs, LLC, as Trustor, to Lender, as Beneficiary, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified.

“Shops at Enon Springs Property” means the real property situated at 496-538 Enon Springs Road East, Smyrna, Tennessee, commonly known as Shops at Enon Springs and more particularly described in the Shops at Enon Springs Mortgage.

“State” means the state in which the Land is located.

“St. Cloud Mortgage” means the mortgage, assignment of rents, security agreement and fixture filing of even date herewith from Foothill Properties, LLC, as Trustor, to Lender, as Beneficiary, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified.

“St. Cloud Property” means the real property situated at 4257 W. 13th Street, St. Cloud, Florida, commonly known as St. Cloud Property and more particularly described in the St. Cloud Mortgage.

“Taxes” means all taxes and assessments, whether general or special, ordinary or extraordinary, or foreseen or unforeseen, which at any time may be assessed, levied, confirmed or imposed by any Governmental Authority or any community facilities or other private district on Trustor or on any of its properties or assets or any part thereof or in respect of any of its franchises, businesses, income or profits.

“Transfer” means any direct or indirect sale, assignment, conveyance or transfer, including any Contract of Sale and any other contract or agreement to sell, assign, convey or transfer, in whole or in part, whether made voluntarily or by operation of Law or otherwise, and whether made with or without consideration, excluding any Permitted Transfer and any Permitted Encumbrances.

“Trustee” means the Initial Trustee or its successor in trust who may be acting under and pursuant to this Deed of Trust from time to time.

“UCA” means the Utah Code Annotated, as amended from time to time.

“Vineyard Mortgage” means the deed of trust, assignment of leases and rents, security agreement and fixture filing of even date herewith from B.H. Properties, LLC, as Trustor, to Lender, as Beneficiary, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified.

“Vineyard Property” means the real property situated at 337 N. Vineyard Avenue, Ontario, California, commonly known as Vineyard and more particularly described in the Vineyard Mortgage.

Article II

Granting Clauses; Condition of Grant.

Section 2.1 Conveyances and Security Interests.

In order to secure the prompt payment and performance of the Obligations and the Affiliated Borrower Obligations, Trustor (a) irrevocably and unconditionally grants, conveys, transfers and assigns to Trustee, in trust, for the benefit of Beneficiary, with power of sale and right of entry and possession, all estate, right, title and interest that Trustor now has or may later acquire in and to the Real Property; (b) grants to Beneficiary a security interest in the Personalty; (c) assigns to Beneficiary, and grants to Beneficiary a security interest in, all Condemnation Awards and all Insurance Proceeds; and (d) assigns to Beneficiary, and grants to Beneficiary a security interest in, all of Trustor’s right, title and interest in, but not any of Trustor’s obligations or liabilities under, all Design and Construction Documents, all Contracts of Sale and all Refinancing Commitments. All Persons who may have or acquire an interest in all or any part of the Property will be deemed to have notice of, and will be bound by, the terms of (a) the Obligations and each other agreement or instrument made or entered into in connection with each of the Obligations and (b) the Affiliated Borrower Obligations and each other agreement or instrument made or entered into in connection with each of the Affiliated Borrower Obligations. Such terms include (a) any provisions in the Note, the Facility Agreement or any Hedge Agreement between Trustor and Beneficiary (or its affiliate) which provide that the interest rate on one or more of the Obligations may vary from time to time and (b) any provisions in any Affiliated Borrower Hedge Agreement between an Affiliated

Borrower and Beneficiary (or its affiliate) which provide that the interest rate on one or more of the Affiliated Borrower Obligations may vary from time to time. The definition of "Obligations" includes future advances.

Section 2.2 Absolute Assignment of Leases and Rents.

In consideration of the making of the Loan by Beneficiary to Trustor, the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Trustor absolutely and unconditionally assigns the Leases and Rents to Beneficiary. This assignment is, and is intended to be, an unconditional, absolute and present assignment from Trustor to Beneficiary of all of Trustor's right, title and interest in and to the Leases and the Rents and not an assignment in the nature of a pledge of the Leases and Rents or the mere grant of a security interest therein. So long as no Event of Default has occurred, however, Trustor shall have a license (which license shall terminate automatically and without notice upon the occurrence of an Event of Default) to collect, but not prior to accrual, all Rents. Trustor agrees to use the Rents for the payment of the then due and payable costs of operating and maintaining the Property and for the payment of the other Obligations and the Affiliated Borrower Obligations which are then due and payable before using the Rents for any other purpose, and to collect and hold all Rents in trust for Beneficiary until such amounts have been paid. This Section 2.2 is subject to the Utah Uniform Assignment of Rents Act, UCA Section 57-26-101 et seq. (the "Act"), and in the event of any conflict or inconsistency between the provisions of this Section 2.2 and the provisions of the Act, the provisions of the Act shall control and Beneficiary shall have all rights and remedies available under the Act which rights and remedies shall be cumulative with all rights and remedies hereunder.

Section 2.3 Security Agreement, Fixture Filing and Financing Statement.

This Deed of Trust creates a security interest in the Personality, and, to the extent the Personality is not real property, this Deed of Trust constitutes a security agreement from Trustor to Beneficiary under the Uniform Commercial Code of the State. In addition to all of its other rights under this Deed of Trust and otherwise, Beneficiary shall have all of the rights of a secured party under the Uniform Commercial Code of the State, as in effect from time to time, or under the Uniform Commercial Code in force from time to time in any other state to the extent the same is applicable Law. This Deed of Trust shall be effective as a financing statement filed as a fixture filing with respect to all fixtures included within the Property and is to be filed for record in the real estate records of each county where any part of the Property (including such fixtures) is situated. This Deed of Trust shall also be effective as a financing statement with respect to any other Property as to which a security interest may be perfected by the filing of a financing statement and may be filed as such in any appropriate filing or recording office. The respective mailing addresses of Trustor and Beneficiary are set forth in the opening paragraph of this Deed of Trust. A carbon, photographic or other reproduction of this Deed of Trust or any other financing statement relating to this Deed of Trust shall be sufficient as a financing statement for any of the purposes referred to in this Section. Trustor hereby irrevocably authorizes Beneficiary at any time and from time to time to file any initial financing statements, amendments thereto and continuation statements as authorized by applicable Law, reasonably required by Beneficiary to establish or maintain the validity, perfection and priority of the security interests granted in this Deed of Trust. Any initial financing statements and amendments thereto may (a) indicate the Personality: (i) as all assets of Trustor or words of similar effect, regardless of whether any particular asset comprised in the Personality falls within the scope of Article 9a of the Uniform Commercial Code of the State of Utah or such jurisdiction, or (ii) as being of an equal or lesser scope or with greater detail, and (b) provide any other information required by Part 5 of Article 9a of the Uniform Commercial Code of the State of Utah, or such other jurisdiction, for the sufficiency or filing office acceptance of any financing statement or amendment, including whether Trustor is an organization, the type of organization and any organization identification number issued to Trustor. Trustor acknowledges that it is not authorized to file any financing statement or amendment or termination statement with respect to any financing statement without the prior written consent of

Beneficiary and agrees that it will not do so without the prior written consent of Beneficiary, subject to Trustor's rights under Section 9a-509 of the Utah Uniform Commercial Code:

Section 2.4 Reconveyance of Deed of Trust and Termination of Assignments and Financing Statements.

If and when Trustor has paid and performed all of the Obligations, each Affiliated Borrower has paid and performed all of the Affiliated Borrower Obligations, in each case other than contingent obligations which have not yet become non-contingent and no further advances are to be made under the Facility Agreement, the absolute assignments set forth in Section 2.2 shall automatically terminate and become null and void, and Beneficiary or Trustee, will provide a reconveyance of the Property from the lien of this Deed of Trust and termination statements for filed financing statements, if any, to Trustor. Trustor shall be responsible for the recordation of such reconveyance and the payment of any recording and filing costs. Upon the recording of such reconveyance in the real estate records in the county where the Property is located and the filing of such termination statements in the appropriate filing office, the absolute assignments set forth in Section 2.2 shall automatically terminate.

**Article III
Representations and Warranties.**

Trustor makes the following representations and warranties to Beneficiary:

Section 3.1 Title to Real Property.

Trustor (a) owns good and marketable fee simple title to the Real Property, (b) owns all of the beneficial and equitable interest in and to the Real Property, and (c) is lawfully seized and possessed of the Real Property. Trustor has the right and authority to convey the Real Property and does hereby convey the Real Property with general warranty. The Real Property is subject to no Encumbrances other than the Permitted Encumbrances.

Section 3.2 Title to Other Property.

Trustor has good title to the Personalty, and the Personalty is not subject to any Encumbrance other than the Permitted Encumbrances. None of the Leases, Rents, Design and Construction Documents, Contracts of Sale or Refinancing Commitments are subject to any Encumbrance other than the Permitted Encumbrances.

Section 3.3 Property Assessments.

The Real Property is assessed for purposes of Property Assessments as a separate and distinct parcel from any other property, such that the Real Property shall never become subject to the Lien of any Property Assessments levied or assessed against any property other than the Real Property.

Section 3.4 Independence of the Real Property.

No buildings or other improvements on property not covered by this Deed of Trust rely on the Real Property or any interest therein to fulfill any requirement of any Governmental Authority for the existence of such property, building or improvements; and none of the Real Property relies, or will rely, on any property not covered by this Deed of Trust or any interest therein to fulfill any requirement of any Governmental Authority. The Real Property has been properly subdivided from all other property in accordance with the requirements of any applicable Governmental Authorities.

Section 3.5 Existing Improvements.

To Trustor's actual knowledge, except as otherwise disclosed by Trustor to Beneficiary in writing prior to the date hereof, the existing Improvements, if any, were constructed, and are being used and maintained, in accordance with all applicable Laws, including zoning Laws.

Section 3.6 Leases and Tenants.

The Leases are valid and are in full force and effect, and Trustor is not in default under any of the material terms thereof. Except as expressly permitted in the Facility Agreement or as set forth in the most recent rent roll for the Real Property provided by Trustor to Beneficiary, Trustor has not accepted any Rents in advance of the time the same became due under the Leases and has not forgiven, compromised or discounted any of the Rents. Trustor has title to and the right to assign the Leases and Rents to Beneficiary, and no other assignment of the Leases or Rents has been granted. To Trustor's actual knowledge and belief, no tenant or tenants occupying, individually or in the aggregate, more than five percent (5%) of the net rentable area of the Improvements are in default under their Lease(s) or are the subject of any bankruptcy, insolvency or similar proceeding.

Article IV Affirmative Covenants.

Section 4.1 Obligations.

Trustor agrees to promptly pay and perform all of the Obligations, time being of the essence in each case.

Section 4.2 Property Assessments; Documentary Taxes.

Trustor (a) will promptly pay in full and discharge all Property Assessments prior to delinquency, and (b) will furnish to Beneficiary, upon demand, the receipted bills for such Property Assessments prior to the day upon which the same shall become delinquent. Property Assessments shall be considered delinquent as of the first day any interest or penalty commences to accrue thereon. Trustor will promptly pay prior to delinquency all stamp, documentary, recordation, transfer and intangible taxes and all other taxes that may from time to time be required to be paid with respect to the Loan, the Note, this Deed of Trust or any of the other Loan Documents.

Section 4.3 Permitted Contests.

Trustor shall not be required to pay any of the Property Assessments, or to comply with any Law, so long as Trustor shall in good faith, and at its cost and expense, contest the amount or validity thereof, or take other appropriate action with respect thereto, in good faith and in an appropriate manner or by appropriate proceedings; provided that (a) such proceedings operate to prevent the collection of, or other realization upon, such Property Assessments or enforcement of the Law so contested, (b) there will be no sale, forfeiture or loss of the Property during the contest, (c) Beneficiary, Trustee or the Property is not subject to any Claim as a result of such contest, and (d) Trustor provides assurances satisfactory to Beneficiary (including the establishment of an appropriate reserve account with Beneficiary) of its ability to pay such Property Assessments or comply with such Law in the event Trustor is unsuccessful in its contest. Each such contest shall be promptly prosecuted to final conclusion or settlement, and Trustor shall indemnify and save Beneficiary and Trustee harmless against all Claims in connection therewith. Promptly after the settlement or conclusion of such contest or action, Trustor shall comply with such Law and/or pay and discharge the amounts which shall be levied, assessed or imposed or determined to be payable, together with all penalties, fines, interests, costs and expenses in connection therewith.

Section 4.4 Compliance with Laws.

Trustor will comply in all material respects with and not violate in any material respect, and cause to be complied with in all material respects and not violated in any material respect, all present and future Laws applicable to the Property and its use and operation.

Section 4.5 Maintenance and Repair of the Property.

Trustor, at Trustor's sole expense, will (a) keep and maintain Improvements and Accessories in good condition, working order and repair, (b) make all necessary or commercially reasonable appropriate repairs and Additions to Improvements and Accessories, so that each part of the Improvements and all of the Accessories shall at all times be in good condition and fit and proper for the respective purposes for which they were originally intended, erected, or installed, and (c) commit or permit no physical waste.

Section 4.6 Additions to Security.

All right, title and interest of Trustor in and to all Improvements and Additions hereafter constructed or placed on the Property and in and to any Accessories hereafter acquired shall, without any further deed of trust, conveyance, assignment or other act by Trustor, become subject to the Lien of this Deed of Trust as fully and completely, and with the same effect, as though now owned by Trustor and specifically described in the granting clauses hereof. Trustor agrees, however, to execute and deliver to Trustee and/or Beneficiary such further documents as may be required by the terms of the Facility Agreement and the other Loan Documents.

Section 4.7 Subrogation.

To the extent permitted by Law, Beneficiary shall be subrogated, notwithstanding its release of record, to any Lien now or hereafter existing on the Property to the extent that such Lien is paid or discharged by Beneficiary whether or not from the proceeds of the Loan. This Section shall not be deemed or construed, however, to obligate Beneficiary to pay or discharge any Lien.

Section 4.8 Leases.

(a) Except as expressly permitted in the Facility Agreement, Trustor shall not enter into any Lease with respect to all or any portion of the Property without the prior written consent of Beneficiary.

(b) Neither Trustee nor Beneficiary shall be obligated to perform or discharge any obligation of Trustor under any Lease. The assignment of Leases provided for in this Deed of Trust in no manner places on Beneficiary or Trustee any responsibility for (i) the control, care, management or repair of the Property, (ii) the carrying out of any of the terms and conditions of the Leases, (iii) any waste committed on the Property, or (iv) any dangerous or defective condition on the Property (whether known or unknown).

(c) No approval of any Lease by Beneficiary shall be for any purpose other than to protect Beneficiary's security and to preserve Beneficiary's rights under the Loan Documents, and no such approval shall result in a waiver of a Default or Event of Default.

Section 4.9 Water Rights.

(a) Trustor shall diligently comply with all deadlines affecting the Water Rights (as defined below) imposed by law or regulation or any governmental authority, including but not limited to the United States of America, the State of Utah, the Utah State Engineer or Utah Division of Water Rights, the County of Utah, and any political subdivision, agency, department, commission, district, board, bureau or instrumentality of any of the foregoing, which now or hereafter has jurisdiction over Trustor or all or any portion of the real property subject to this Deed of Trust.

(b) Trustor shall diligently place to a beneficial use all of the water to which it has a right to divert and beneficially use under the Water Rights. To the extent Trustor cannot place any quantity of water under the Water Rights to a beneficial use, Trustor shall promptly file a nonuse application with the Utah Division of Water Rights and diligently defend the nonuse application and the Water Rights against any claim of forfeiture or abandonment.

(c) Trustor shall promptly provide Beneficiary with copies of any document relating to the Water Rights that is filed with the Utah State Engineer or Utah Division of Water Rights.

(d) Trustor shall promptly pay any and all fees or assessments relating to the shares of stock in any irrigation company and shall promptly provide Beneficiary with evidence of each such payment.

(e) Trustor and its predecessors in interest have placed to a beneficial use all of the water to which it has a right to divert and beneficially use under the Water Rights sufficient to prevail against any claim of partial or complete forfeiture or abandonment of the Water Rights.

(f) As used herein, "Water Rights" in addition to any foregoing meaning assigned in this Deed of Trust, means and included all water and water rights, wells and well rights, canals and canal rights, ditches and ditch rights, springs and spring rights, and reservoirs and reservoir rights appurtenant to or associated with any decreed or undecreed, tributary, non-tributary or not non-tributary, surface or underground or appropriated or unappropriated water pertaining to, appurtenant to or used with respect to the Land, and all shares of stock in water, ditch, lateral and canal companies, well permits and all other evidences of any of such rights; all deposits or other security now or hereafter made with or given to utility companies by Trustor; subject to the assignment to Beneficiary set forth herein, all rents, issues, income, revenues, royalties and profits now or in the future payable with respect to or otherwise derived from the Water Rights or the ownership, use, management, operation or leasing of the Water Rights, including those past due and unpaid; all right, title and interest in the Water Rights resulting from the State Engineer's approval of any application filed by Trustor to change the point of diversion, manner and/or place of use of the Water Rights, either in whole or in part; all estate, interest, right, title, other claim or demand, both in law and in equity (including, without limitation, claims or demands with respect to the proceeds of insurance in effect with respect thereto) that Trustor now has or may hereafter acquire in any of the foregoing, and any and all awards made for the taking by eminent domain, or by any proceeding of purchase in lieu thereof, of the whole or any part of the Water Rights; and all accessions to, substitutions for and replacements, products, and proceeds of any of the foregoing, including, without limitation, the conversion, voluntary or involuntary, into cash or liquidated claims of, any of the foregoing.

Article V Negative Covenants.

Section 5.1 Encumbrances.

Trustor will not permit any of the Property to become subject to any Encumbrance other than the Permitted Encumbrances. Within thirty (30) days after the filing of any mechanic's lien or other Lien or Encumbrance against the Property, Trustor will promptly discharge the same by payment or filing a bond or otherwise as permitted by Law. So long as Beneficiary's security has been protected by the filing of a bond or otherwise in a manner satisfactory to Beneficiary in its sole and absolute discretion, Trustor shall have the right to contest in good faith any Claim, Lien or Encumbrance, provided that Trustor does so diligently and without prejudice to Beneficiary or delay in completing construction of the Improvements. Trustor shall give Beneficiary Notice of any default under any Lien and Notice of any foreclosure or threat of foreclosure with respect to any of the Property. Trustor agrees that it shall indemnify and hold Beneficiary harmless against any loss or liability, cost or expense, including any judgments, attorneys' fees and costs, costs of appeal bonds and printing costs, arising out of or relating to any proceeding instituted by any claimant alleging priority over the lien of this Deed of Trust.

Section 5.2 Transfer of the Property.

Trustor will not Transfer, or contract to Transfer, all or any part of the Property or any legal or beneficial interest therein (except for a Transfer made in accordance with the provisions of Section 2.7 of the Facility Agreement and certain Transfers of the Accessories expressly permitted in this Deed of

Trust), or (b) any direct or indirect interest in Trustor (except for a Transfer made in accordance with the provisions of Section 6.17 of the Facility Agreement).

Section 5.3 Removal, Demolition or Alteration of Accessories and Improvements.

Except to the extent permitted by this Section, no Improvements or Accessories shall be removed, demolished or materially altered without the prior written consent of Beneficiary. Trustor may remove and dispose of, free from the Lien of this Deed of Trust, such Accessories as from time to time become worn out or obsolete, provided that, either (a) at the time of, or prior to, such removal, any such Accessories are replaced with other Accessories which are free from Liens other than Permitted Encumbrances and have a value at least equal to that of the replaced Accessories (and by such removal and replacement Trustor shall be deemed to have subjected such replacement Accessories to the Lien of this Deed of Trust), or (b) so long as a prepayment may be made without the imposition of any premium pursuant to the Note, such Accessories are sold at fair market value for cash and the net cash proceeds received from such disposition are paid over promptly to Beneficiary to be applied to the prepayment of the principal of the Loan. Beneficiary's consent shall not be required for any removal, demolition or alteration of Improvements or Accessories pursuant to a Lease approved by Beneficiary in writing prior to the execution thereof otherwise expressly permitted by the Loan Documents. Beneficiary's consent shall not be required for any removal, demolition or alteration of Improvements or Accessories that (x) does not involve structural alterations, and (y) is part of a project with an aggregate cost, together with all other construction and capital projects then underway at the Property, not exceeding ten percent (10%) of the appraised value of the Property, as determined by Beneficiary in its reasonable discretion.

Section 5.4 Additional Improvements.

Trustor will not construct any Improvements other than (i) those presently on the Land, (ii) those described in the Facility Agreement, or (iii) those made by any tenant or by Trustor for any tenant in accordance with its Lease which has been approved by Beneficiary or which does not require Beneficiary's approval, without the prior written consent of Beneficiary. Trustor will obtain or cause the applicable tenant to obtain all approvals, permits and entitlements (including building permits) required for such construction from the applicable Governmental Authority prior to the commencement of such construction, and will complete and pay for or cause the applicable tenant to complete and pay for, within a reasonable time, any Improvements which Trustor or the applicable tenant is permitted to construct on the Land. Trustor will construct and erect or cause the applicable tenant to construct and erect any permitted Improvements (a) strictly in accordance with all applicable Laws and any private restrictive covenants, (b) entirely on lots or parcels of the Land, (c) so as not to encroach upon any easement or right-of-way or upon the land of others, and (d) wholly within any building restriction and setback lines applicable to the Land.

Section 5.5 Restrictive Covenants, Zoning, etc.

Without the prior written consent of Beneficiary, except for construction of Improvements pursuant to a Lease approved by Beneficiary in writing prior to the execution thereof Trustor will not initiate, join in, or consent to any change in, any restrictive covenant, easement, zoning ordinance, or other public or private restrictions limiting or defining the uses which may be made of the Property. Trustor (a) will promptly perform and observe, and cause to be performed and observed, all of the terms and conditions of all agreements affecting the Property, and (b) will do or cause to be done all things necessary to preserve intact and unimpaired any and all easements, appurtenances and other interests and rights in favor of, or constituting any portion of, the Property.

Article VI
Events of Default.

The occurrence or happening, from time to time, of any one or more of the following shall constitute an Event of Default under this Deed of Trust:

Section 6.1 Payment Obligations.

Trustor fails to pay any of the Obligations when due, whether on the scheduled due date or upon acceleration, maturity or otherwise.

Section 6.2 Transfers.

Trustor Transfers, or contracts to Transfer, all or any part of the Property or any legal or beneficial interest therein, or any direct or indirect interest in Trustor, except as permitted by Section 5.2 hereof.

Section 6.3 Other Obligations.

Trustor fails to promptly perform or comply with any of the Obligations set forth in this Deed of Trust (other than those expressly described in other Sections of this Article), and such failure continues uncured for a period of thirty (30) days after written notice from Beneficiary to Trustor, unless (a) such failure, by its nature, is not capable of being cured within such period, and (b) within such period, Trustor commences to cure such failure and thereafter diligently prosecutes the cure thereof, and (c) Trustor causes such failure to be cured no later than ninety (90) days after the date of such written notice from Beneficiary.

Section 6.4 Event of Default Under Other Loan Documents.

An Event of Default (as defined therein) occurs under the Note, the Facility Agreement, or any other Loan Document.

Section 6.5 Change in Zoning or Public Restriction.

Any change in any zoning ordinance or regulation or any other public restriction is enacted, adopted or implemented that limits or defines the uses which may be made of the Property such that the present or intended use of the Property, as specified in the Loan Documents, would be in violation of such zoning ordinance or regulation or public restriction, as changed except to the extent, and for so long, as (a) the Property can continue to be used for such present use as a legal non-conforming use, (b) the Actual Portfolio Debt Service Coverage Ratio (as defined in the Facility Agreement) for the Property and the Affiliated Borrower Properties is not less than 1.40 to 1.00, and (c) the As-Is Portfolio Loan-to-Value Ratio (as defined in the Facility Agreement) for the Property and the Affiliated Borrower Properties is no greater than seventy percent (70%), provided, however, that if the Portfolio Debt Service Coverage Ratio is less than 1.40 to 1.00 or the As-Is Portfolio Loan-to-Value Ratio is greater than seventy percent (70%), no such Event of Default shall exist if, within thirty (30) days after such change, Grantor and/or Affiliated Borrowers prepay so much of the principal balance of the Loan as is required to cause the Portfolio Debt Service Coverage Ratio to equal 1.40 to 1.00 and the As-Is Portfolio Loan-to-Value Ratio to equal seventy percent (70%).

Section 6.6 Intentionally Omitted.

Section 6.7 Default Under Other Lien Documents.

A default occurs under any other mortgage, deed of trust or security agreement covering the Property, including any Permitted Encumbrances, and such default is not cured within any applicable notice and cure periods provided for therein.

Section 6.8 Execution; Attachment.

Any execution or attachment is levied against any of the Property, and such execution or attachment is not set aside, discharged or stayed within ninety (90) days after the same is levied.

Section 6.9 Affiliated Borrower Defaults.

Any Event of Default occurs under any Affiliated Borrower Loan Document (as the term "Event of Default" is defined in such Affiliated Borrower Loan Document).

Article VII
Rights and Remedies.

Upon the happening of any Event of Default, Beneficiary, or Trustee at the direction of Beneficiary, shall have the right, in addition to any other rights or remedies available to Beneficiary under any of the Loan Documents or applicable Law, to exercise any one or more of the following rights, powers or remedies:

Section 7.1 Acceleration.

Beneficiary may accelerate any or all (as determined by Beneficiary in its sole discretion) of the Obligations and the Affiliated Borrower Obligations, whereupon such Obligations or Affiliated Borrower Obligations shall become immediately due and payable, without notice of default, notice of acceleration or intention to accelerate, presentment or demand for payment, protest, notice of protest, notice of nonpayment or dishonor, or notices or demands of any kind or character (all of which are hereby waived by Trustor).

Section 7.2 Foreclosure; Power of Sale.

Trustee, if and as directed by Beneficiary, shall have all of the rights and may exercise all of the powers set forth in applicable Law of the State, including those powers set forth in UCA Section 57-1-29 to 57-1-39 or any successor provision of Law. Trustee may sell the Property in its entirety or in parcels, and by one or by several sales, as deemed appropriate by Trustee in its sole and absolute discretion (but subject to Trustor's statutory right under UCA Section 57-1-27 to direct the order in which the property, if consisting of several known lots or parcels, shall be sold). Trustee shall receive and apply the proceeds from the sale of the Property, or any portion thereof, in accordance with UCA Section 57-1-29 or any successor provision of Law. Before any foreclosure sale, Beneficiary or Trustee shall give such notice of default and election to sell as may be required by Law. After the lapse of such time as may then be required by Law following the recordation of such notice of default, and notice of sale having been given as then required by Law, Trustee or the attorney for the Trustee shall sell the property being sold at a public auction to be held at the time and place specified in the notice of sale. Neither Trustee nor Beneficiary shall have any obligation to make demand on Trustor before any foreclosure sale. From time to time in accordance with then-applicable Law, Trustee may, and in any event at Beneficiary's request shall, postpone any foreclosure sale by public announcement at the time and place noticed for that sale, provided that if the sale is postponed for longer than forty-five (45) days beyond the date designated in the notice of sale, notice of the time, date, and place of sale shall be given in the same manner as the original notice of sale as required by UCA Section 57-1-27. At any foreclosure sale, Trustee shall sell to the highest bidder at public auction for cash in lawful money of the United States (or cash equivalents acceptable to Trustee to the extent permitted by applicable Law), payable at the time of sale or upon such other terms as described in the Notice of Sale. Trustee shall execute and deliver to the purchaser(s) a deed or deeds conveying the property being sold without any covenant or warranty whatsoever, expressed or implied. The recitals in any such deed of any matters or facts, including any facts bearing upon the regularity or validity of any foreclosure sale, shall be conclusive and *prima facie* evidence of their

truthfulness. Any such deed shall be conclusive against all Persons as to the facts recited therein. Any Person, including Trustee or Beneficiary, may purchase at such sale. Upon any sale made under or by virtue of this Section 7.2, whether made under the power of sale herein granted or under or by virtue of judicial proceedings or of a judgment or decree of foreclosure and sale, the Beneficiary may bid for and acquire the Trust Estate, whether by payment of cash or by credit bid in accordance with UCA Section 57-1-28(1)(b) or other applicable Law. In the event of a successful credit bid, Beneficiary shall make settlement for the purchase price by crediting upon the Obligations of Trustor secured by this Deed of Trust such credit bid amount. Beneficiary, upon so acquiring the Property or any part thereof, shall be entitled to hold, lease, rent, operate, manage, and sell the same in any manner provided by applicable Laws.

Section 7.3 Judicial Action.

Beneficiary and Trustee, if and as directed by Beneficiary, shall have the right to bring an action in any court of competent jurisdiction for foreclosure of this Deed of Trust and a deficiency judgment as provided by Law, or for specific enforcement of any of the covenants or agreements of this Deed of Trust.

Section 7.4 Collection of Rents.

Upon the occurrence of an Event of Default, the license granted to Trustor to collect the Rents shall be automatically and immediately revoked, without further notice to or demand upon Trustor. Beneficiary may, but shall not be obligated to, exercise any or all of the rights and remedies provided by applicable Law and perform any or all obligations of the landlord under any or all of the Leases, and Beneficiary may, but shall not be obligated to, exercise and enforce any or all of Trustor's rights under the Leases. Without limitation to the generality of the foregoing, Beneficiary may notify the tenants under the Leases that all Rents are to be paid to Beneficiary, and following such notice all Rents shall be paid directly to Beneficiary and not to Trustor or any other Person other than as directed by Beneficiary, it being understood that a demand by Beneficiary on any tenant under the Leases for the payment of Rent shall be sufficient to warrant payment by such tenant of Rent to Beneficiary without the necessity of further consent by Trustor. Trustor hereby irrevocably authorizes and directs the tenants under the Leases to pay all Rents to Beneficiary instead of to Trustor, upon receipt of written notice from Beneficiary, without the necessity of any inquiry of Trustor and without the necessity of determining the existence or non-existence of an Event of Default. Trustor hereby appoints Beneficiary as Trustor's attorney-in-fact with full power of substitution, which appointment shall take effect upon the occurrence of an Event of Default and is coupled with an interest and is irrevocable prior to the full and final payment and performance of the Obligations and all of the Affiliated Borrower Obligations (other than contingent obligations which have not yet become non-contingent), in Trustor's name or in Beneficiary's name: (a) to endorse all checks and other instruments received in payment of Rents and to deposit the same in any account selected by Beneficiary; (b) to give receipts and releases in relation thereto; (c) to institute, prosecute and/or settle actions for the recovery of Rents; (d) to modify the terms of any Leases including terms relating to the Rents payable thereunder; (e) to cancel any Leases; (f) to enter into new Leases; and (g) to do all other acts and things with respect to the Leases and Rents which Beneficiary may deem necessary or desirable to protect the security for the Obligations and the Affiliated Borrower Obligations. Any Rents received shall be applied first to pay all Expenses and next in reduction of the other Obligations. Trustor shall pay, on demand, to Beneficiary, the amount of any deficiency between (i) the Rents received by Beneficiary, and (ii) all Expenses incurred together with interest thereon as provided in the Facility Agreement and the other Loan Documents.

Section 7.5 Taking Possession or Control of the Property.

As a matter of right without bond and without regard to the adequacy of the security, and to the extent permitted by UCA Section 57-1-23 or other applicable Law, and without notice to Trustor, Beneficiary shall be entitled, upon application to a court of competent jurisdiction, to the immediate appointment of a receiver for all or any part of the Property and the Rents, whether such receivership may

be incidental to a proposed sale of the Property or otherwise, and Trustor hereby consents to the appointment of such a receiver and agrees that such receiver shall have all of the rights and powers granted to Beneficiary pursuant to Section 7.4. In addition, to the extent permitted by Law, and with or without the appointment of a receiver, or an application therefor, Beneficiary may (a) enter upon, and take possession of (and Trustor shall surrender actual possession of), the Property or any part thereof, without notice to Trustor and without bringing any legal action or proceeding, or, if necessary by force, legal proceedings, ejection or otherwise, and (b) remove and exclude Trustor and its agents and employees therefrom.

Section 7.6 Management of the Property.

Upon obtaining possession of the Property or upon the appointment of a receiver as described in Section 7.5, Beneficiary, Trustee or the receiver, as the case may be, may, at its sole option, (a) make all necessary or proper repairs and Additions to or upon the Property, (b) operate, maintain, control, make secure and preserve the Property, and (c) complete the construction of any unfinished Improvements on the Property and, in connection therewith, continue any and all outstanding contracts for the erection and completion of such Improvements and make and enter into any further contracts which may be necessary, either in their or its own name or in the name of Trustor (the costs of completing such Improvements shall be Expenses secured by this Deed of Trust and shall accrue interest as provided in the Facility Agreement and the other Loan Documents). Beneficiary, Trustee or such receiver shall be under no liability for, or by reason of, any such taking of possession, entry, holding, removal, maintaining, operation or management, except for gross negligence or willful misconduct. The exercise of the remedies provided in this Section shall not cure or waive any Event of Default, and the enforcement of such remedies, once commenced, shall continue for so long as Beneficiary shall elect, notwithstanding the fact that the exercise of such remedies may have, for a time, cured the original Event of Default.

Section 7.7 Uniform Commercial Code.

Beneficiary may proceed under the Uniform Commercial Code as to all or any part of the Personalty, and in conjunction therewith may exercise all of the rights, remedies and powers of a secured creditor under the Uniform Commercial Code. Upon the occurrence of any Event of Default, Trustor shall assemble all of the Accessories and make the same available within the Improvements. Any notification required by the Uniform Commercial Code shall be deemed reasonably and properly given if sent in accordance with the Notice provisions of this Deed of Trust at least ten (10) days before any sale or other disposition of the Personalty. Disposition of the Personalty shall be deemed commercially reasonable if made pursuant to a public sale advertised at least twice in a newspaper of general circulation in the community where the Property is located. It shall be deemed commercially reasonable for the Trustee to dispose of the Personalty without giving any warranties as to the Personalty and specifically disclaiming all disposition warranties. Alternatively, Beneficiary may choose to dispose of some or all of the Property, in any combination consisting of both Personalty and Real Property, in one sale to be held in accordance with the Law and procedures applicable to real property, as permitted by Article 9a of the Uniform Commercial Code. Trustor agrees that such a sale of Personalty together with Real Property constitutes a commercially reasonable sale of the Personalty. It is the express understanding and intent of the parties that as to any personal property interests subject to Article 9a of the Utah Uniform Commercial Code, Beneficiary, upon an Event of Default, may proceed under the Utah Uniform Commercial Code or may proceed as to both real and personal property interests in accordance with the provisions of this Deed of Trust and its rights and remedies in respect of real property, and treat both real and personal property interests as one parcel or package of security as permitted by UCA Section 70A-9a-601 or other applicable law, and further may sell any shares of corporate stock evidencing water rights in accordance with UCA Section 57-1-30 or other applicable Law.

Section 7.8 Application of Proceeds.

Unless otherwise provided by applicable Law, all proceeds from the sale of the Property or any part thereof pursuant to the rights and remedies set forth in this Article and any other proceeds received by Beneficiary from the exercise of any of its other rights and remedies hereunder or under the other Loan Documents shall be applied (a) first to pay all Expenses, (b) next in reduction of the other Obligations and the Affiliated Borrower Obligations, in such manner and order as Beneficiary may elect, and (c) the balance, if any, to the person or person's legally entitled to the proceeds, or Trustee, in Trustee's discretion, may deposit the balance of the proceeds with the clerk of the district court of the county in which the sale took place, in accordance with UCA Section 57-1-29 or any successor provision of law.

Section 7.9 Deficiency.

Trustor agrees to pay any deficiency arising from any cause, to which Beneficiary may be entitled after applications of the proceeds of any sale, and Beneficiary may commence suit to collect such deficiency in accordance with UCA Section 57-1-32 or other applicable Law.

Section 7.10 Reinstatement.

If Trustor, Trustor's successor in interest or any other Person having a subordinate lien or encumbrance of record on the Property, reinstates this Deed of Trust and the Loan within three (3) months of the recordation of a notice of default in accordance with UCA Section 57-1-31(1), such party shall pay to Beneficiary the reasonable cancellation fee contemplated by UCA Section 57-1-31-(2), as delivered by Beneficiary, in accordance with its then current policies and procedures, whereupon Trustee shall record a notice of cancellation of the pending sale.

Section 7.11 Marshalling of Assets.

Trustor, on its own behalf and on behalf of its successors and assigns, hereby expressly waives all rights to require a marshaling of assets by Trustee or Beneficiary, or to require Trustee or Beneficiary, upon a foreclosure, to first resort to the sale of any portion of the Trust Estate which might have been retained by Trustor before foreclosing upon and selling any other portion as may be conveyed by Trustor subject to this Deed of Trust.

Section 7.12 Request for Notice.

Beneficiary hereby requests, pursuant to UCA 57-1-26(3), a copy of any notice of default and that any notice of sale hereunder be mailed to it at the address set forth in Section 9.8.

Section 7.13 Other Remedies.

Beneficiary shall have the right from time to time to protect, exercise and enforce any legal or equitable remedy against Trustor provided under the Loan Documents or by applicable Laws.

Section 7.14 Default Interest.

For purposes of UCA Section 57-1-28, Trustor agrees that (i) all default interest, late charges, any prepayment premiums, swap breakage fees and similar amounts, if any, owing from time to time under any Note, Facility Agreement or other Loan Documents shall constitute a part of and be entitled to the benefits of Beneficiary's Deed of Trust lien upon the Property, and (ii) Beneficiary may add all default interest, late charges, prepayment premiums, swap breakage fees and similar amounts owing from time to time to the principal balance of either Note in its sole discretion, and in either case Beneficiary may include all such amounts in any credit which Beneficiary may make against its bid at a foreclosure sale of the Property pursuant to this Deed of Trust.

Article VIII
Trustee.

Section 8.1 Liability of Trustee.

Trustee shall have no liability or responsibility for, and make no warranties in connection with, the validity or enforceability of any of the Loan Documents or the description, value or status of title to the Property. Trustee shall be protected in acting upon any notice, request, consent, demand, statement, note or other paper or document believed by Trustee to be genuine and to have been signed by the party or parties purporting to sign the same. Trustee shall not be liable for any error of judgment, nor for any act done or step taken or omitted, nor for any mistakes of law or fact, nor for anything which Trustee may do or refrain from doing in good faith, nor generally shall Trustee have any accountability hereunder except for willful misconduct or gross negligence. Subject to the limitations of UCA Section 57-1-21.5(1), the powers and duties of Trustee hereunder may be exercised through such attorneys, agents or servants as Trustee may appoint, and Trustee shall have no liability or responsibility for any act, failure to act, negligence or willful misconduct of such attorney, agent or servant, so long as the selection was made with reasonable care. In addition, Trustee may consult with legal counsel selected by Trustee, and Trustee shall have no liability or responsibility by reason of any act or failure to act in accordance with the opinions of such counsel. Trustee may act hereunder and may sell or otherwise dispose of the Property or any part thereof as herein provided, although Trustee has been, may now be or may hereafter be, an attorney, officer, agent or employee of Beneficiary, in respect of any matter or business whatsoever. Trustee, however, shall have no obligation to sell all or any part of the Property following an Event of Default or to take any other action authorized to be taken by Trustee hereunder except upon the demand of Beneficiary.

Section 8.2 Indemnification of Trustee.

Trustor agrees to indemnify Trustee and to hold Trustee harmless from and against any and all Claims and Expenses directly or indirectly arising out of or resulting from any transaction, act, omission, event or circumstance in any way connected with the Property or the Loan, including but not limited to any Claim arising out of or resulting from any assertion or allegation that Trustee is liable for any act or omission of Trustor or any other Person in connection with the ownership, development, financing, operation or sale of the Property; provided, however, that Trustor shall not be obligated to indemnify Trustee with respect to any Claim arising solely from the gross negligence or willful misconduct of Trustee. The agreements and indemnifications contained in this Section shall apply to Claims arising both before and after the repayment of the Loan and shall survive the repayment of the Loan, any foreclosure or deed, conveyance or assignment in lieu thereof and any other action by Trustee to enforce the rights and remedies of Beneficiary or Trustee hereunder or under the other Loan Documents.

Section 8.3 Substitution of Trustee; Multiple Trustees.

Beneficiary shall have, and is hereby granted with warranty of further assurances, the irrevocable power to appoint a new or replacement or substitute Trustee. Such power may be exercised at any time without notice, without cause and without specifying any reason therefor, by filing for record in the office where this Deed of Trust is recorded a Substitution of Trustee meeting the requirements of UCA Section 57-1-22(2). The power of appointment of a successor Trustee may be exercised as often as and whenever Beneficiary may choose, and the exercise of the power of appointment, no matter how often, shall not be an exhaustion thereof. Upon the recordation of Deed or Deeds of Appointment, the Trustee so appointed shall thereupon, without any further act or deed of conveyance, become fully vested with identically the same title and estate in and to the Property and with all the rights, powers, trusts and duties of its predecessor in the trust hereunder with like effect as if originally named as Trustee hereunder. Whenever in this Deed of Trust reference is made to Trustee, it shall be construed to mean each Person appointed as Trustee for the time being, whether original or successor in trust. All title, estate, rights, powers, trusts and duties granted to Trustee shall be in each Person appointed as Trustee so that any action hereunder by any Person appointed as Trustee shall for all purposes be deemed to be, and as effective as, the action of all Trustees.

Article IX
Miscellaneous.

Section 9.1 Rights, Powers and Remedies Cumulative.

Each right, power and remedy of Beneficiary or Trustee as provided for in this Deed of Trust, or in any of the other Loan Documents or now or hereafter existing by Law, shall be cumulative and concurrent and shall be in addition to every other right, power or remedy provided for in this Deed of Trust, or in any of the other Loan Documents or now or hereafter existing by Law, and the exercise or beginning of the exercise by Beneficiary or Trustee of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by Beneficiary or Trustee of any or all such other rights, powers or remedies.

Section 9.2 No Waiver by Beneficiary or Trustee.

No course of dealing or conduct by or among Beneficiary, Trustee and Trustor shall be effective to amend, modify or change any provisions of this Deed of Trust or the other Loan Documents. No failure or delay by Beneficiary or Trustee to insist upon the strict performance of any term, covenant or agreement of this Deed of Trust or of any of the other Loan Documents, or to exercise any right, power or remedy consequent upon a breach thereof, shall constitute a waiver of any such term, covenant or agreement or of any such breach, or preclude Beneficiary or Trustee from exercising any such right, power or remedy at any later time or times. By accepting payment after the due date of any of the Obligations or the Affiliated Borrower Obligations, neither Beneficiary nor Trustee shall be deemed to waive the right either to require prompt payment when due of all other Obligations or of all other Affiliated Borrower Obligations, or to declare an Event of Default for failure to make prompt payment of any such other Obligations or the Affiliated Borrower Obligations. Neither Trustor nor any other Person now or hereafter obligated for the payment of the whole or any part of the Obligations or the Affiliated Borrower Obligations shall be relieved of such liability by reason of (a) the failure of Beneficiary to comply with any request of Trustor or of any other Person to take action to foreclose this Deed of Trust or otherwise enforce any of the provisions of this Deed of Trust, or (b) any agreement or stipulation between any subsequent owner or owners of the Property and Beneficiary, or (c) Beneficiary's extending the time of payment or modifying the terms of this Deed of Trust or any of the other Loan Documents without first having obtained the consent of Trustor or such other Person. Regardless of consideration, and without the necessity for any notice to or consent by the holder of any subordinate Lien on the Property, Beneficiary may release any Person at any time liable for any of the Obligations or the Affiliated Borrower

Obligations or any part of the security for the Obligations or the Affiliated Borrower Obligations and may extend the time of payment or otherwise modify the terms of this Deed of Trust or any of the other Loan Documents and the Affiliated Borrower Loan Documents without in any way impairing or affecting the Lien of this Deed of Trust or the priority of this Deed of Trust over any subordinate Lien. The holder of any subordinate Lien shall have no right to terminate any Lease regardless of whether or not such Lease is subordinate to this Deed of Trust. Beneficiary may resort to the security or collateral described in this Deed of Trust or any of the other Loan Documents in such order and manner as Beneficiary may elect in its sole discretion.

Section 9.3 Waivers and Agreements Regarding Remedies.

To the full extent Trustor may do so, Trustor hereby voluntarily and knowingly:

(a) agrees that it will not at any time plead, claim or take advantage of any Laws now or hereafter in force providing for any appraisal, valuation, stay, extension or redemption, and waives and releases all rights of redemption (including statutory and equitable rights of redemption), valuation, appraisal, stay of execution, extension and notice of election to accelerate the Obligations or the Affiliated Borrower Obligations;

(b) waives all rights to a marshaling of the assets of Trustor, including the Property, or to a sale in the inverse order of alienation in the event of a foreclosure of the Property, and agrees not to assert any right under any Law pertaining to the marshaling of assets, the sale in inverse order of alienation, the exemption of homestead, the administration of estates of decedents, or other matters whatsoever to defeat, reduce or affect the right of Beneficiary under the terms of this Deed of Trust to a sale of the Property without any prior or different resort for collection, or the right of Beneficiary to the payment of the Obligations or the Affiliated Borrower Obligations out of the proceeds of sale of the Property in preference to every other claimant whatsoever;

(c) waives any right to bring or utilize any defense, counterclaim or setoff, other than one which denies the existence or sufficiency of the facts upon which any foreclosure action is grounded. If any defense, counterclaim or setoff, other than one permitted by the preceding clause, is timely raised in a foreclosure action, such defense, counterclaim or setoff shall be dismissed. If such defense, counterclaim or setoff is based on a Claim which could be tried in an action for money damages, such Claim may be brought in a separate action which shall not thereafter be consolidated with the foreclosure action. The bringing of such separate action for money damages shall not be deemed to afford any grounds for staying the foreclosure action; and

(d) waives and relinquishes any and all rights and remedies which Trustor may have or be able to assert by reason of the provisions of any Laws pertaining to the rights and remedies of sureties.

Section 9.4 Waivers and Agreements Regarding Affiliated Borrowers.

(a) To the full extent Trustor may do so, Trustor hereby voluntarily and knowingly agrees that neither Lender's rights or remedies nor Trustor's obligations under the terms of the Loan Documents shall be released, diminished, impaired, reduced or affected by any one or more of the following events, actions, facts, or circumstances, Trustor waives any rights, claims or defenses arising from any such events, actions, facts, or circumstances, and the liability of Trustor under the Loan Documents shall be absolute, unconditional and irrevocable irrespective of:

(i) any limitation on the liability of, or recourse against, any Affiliated Borrower or other Person in any Affiliated Borrower Loan Document or arising under any Law;

(ii) any claim or defense that this Deed of Trust was given as security for the Affiliated Borrower Obligations without consideration or is not supported by adequate consideration or that the obligations of Trustor hereunder with respect to the Affiliated Borrower Obligations exceed or are more burdensome than those of any one or more of the Affiliated Borrowers under the Affiliated Borrower Loan Documents;

(iii) the release or taking or accepting of any other security or guaranty for, or right of recourse with respect to, any or all of the Affiliated Borrower Obligations;

(iv) the operation of any statutes of limitations or other Laws regarding the limitation of actions, all of which are hereby waived as a defense to any action or proceeding brought by Lender against Trustor;

(v) any homestead exemption or any other exemption under applicable Law;

(vi) any release, surrender, abandonment, exchange, alteration, sale or other disposition, subordination, deterioration, waste, failure to protect or preserve, impairment, or loss of, or any failure to create or perfect any lien or security interest with respect to, or any other dealings with, any collateral or security at any time existing or purported, believed or expected to exist in connection with any or all of the Affiliated Borrower Obligations, or any impairment of Trustor's recourse against the Affiliated Borrowers or any other Person or collateral;

(vii) whether express or by operation of Law, any partial release of the liability of Trustor hereunder for the Affiliated Borrower Obligations (except to the extent expressly so released) or any complete or partial release of any Affiliated Borrower or any other Person liable, directly or indirectly, for the payment or performance of any or all of the Affiliated Borrower Obligations;

(viii) the death, insolvency, bankruptcy, disability, incapacity, dissolution, liquidation, termination, receivership, reorganization, merger, consolidation, change of form, structure or ownership, sale of all assets, or lack of corporate, membership, management or other power of any one or more of the Affiliated Borrowers or any other Person at any time liable for the payment or performance of any or all of the Affiliated Borrower Obligations;

(ix) either with or without notice to or consent of Trustor, any renewal, extension, modification, supplement, subordination or rearrangement of the terms of any or all of the Affiliated Borrower Obligations and/or any of the Affiliated Borrower Loan Documents, (including changes with respect to the construction of the Improvements) or any other terms thereof, or any waiver, termination, or release of, or consent to departure from, any of the Affiliated Borrower Loan Documents or any other guaranty of any or all of the Affiliated Borrower Obligations, or any adjustment, indulgence, forbearance, or compromise that may be granted from time to time by Lender to any Affiliated Borrower or any other Person at any time liable for the payment or performance of any or all of the Affiliated Borrower Obligations;

(x) any neglect, lack of diligence, delay, omission, failure, or refusal of Lender to take or prosecute (or in taking or prosecuting) any action for the collection or enforcement of any of the Affiliated Borrower Obligations, or to foreclose or take or prosecute any action to foreclose (or in foreclosing or taking or prosecuting any action to foreclose) upon any security therefor (including the Affiliated Borrower Deeds of Trust, or to exercise (or in exercising) any other right or power with respect to any security therefor, or to take or prosecute (or in taking or prosecuting) any action in connection with any Affiliated Borrower Loan Document, or any failure to sell or otherwise dispose of in a commercially reasonable manner any collateral securing any or all of the Affiliated Borrower Obligations;

(xi) any failure of Lender to notify Trustor of any creation, renewal, extension, rearrangement, modification, supplement, subordination, or assignment of the Affiliated Borrower Obligations or any part thereof, or of any Affiliated Borrower Loan Document, or of any release of or change in any security, or of the occurrence or existence of any "Default" or "Event of Default" under the Affiliated Borrower Loan Documents, or of any other action taken or refrained from being taken by Lender against any Affiliated Borrower or any security or other recourse, or of any new agreement between Lender and Affiliated Borrower, it being understood that Lender shall not be required to give Trustor any notice of any kind under any circumstances with respect to or in connection with the Affiliated Borrower Obligations, any and all rights to notice Trustor may have otherwise had being hereby waived by Trustor, and Trustor shall be responsible for obtaining for itself information regarding the Affiliated Borrowers and any collateral, including any changes in the business or financial condition of the Affiliated Borrowers or any collateral for the Affiliated Borrower Obligations, and Trustor acknowledges and agrees that Lender shall have no duty to notify Trustor of any information which Lender may have concerning any Affiliated Borrower or any collateral for the Affiliated Borrower Obligations;

(xii) the existence of any claim, counterclaim, set-off or other right that Trustor may at any time have against any Affiliated Borrower, Lender, or any other Person, whether or not arising in connection with any Affiliated Borrower Loan Document;

(xiii) the unenforceability of all or any part of the Affiliated Borrower Obligations against any of the Affiliated Borrowers, whether because the Affiliated Borrower Obligations exceed the amount permitted by Law or violate any usury law, or because the Persons creating the Affiliated Borrower Obligations acted in excess of their authority, or because of a lack of validity or enforceability of or defect or deficiency in any of the Affiliated Borrower Loan Documents, or because any Affiliated Borrower has any valid defense, claim or offset with respect thereto, or because any Affiliated Borrower's obligation ceases to exist by operation of Law, or because of any other reason or circumstance, it being agreed that Trustor shall remain liable hereon regardless of whether any Affiliated Borrower or any other Person be found not liable on the Affiliated Borrower Obligations, or any part thereof, for any reason (and regardless of any joinder of any of the Affiliated Borrowers or any other party in any action to obtain payment or performance of any or all of the Affiliated Borrower Obligations);

(xiv) any order, ruling or plan of reorganization emanating from proceedings under Title 11 of the United States Code with respect to any of the Affiliated Borrowers or any other Person, including any extension, reduction, composition, or other alteration of the Affiliated Borrower Obligations, whether or not consented to by Lender, or any action taken or omitted by Lender in any such proceedings, including any election to have Lender's claim allowed as being secured, partially secured or unsecured, any extension of credit by Lender in any such proceedings or the taking and holding by Lender of any security for any such extension of credit;

(xv) any other condition, event, omission, action or inaction that would in the absence of this Subsection result in the release or discharge of Trustor from the performance or observance of any obligation, covenant or agreement contained in this Deed of Trust, any other Loan Document or any other agreement;

(xvi) any early termination of any of the Affiliated Borrower Obligations;

(xvii) Lender's enforcement or forbearance from enforcement of the Affiliated Borrower Obligations on a net or gross basis; or

(xviii) any liability, irregularity or unenforceability in whole or in part (including with respect to any netting provision) of any Swap Contract or any confirmation, instrument or agreement required thereunder or related thereto, or any transaction entered into thereunder, or any limitation on the liability of any Affiliated Borrower thereunder or any limitation on the method or terms of payment thereunder which may now or hereafter be caused or imposed in any manner whatsoever.

(b) In the event any payment by any Affiliated Borrower or any other Person to Lender is held to constitute a preference, fraudulent transfer or other voidable payment under any bankruptcy, insolvency or similar Law, or if for any other reason Lender is required to refund such payment or pay the amount thereof to any other party, such payment by such Affiliated Borrower or any other party to Lender shall not constitute a release of Trustor from any liability hereunder, and this Deed of Trust and the other Loan Documents shall continue to be effective or shall be reinstated (notwithstanding any prior release, surrender or discharge by Lender of this Deed of Trust, of any of the other Loan Documents or of Trustor), as the case may be, with respect to, and this Deed of Trust and the other Loan Documents shall apply to, any and all amounts so refunded by Lender or paid by Lender to another Person (which amounts shall constitute part of the Affiliated Borrower Obligations), and any interest paid by Lender and any attorneys' fees, costs and expenses paid or incurred by Lender in connection with any such event.

(c) It is the intent of Trustor and Lender that the obligations and liabilities of Trustor hereunder are absolute, irrevocable and unconditional under any and all circumstances and that, subject to the provisions of Section 2.6 of the Facility Agreement, until the Affiliated Borrower Obligations are fully and finally paid and performed, and not subject to refund or disgorgement, the obligations and liabilities of Trustor hereunder shall not be discharged or released, in whole or in part, by any act or occurrence that might, but for the provisions of this Guaranty, be deemed a legal or equitable discharge or release of a Trustor.

(d) Trustor's obligations shall not be affected, impaired, lessened or released by loans, credits or other financial accommodations now existing or hereafter advanced by Lender to the Affiliated Borrowers in excess of the Affiliated Borrower Obligations. All payments, repayments and prepayments of the Affiliated Borrower Obligations, whether voluntary or involuntary, received by Lender from any Affiliated Borrower, any other Person or any other source (other than from Trustor pursuant to a demand by Lender hereunder), and any amounts realized from any collateral for the Loan, shall be deemed to be applied first to the portion of the Affiliated Borrower Obligations (if any) which is not secured by this Deed of Trust, and last to the remainder of the Affiliated Borrower Obligations, and this Deed of Trust shall bind Trustor to the extent of any Affiliated Borrower Obligations that may remain owing to Lender. Lender shall have the right to apply any sums paid by Trustor to any portion of the Affiliated Borrower Obligations in Lender's sole and absolute discretion.

(e) If acceleration of the time for payment of any amount payable by Affiliated Borrower under any or the Affiliated Borrower Loan Documents, or any Swap Contract is stayed or delayed by any Law or tribunal, all such amounts shall nonetheless be payable by Trustor on demand by Lender.

(f) Trustor further waives: (i) any defense to the recovery by Lender against Trustor of any deficiency or otherwise to the enforcement of this Deed of Trust or any other security for the Loan based upon Lender's election of any remedy against Trustor or any Affiliated Borrower.

(g) Without limiting any other provision of this Deed of Trust, Trustor waives all rights and defenses that Trustor may have because the Affiliated Borrower Obligations are secured by real property. This means, among other things:

(i) That Lender may collect from Trustor without first foreclosing on any real or personal property collateral pledged by any other Affiliated Borrower (other than the Property); and

(ii) If Lender forecloses on any real property collateral pledged by any Affiliated Borrower: (A) the amount of the Affiliated Borrower Obligations may be reduced only by the price for which that collateral is sold at the foreclosure sale, even if the collateral is worth more than the sale price; and (B) Lender may collect from Trustor even if Lender, by foreclosing on the real property collateral, has destroyed any right Trustor may have to collect from the Affiliated Borrower whose real property collateral has been foreclosed.

This is an unconditional and irrevocable waiver of any rights and defenses that Trustor may have because the Affiliated Borrower Obligations are secured by real property.

(h) Trustor waives all rights and defenses arising out of an election of remedies by Lender, even though that election of remedies, such as a nonjudicial foreclosure with respect to security for the Affiliated Borrower Obligations, has destroyed Trustor's rights of subrogation and reimbursement against an Affiliated Borrower.

(i) No provision or waiver in this Deed of Trust shall be construed as limiting the generality of any other provision or waiver contained in this Deed of Trust. All of the waivers contained herein are irrevocable and unconditional and are intentionally and freely made by Trustor.

Section 9.5 Subordination.

If, for any reason whatsoever, any Affiliated Borrower is now or hereafter becomes indebted to Trustor:

(a) such indebtedness and all interest thereon and all liens, security interests and rights now or hereafter existing with respect to property of such Affiliated Borrower securing such indebtedness shall, at all times, be subordinate in all respects to the Affiliated Borrower Obligations and to all liens, security interests and rights now or hereafter existing to secure the Affiliated Borrower Obligations;

(b) Trustor shall not be entitled to enforce or receive payment, directly or indirectly, of any such indebtedness of such Affiliated Borrower to Trustor until the Affiliated Borrower Obligations have been fully and finally paid and performed; provided, however, that so long as no Default shall have occurred and be continuing, Trustor shall not be prohibited from receiving such (i) reasonable management fees from such Affiliated Borrower as Lender may find acceptable from time to time in its sole and absolute discretion, and (ii) distributions from such Affiliated Borrower in an amount equal to any income taxes imposed on Trustor which are attributable to such Affiliated Borrower's income from its property;

(c) Trustor hereby assigns and grants to Lender a security interest in all such indebtedness and security therefor, if any, of any Affiliated Borrower to Trustor now existing or hereafter arising, including any dividends and payments pursuant to debtor relief or insolvency proceedings referred to below. In the event of receivership, bankruptcy, reorganization, arrangement or other debtor relief or insolvency proceedings involving such Affiliated Borrower as debtor, Lender shall have the right to prove its claim in any such proceeding so as to establish its rights hereunder and shall have the right to receive directly from the receiver, trustee or other custodian (whether or not an Event of Default shall have occurred or be continuing under any of the Loan Documents or an "Event of Default" (as defined in the Affiliated Borrower Loan Documents) shall have occurred or be continuing under any of the Affiliated Borrower Loan Documents), dividends and payments that are payable upon any obligation of any Affiliated Borrower to Trustor now existing or hereafter arising, and to have all benefits of any security therefor, until the Affiliated Borrower Obligations have been fully and finally paid and performed. If, notwithstanding the foregoing provisions, Trustor should receive any payment, claim or distribution that is prohibited as provided above in this Section, Trustor shall pay the same to Lender immediately, Trustor hereby agreeing that it shall receive the payment, claim or distribution in trust for Lender and shall have absolutely no dominion over the same except to pay it immediately to Lender; and

(d) Trustor shall promptly upon request of Lender from time to time execute such documents and perform such acts as Lender may require to evidence and perfect its interest and to permit or facilitate exercise of its rights under this Section, including execution and delivery of proofs of claim, further assignments and security agreements, and delivery to Lender of any promissory notes or other instruments evidencing indebtedness of the Affiliated Borrowers to Trustor. All promissory notes, accounts receivable ledgers or other evidences, now or hereafter held by Trustor, of obligations of the Affiliated Borrowers to Trustor shall contain a specific written notice thereon that the indebtedness evidenced thereby is subordinated under and is subject to the terms of this Deed of Trust.

Section 9.6 Other Liability of Trustor or Affiliated Borrower.

If Trustor is or becomes liable, by endorsement or otherwise, for any indebtedness owing by any Affiliated Borrower to Lender other than under this Deed of Trust, such liability shall not be in any manner impaired or affected hereby, and the rights of Lender hereunder shall be cumulative of any and all other rights that Lender may have against Trustor. If any Affiliated Borrower is or becomes indebted to Lender for any indebtedness other than or in excess of the Affiliated Borrower Obligations, any payment received or recovery realized upon such other indebtedness of such Affiliated Borrower to Lender may be applied to such other indebtedness.

Section 9.7 Successors and Assigns.

All of the grants, covenants, terms, provisions and conditions of this Deed of Trust shall run with the Land and shall apply to and bind the successors and assigns of Trustor (including any permitted subsequent owner of the Property), and inure to the benefit of Beneficiary, its successors and assigns and to the successors in trust of Trustee.

Section 9.8 No Warranty by Beneficiary or Trustee.

By inspecting the Property or by accepting or approving anything required to be observed, performed or fulfilled by Trustor or to be given to Beneficiary or Trustee pursuant to this Deed of Trust or any of the other Loan Documents, Beneficiary and Trustee shall not be deemed to have warranted or represented the condition, sufficiency, legality, effectiveness or legal effect of the same, and such acceptance or approval shall not constitute any warranty or representation with respect thereto by Beneficiary or Trustee.

Section 9.9 Amendments.

This Deed of Trust may not be modified or amended except by an agreement in writing, signed by the party against whom enforcement of the change is sought.

Section 9.10 Severability.

In the event any one or more of the provisions of this Deed of Trust or any of the other Loan Documents shall for any reason be held to be invalid, illegal or unenforceable, in whole or in part or in any other respect, or in the event any one or more of the provisions of the Loan Documents operates or would prospectively operate to invalidate this Deed of Trust or any of the other Loan Documents, then and in either of those events, at the option of Beneficiary, such provision or provisions only shall be deemed null and void and shall not affect the validity of the remaining Obligations, or the remaining Affiliated Borrower Obligations, and the remaining provisions of the Loan Documents and the remaining Affiliated Borrower Loan Documents shall remain operative and in full force and effect and shall in no way be affected, prejudiced or disturbed thereby.

Section 9.11 Notices.

All Notices required or which any party desires to give hereunder or under any other Loan Document shall be in writing and, unless otherwise specifically provided in such other Loan Document, shall be deemed sufficiently given or furnished if delivered by personal delivery, by nationally recognized overnight courier service or by certified United States mail, postage prepaid, addressed to the party to whom directed at the applicable address specified in the Preamble to this Deed of Trust (unless changed by similar notice in writing given by the particular party whose address is to be changed) or by facsimile. Any Notice shall be deemed to have been given either at the time of personal delivery or, in the case of courier or mail, as of the date of first attempted delivery at the address and in the manner provided herein, or, in the case of facsimile, upon receipt; provided that service of a Notice required by any applicable statute shall be considered complete when the requirements of that statute are met. Notwithstanding the foregoing, no notice of change of address shall be effective except upon actual receipt. This Section shall not be construed in any way to affect or impair any waiver of notice or demand provided in this Deed of Trust or in any other Loan Document or to require giving of notice or demand to or upon any Person in any situation or for any reason.

Section 9.12 Joint and Several Liability.

If Trustor consists of two (2) or more Persons, the term "Trustor" shall also refer to all Persons signing this Deed of Trust as Trustor, and to each of them, and all of them are jointly and severally bound, obligated and liable hereunder. Trustee or Beneficiary may release, compromise, modify or settle with any of Trustor, in whole or in part, without impairing, lessening or affecting the obligations and liabilities of the others of Trustor hereunder or under the Note. Any of the acts mentioned aforesaid may be done without the approval or consent of, or notice to, any of Trustor.

Section 9.13 Rules of Construction.

The words "hereof," "herein," "hereunder," "hereto," and other words of similar import refer to this Deed of Trust in its entirety. The terms "agree" and "agreements" mean and include "covenant" and "covenants." The words "include" and "including" shall be interpreted as if followed by the words "without limitation." The headings of this Deed of Trust are for convenience of reference only and shall not be considered a part hereof and are not in any way intended to define, limit or enlarge the terms hereof. Any reference to a Property street address(es) is for administrative and reference purposes only. In the event of any conflict between a Property street address(es) listed herein and Exhibit A attached hereto, the legal description set forth on Exhibit A shall control. All references (a) made in the neuter, masculine or feminine gender shall be deemed to have been made in all such genders, (b) made in the singular or plural number shall be deemed to have been made, respectively, in the plural or singular

number as well, (c) to the Loan Documents are to the same as extended, amended, restated, supplemented or otherwise modified from time to time unless expressly indicated otherwise, (d) to the Land, Improvements, Personalty, Real Property or Property shall mean all or any portion of each of the foregoing, respectively, and (e) to Articles or Sections are to the respective Articles or Sections contained in this Deed of Trust unless expressly indicated otherwise. Any term used or defined in the Uniform Commercial Code of the State, as in effect from time to time, which is not defined in this Deed of Trust shall have the meaning ascribed to that term in the Uniform Commercial Code of the State. If a term is defined in Article 9 of the Uniform Commercial Code of the State differently than in another Article of the Uniform Commercial Code of the State, the term shall have the meaning specified in Article 9. All references to Article 9 of the Uniform Commercial Code of the State of Utah shall be deemed to refer to Article 9a thereof. In the event of any amendment to the provisions of UCA Title 57 or other provisions of UCA referenced in this Deed of Trust, this Deed of Trust shall, at the sole election of Beneficiary, be deemed amended to be consistent with such amendments or Beneficiary may elect not to give effect to such deemed amendments hereto if permitted by applicable law.

Section 9.14 Status of the Property.

For purposes of UCA Section 57-1-25 and UCA Section 78B-6-901.5, Trustor agrees that the stated purpose for which this Deed of Trust was given is not to finance residential rental property.

Section 9.15 Waiver of Certain Rights.

With respect to the Property (which Property is located in the State of Utah), notwithstanding anything contained herein to the contrary, Trustor waives any rights or benefits it may have by reason of the defense of the statute of limitations in any action hereunder or for the collection of any indebtedness or the performance of any obligation secured hereby and any defense based on Utah's so called one-action rule, UCA Section 78B-6-901. Notwithstanding anything to the contrary, Trustor knowingly waives, to the fullest extent permitted by applicable law, the rights, protections and benefits afforded to Trustor under UCA Section 57-1-32 and any successor or replacement statute or any similar laws or benefits.

Section 9.16 Governing Law.

This Deed of Trust shall be construed, governed and enforced in accordance with the Laws in effect from time to time in the State (without regard to its conflicts of law principles).

Section 9.17 Entire Agreement.

The Loan Documents constitute the entire understanding and agreement between Trustor and Beneficiary with respect to the transactions arising in connection with the Loan, and supersede all prior written or oral understandings and agreements between Trustor and Beneficiary with respect to the matters addressed in the Loan Documents. In particular, and without limitation, the terms of any commitment by Beneficiary to make the Loan are merged into the Loan Documents. Except as incorporated in writing into the Loan Documents, there are no representations, understandings, stipulations, agreements or promises, oral or written, with respect to the matters addressed in the Loan Documents.

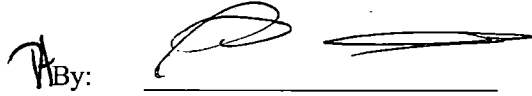
Section 9.18 Integration.

PURSUANT TO UCA SECTION 25-5-4, TRUSTOR IS NOTIFIED THAT THIS DEED OF TRUST, THE NOTE AND OTHER LOAN DOCUMENTS GOVERNING, EVIDENCING AND SECURING THE INDEBTEDNESS SECURED HEREBY REPRESENT THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES.

IN WITNESS WHEREOF, Trustor has caused this Deed of Trust to be executed as of the date first written above.

TRUSTOR:

B.H. PROVO LLC,
a California limited liability company

By: 

Name: Arsalan Gozini

Title: Manager

ACKNOWLEDGMENT

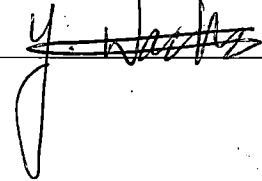
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF Los Angeles) ss.

On December 14th, 2017, before me, Y. Wachtel, personally appeared Arsalan Gozini, 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  (Seal)

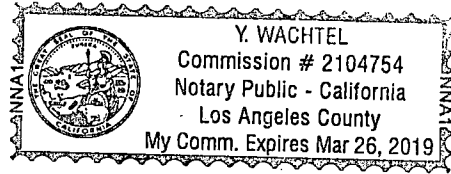


Exhibit A

Legal Description

The land referred to herein below is situated in the County of Utah, State of Utah, and is described as follows:

Lot No. 1, Phase II Amended, of RIVERWOODS RESEARCH AND BUSINESS PARK, Planned Unit Development, located in Provo, Utah, as the same is identified in the Plat recorded in the office of the Utah County Recorder as Entry No. 48715:1992, and Map Filing No. 4695, and subject to the Declaration of Easements, Covenants, Conditions and Restrictions of Riverwoods Research and Business Park, recorded as Entry No. 42273, in Book 2847, at Page 618, of Official Records, as said Declaration may have heretofore been amended or supplemented).

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Easements, Covenants, Conditions and Restrictions (as said Declaration may have heretofore been amended or supplemented).

Property Address: 382 West Park Circle, Provo, Utah 84604

51-176-0001