

After recording return to:
Michael W. Brown, Esq.
Beard St. Clair Gaffney
520 First American Circle
Rexburg, Idaho 83440

MEMORANDUM OF LEASE AGREEMENT

FIRST AMERICAN TITLE
#NCS 805105/117

NOTICE IS HEREBY GIVEN that Beehive Homes of Draper, LLC, a Utah limited liability company, c/o Stanley Ketcher, of 711 E. Pioneer Rd., Draper UT 84020 (hereinafter "Lessor") and Ketcher Management Services, LLC, a Utah limited liability company, c/o Michelle Ketcher, of 711 E. Pioneer Road, Draper, Utah 84020 (the "Lessee") have entered into a Lease Agreement (hereinafter "Lease") dated and effective as of May 1, 2018. The Lease provides for an initial term of five (5) years commencing May 1, 2018, with an option exercisable by Lessee to renew the Lease for additional one-year periods as provided in the Lease.

The Lease applies to the following described real property located in Salt Lake County, Utah, to wit:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 13, DRAPER TOWNSITE SURVEY, AND RUNNING THENCE NORTH 20 RODS; THENCE EAST TO THE EAST JORDAN CANAL; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST SIDE OF SAID CANAL TO A POINT DUE EAST OF THE PLACE OF BEGINNING; THENCE WEST TO THE PLACE OF BEGINNING, INCLUDING ALL THAT PART OF BLOCK 13, SITUATED WEST OF THE EAST JORDAN CANAL AND SOUTH OF PROPERTY DEEDED TO DRAPER DAIRY, INC.

APN: 28-29-308-003-0000

Said property is also known by the street address of:
709 East Pioneer Road
Draper, UT 84020

Reference is made to the Lease for further particulars.

Effective Date: May 1, 2018.

IN WITNESS WHEREOF, Lessor has executed or caused the execution of this Memorandum of Lease Agreement effective as of the day and year first above written.

LESSOR:

BEEHIVE HOMES OF DRAPER, LLC,
a Utah limited liability company

By: Michelle Ketcher
Michelle Ketcher, Managing Member

By: Stanley Ketcher
Stanley Ketcher, Managing Member

STATE OF Utah)
) SS:
COUNTY OF Salt Lake)

Before me, a Notary Public in and for said County and State, personally appeared Michelle Ketcher, a Managing Member of Beehive Homes of Draper, LLC, a Utah limited liability company, who, after having been duly sworn, acknowledged the execution of the foregoing Memorandum of Lease Agreement for and on behalf of Beehive Homes of Draper, LLC.

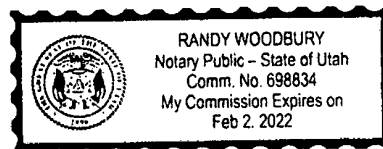
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and official seal in said County, State of Utah, as of this 9 day of May, 2018.

My Commission Expires:
2/2/2022

Randy Woodbury
Notary Signature

County of Residence:
Salt Lake

Randy Woodbury
Notary Printed



STATE OF Utah)
) SS:
COUNTY OF Salt Lake)

Before me, a Notary Public in and for said County and State, personally appeared Stanley Ketcher, a Managing Member of Beehive Homes of Draper, LLC, a Utah limited liability company, who, after having been duly sworn, acknowledged the execution of the foregoing Memorandum of Lease Agreement for and on behalf of Beehive Homes of Draper, LLC.

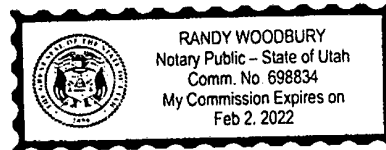
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and official seal in said County, State of Utah, as of this 9 day of May, 2018.

My Commission Expires:
2/2/2022

Randy Woodbury
Notary Signature

County of Residence:
Salt Lake

Randy Woodbury
Notary Printed



IN WITNESS WHEREOF, Lessee has executed or caused the execution of this Memorandum of Lease Agreement effective as of the day and year first above written.

LESSEE:

KETCHER MANAGEMENT SERVICES, LLC,
a Utah limited liability company

By: Michelle Ketcher
Michelle Ketcher, Managing Member

By: Stanley Ketcher
Stanley Ketcher, Managing Member

STATE OF Utah)
) SS:
COUNTY OF Salt Lake)

Before me, a Notary Public in and for said County and State, personally appeared Michelle Ketcher, a Managing Member of Ketcher Management Services, LLC, a Utah limited liability company, who, after having been duly sworn, acknowledged the execution of the foregoing Memorandum of Lease for and on behalf of Ketcher Management Services, LLC.

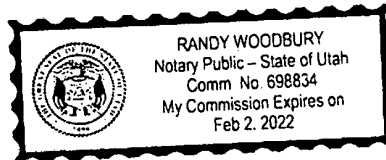
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Randy Woodbury
Notary Signature

County of Residence:
Salt Lake

Randy Woodbury
Notary Printed



STATE OF Utah)
) SS:
COUNTY OF Salt Lake)

Before me, a Notary Public in and for said County and State, personally appeared Stanley Ketcher, a Managing Member of Ketcher Management Services, LLC, a Utah limited liability company, who, after having been duly sworn, acknowledged the execution of the foregoing Memorandum of Lease Agreement for and on behalf of Ketcher Management Services, LLC.

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My Commission Expires:
2/2/2022

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Salt Lake

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