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 10/15/2018 12:52 PM \$19.00
 Book - 10721 Pg - 5407-5411
 ADAM GARDINER
 RECORDER, SALT LAKE COUNTY, UTAH
 CSC
 801 ADLAI STEVENSON DR
 SPRINGFIELD IL 6270.
 BY: DCA, DEPUTY - MA 5 P.

UCC FINANCING STATEMENT
 FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) CSC 1-800-858-5294	
B. E-MAIL CONTACT AT FILER (optional) SPRFiling@cscglobal.com	
C. SEND ACKNOWLEDGMENT TO: (Name and Address)	
1517 73804 CSC 801 Adlai Stevenson Drive Springfield, IL 62703	Filed In: Utah (Salt Lake)

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME Onset Financial, Inc.					
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1c. MAILING ADDRESS 10813 S. River Front Parkway, Suite 450		CITY South Jordan	STATE UT	POSTAL CODE 84095	COUNTRY USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME					
OR	2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME Mazuma Capital Corp					
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
3c. MAILING ADDRESS 10813 South River Front Parkway, Suite 475		CITY South Jordan	STATE UT	POSTAL CODE 84095	COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:
THIS IS A FIXTURE FILING covering personal property (the "Property") described in Lease Schedule No. 001 to Master Lease Agreement No. MCC1377 by and between Onset Financial, Inc. as Lessee and Mazuma Capital Corp as Lessor, and any and all attachments, accessions, additions, enhancements and replacements thereto, and insurance, lease, sublease and other proceeds thereof. The Property as described in the Exhibit B to the attached Landlord's Waiver is or may become a fixture to the real property described in the Exhibit A to the Landlord's Waiver. The Landlord's Waiver relating to the real property is attached hereto as Schedule A. This financing statement is to be recorded in the real estate records of Salt Lake County, State of Utah. The name of the owner of record is GBR 274 W. 12300 South, LLC.

THIS IS A "TRUE LEASE". THIS FILING IS FOR PRECAUTIONARY AND INFORMATIONAL PURPOSES ONLY. THE PARTIES DO NOT BELIEVE THIS LEASE IS SUBJECT TO UCC9. THIS PROPERTY IS OWNED BY LESSOR AND LEASED TO LESSEE. LESSEE HAS NO RIGHT TO SELL OR PLEDGE THE PROPERTY.

5. Check <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad, item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative	
6a. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Public-Finance Transaction <input type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility	6b. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing
7. ALTERNATIVE DESIGNATION (if applicable): <input checked="" type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licenser	
8. OPTIONAL FILER REFERENCE DATA: :MCC1377-001-CL	

1517 73804

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because individual Debtor name did not fit, check here

9a. ORGANIZATION'S NAME Onset Financial, Inc.	
OR	
9b. INDIVIDUAL'S SURNAME	
FIRST PERSONAL NAME	
ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME				
OR				
10b. INDIVIDUAL'S SURNAME				
INDIVIDUAL'S FIRST PERSONAL NAME				
INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)				SUFFIX
10c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

11. ADDITIONAL SECURED PARTY'S NAME or ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME				
OR				
11b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
11c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:
 covers timber to be cut covers as-extracted collateral is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):
 GBR 274 W. 12300 South, LLC
 5320 Wells Park Road, Suite 4
 West Jordan, UT 84018

16. Description of real estate:
 See attached Exhibit A

17. MISCELLANEOUS:

OWNER/MORTGAGEE WAIVER

This Agreement between the undersigned and **MAZUMA CAPITAL CORP**, 10813 South River Front Parkway, Suite 475, South Jordan, Utah 84095 ("MCC") is entered into in connection with a lease between MCC and **ONSET FINANCIAL, INC.**, 10813 S. River Front Parkway, Suite 450, South Jordan, UT 84095 and relates to (a) the following "Premises": 274 W. 12300 S., Draper, UT 84020, the legal real estate description and street address of the Premises as more fully described on the Exhibit A hereto; and (b) the "Leased FF&E" listed or more fully described on Exhibit B hereto.

The undersigned holds an interest in the Premises as owner, lessor, sublessor, mortgagee, beneficiary of a deed of trust or otherwise and hereby agrees that: (a) MCC or its assigns is the owner of the Leased FF&E; (b) the Leased FF&E will be located at the Premises and shall at all times remain personal property and no item of the Leased FF&E is, or shall become, a fixture or part of the Premises; (c) MCC or its assigns, or any person acting on their behalf as a designated agent ("Agent"), may enter upon the Premises and remove the Leased FF&E in the exercise of its lessor's or other rights; (d) the undersigned shall have no claim of any nature or kind against MCC or its assigns or their Agent related to such removal, and will not assert any claim or lien against or rights or interests in the Leased FF&E; (e) this Agreement shall be binding on the successors and assigns of the undersigned and shall benefit and be enforceable by MCC and its successors and assigns; (f) this Agreement is not inconsistent with any agreement, contract or covenant with respect to the Premises to which undersigned is a party; and (g) the undersigned agrees that it has not and shall not, through its own actions, create, grant or cause a lien to be recorded against or otherwise encumber the Leased FF&E and the undersigned shall indemnify and hold MCC and its assigns harmless if it allows the Leased FF&E to be so encumbered.

MCC agrees to pay for any actual damage to the Premises directly caused by removal of Leased FF&E from the Premises by MCC or its Agent.

Dated: September 5, 2018.

GBR 274 W. 12300 SOUTH, LLC

BY: Jonathan S. Gardner

TITLE: Manager

MAZUMA CAPITAL CORP

BY: Cathy Lawrence

TITLE: Vice President

EXHIBIT A

RE: ONSET FINANCIAL, INC.

Legal Real Estate Description of the following street address: 274 W. 12300 S., Draper, UT 84020

Beginning at a point 32 9/13 rods South from the Northwest corner of the Southeast quarter of Section 25, Township 3 South, Range 1 West, Salt Lake Meridian; and running thence South 32 4/13 rods; thence East 26 rods; thence North 32 4/13 rods; thence West 26 rods to the place of beginning.

Less and Excepting therefrom that property conveyed in Warranty Deed recorded June 1, 1998, as Entry No. 6979534, in Book 7993, at Page 2447, described as follows:

A parcel of land in fee for the widening of 12300 South Street, being part of an entire tract of property, situate in the Southeast quarter of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said entire tract of property (recorded as Entry No. 3627200, in Book 5317, at Page 1210, in the office of the Salt Lake County Recorder), which point is South 539.42 feet (164.415 meters) and South 498.14 feet (151.833 meters) from the center of said Section 25; and running thence North 20.00 feet (6.096 meters) to a point 53 feet perpendicularly distant Northerly from the monumented centerline of 12300 South Street; thence South 89°58'20" East 429.00 feet (130.759 meters) along a line parallel with said centerline to the Easterly boundary line of said entire tract; thence South 20.00 feet (6.096 meters) to the Southeast corner of said entire tract; thence North 89°58'20" West 429.00 feet (130.759 meters) to the point of beginning.

Also Less and Excepting any portion lying within 12300 South Street.

The following is shown for information purposes only: 27-25-401-002,

Owner of Record: GBR 274 W. 12300 SOUTH, LLC

EXHIBIT B

RE: ONSET FINANCIAL, INC.

Leased FF&E: Furniture, fixtures and related equipment together with tenant improvements and all other Property purchased or paid for by MCC pursuant to a Master Progress Payment Agreement dated September 5, 2018 between MCC and Onset Financial, Inc. and any and all attachments, replacements, parts, substitutions, additions, repairs, accessions and accessories incorporated therein and/or affixed thereto. The Property excludes chattel paper, documents, computers, electronic storage drives, and files that specifically relate to, represent, preserve, access or help document the Lessee's general business lease portfolio.