

Parcel # 21-12-379-017, 21-12-379-016

WHEN RECORDED MAIL TO:
NAME U.S. Small Business Administration
ADDRESS 2595 East 3300 South
CITY & STATE Salt Lake City, UT 84109
37012970-07

13186748
2/4/2020 4:00:00 PM \$40.00
Book - 10892 Pg - 8087-8090
RASHELLE HOBBS
Recorder, Salt Lake County, UT
BACKMAN TITLE SERVICES
BY: eCASH, DEPUTY - EF 4 P.

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

ASSIGNMENT AND SUBORDINATION OF LEASE

This Assignment of Lease is made on January 30, 2020 by Killer Bees Properties, LLC ("Landlord") and Miller Harrison LLC ("Tenant") in favor of The United States Small Business Administration ("SBA").

WITNESSETH

A. Landlord is the owner of certain real property located at 5292 South College Drive Unit #304 and 305, Murray, UT 84123 ("Subject Property").

B. Landlord entered into a lease of the Subject Property with Tenant, according to the terms of a lease dated January 30, 2020

C. In connection with the Mountain West Small Business Finance ("CDC") loan from the "CDC" to Landlord, assigned to the SBA, Landlord has agreed to assign its interests in the lease described above to the SBA.

NOW, THEREFORE, Landlord does hereby assign, for security purposes only, all of Landlord's right, title and interest under each of said leases to the SBA with right of reassignment.

It is further provided that in the event of default by the Tenant under SBA Loan Number 37012970-07, each and every of the tenants identified herein above shall pay all rentals due and to become due under said leases to the SBA.


It is further provided that Tenant hereby subordinates its leasehold interest to the deed of trust which will be or has been recorded in connection with the SBA Loan and all other SBA Loan Documents.

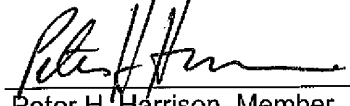
{Signatures appear on the following page}

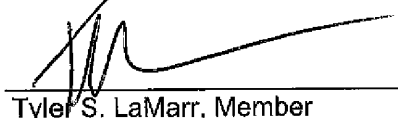
LANDLORD


TENANT

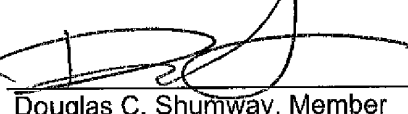
KILLER BEES PROPERTIES, LLC

By: 
Andrew H. Blomquist, Member

By: 
Peter H. Harrison, Member


By: 
Tyler S. LaMarr, Member

By: 
Michael B. Miller, Member

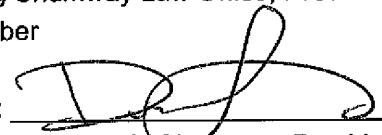
By: 
Douglas C. Shumway, Member

MILLER HARRISON LLC

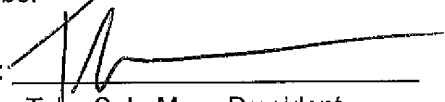
By: Michael B. Miller, P.C.
Its: Member

By: 
Michael B. Miller, President


By: Doug Shumway Law Office, P.C.
Its: Member

By: 
Douglas C. Shumway, President

By: LaMarr Law PC
Its: Member

By: 
Tyler S. LaMarr, President

By: Peter H. Harrison Law Office, P.C.
Its: Member

By: 
Peter H. Harrison, President

By: Michael B. Miller, P.C.
Its: Member

By: 
Michael B. Miller, President

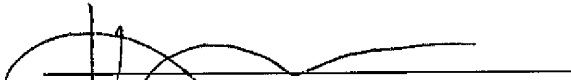
STATE OF UTAH

)

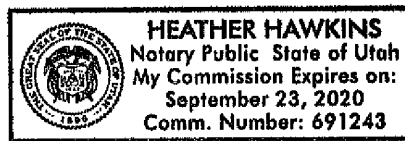
COUNTY OF SALT LAKE

:ss.
)

The foregoing instrument was acknowledged before me on the 30th day of January, 2020, by Andrew H. Blonquist, Peter H. Harrison, Tyler S. LaMarr, Michael B. Miller, and Douglas C. Shumway in their respective capacities shown above.



Notary Public



Order No.: 5-105742

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Unit 304, College Drive Office Building Condominium Amendment No. 3, as the same is identified in the recorded survey map in Salt Lake County, Utah as Entry No. 9453554 in Book 2005 at Page 246 (as said record of survey map may have heretofore been amended or supplemented) and in the Declaration of Condominium recorded in Salt Lake County, Utah as Entry No. 8424454 in Book 8685 at Page 9004 (as said Declaration may have heretofore been amended or supplemented).

Together with the undivided percentage ownership interest in the common areas and facilities appurtenant to such Units, subject to the Covenants, Conditions, Restrictions, Limitations and Easement set forth in Declaration of Condominium recorded in Salt Lake County, Utah as Entry No. 8424454 in Book 8685 at Page 9004 (as said Declaration may have heretofore been amended or supplemented).

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PARCEL 2:

Unit 305, College Drive Office Building Condominium Amendment No. 3, as the same is identified in the recorded survey map in Salt Lake County, Utah as Entry No. 9453554 in Book 2005 at Page 246 (as said record of survey map may have heretofore been amended or supplemented) and in the Declaration of Condominium recorded in Salt Lake County, Utah as Entry No. 8424454 in Book 8685 at Page 9004 (as said Declaration may have heretofore been amended or supplemented).

Together with the undivided percentage ownership interest in the common areas and facilities appurtenant to such Units, subject to the Covenants, Conditions, Restrictions, Limitations and Easement set forth in Declaration of Condominium recorded in Salt Lake County, Utah as Entry No. 8424454 in Book 8685 at Page 9004 (as said Declaration may have heretofore been amended or supplemented).

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