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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
GARDNER WEST JORDAN
201 S MAIN ST STE 2000
SALT LAKE CITY UT 84111
BY: TCA, DEPUTY - WI 6 P.

Exhibit "D"

After recording return to:
Gardner West Jordan, L.C.
201 South Main Street, Suite 2000
Salt Lake City, Utah 84111
Attn: President

MEMORANDUM OF OPTION AGREEMENT

M H JONES FAMILY, LLC, a Utah limited liability company, a Utah limited liability company, having an address of 1168 Le Rosier CT, West Jordan, Utah 84088 (the "**Seller**"), and GARDNER WEST JORDAN, L.C., a Utah limited liability company, having an address of 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111, have entered into that certain Option Agreement dated June 1, 2020 (the "**Option Agreement**"), wherein Seller has granted to Buyer an option ("**Option**") to purchase and/or lease the property described on Exhibit A (the "**Property**").

The term of the Option expires on June 1, 2032, subject to early termination pursuant to the terms of the Option Agreement. If the Option is terminated pursuant to the terms thereof, Buyer shall execute such releases or waiver of the Option as may be reasonably requested by Seller in order to release any effect this Memorandum from the Property. If Buyer fails to execute any such release or waiver within fifteen (15) days of Seller's request, Seller will have the right to record an affidavit terminating such memorandum (the "**Termination Affidavit**"). If Seller improperly records a Termination Affidavit, such Termination Affidavit will be void.

This Memorandum is being executed and recorded in the Official Records Salt Lake County, Utah, to give notice of the provisions of the Option Agreement and will not be deemed or construed to define, limit, or modify the Option Agreement in any manner.

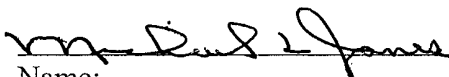
Effective as June 1, 2020.

[Signature Pages Follow]

SIGNATURE PAGE
TO
MEMORANDUM OF OPTION AGREEMENT


SELLER:

M H JONES FAMILY, LLC, a Utah limited liability company

By 
Name:
Its: MANAGER

State of UTAH)
County of SALT LAKE) ss.

The foregoing instrument was acknowledged before me this 26 day of MAY, 2020, by MICHAEL L. JONES, the MANAGER of M H JONES FAMILY, LLC, a Utah limited liability company, who executed said instrument on behalf of said company.


Notary Public

My Commission Expires:

10.16.20

Residing at:

DAVIS COUNTY, UT




SIGNATURE PAGE
TO
MEMORANDUM OF OPTION AGREEMENT

BUYER

GARDNER WEST JORDAN, L.C., a Utah limited liability company, by its manager

Gardner-Plumb, L.C., a Utah limited liability company

By 
Name: Christina Gardner
Its: Manager

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

This instrument was acknowledged before me on MAY 28, 2020, by CHRISTINA GARDNER, a manager of Gardner-Plumb, L.C., a Utah limited liability company, the manager of GARDNER WEST JORDAN, L.C., a Utah limited liability company, who executed said instrument on behalf of said limited liability company.



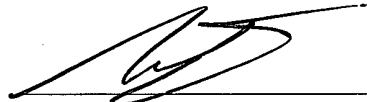

Notary Public for Utah
My commission expires: 10-16-20

EXHIBIT A

Legal Description

Real property in the County of Salt Lake, State of Utah, described as follows:

PARCEL 1

Tax Parcel ID No.: 26034000050000

A parcel of land situate in the Southwest Quarter of Section 2 and in the Southeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the South Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running;

thence North 00°04'31" East 2,642.66 feet along the Quarter Section line to the Center of said Section 3;

thence South 89°46'23" East 2,587.56 feet along the Quarter Section line;

thence South 58°23'16" East 20.81 feet to a point on the Westerly Right-of-Way of 6400 West Street;

thence South 00°08'30" West 884.21 feet along the Westerly Right-of-Way of 6400 West Street;

thence Southerly 213.57 feet along the arc of a 390.00 foot radius curve to the left (center bears South 89°51'30" East and the chord bears South 15°32'47" East 210.91 feet with a central angle of 31°22'33") along the Westerly Right-of-Way of 6400 West Street;

thence Southerly 39.07 feet along the arc of a 25.00 foot radius curve to the right (center bears South 58°45'57" West and the chord bears South 13°31'57" West 35.21 feet with a central angle of 89°32'01") along the Westerly Right-of-Way of 6400 West Street to a point on the Northerly Right-of-Way of New Bingham Highway(UT-48);

thence South 58°17'58" West 2,856.42 feet along the Northerly Right-of-Way of said New Bingham Highway to a point on the South Section line of said Section 3;

thence North 89°42'36" West 224.58 feet along the South Section line of said Section 3 to the point of beginning.

Contains 5,128,179 square feet or 117.727 acres.

PARCEL 2

Tax Parcel ID No.: 26101000050000

A parcel of land situate in north half of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southeast corner of the Southwest Quarter of the Northeast Quarter Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian said point being North 89°33'12" West 1324.66 feet along the Quarter section line from the East Quarter Corner of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running;

thence North 89°33'12" West 3,797.24 feet along the Quarter section line to the east line of the Bacchus Highway(UT-111);

thence North 7°58'38" East 883.27 feet along the east line of said Bacchus Highway(UT-111) to the south line of the New Bingham Highway(UT-48);

thence North 58°17'58" East 3,137.13 along the south line of said New Bingham Highway(UT-48) to the northwest corner of West Jordan NBH Zone 4 Tanks and Pond Subdivision;

thence South 31°42'02" East 401.65 feet along the west line to the southwest corner of said West Jordan NBH Zone 4 Tanks and Pond Subdivision;

thence North 58°17'58" East 315.55 feet along the south line of said West Jordan NBH Zone 4 Tanks and Pond Subdivision;

thence South 89°42'36" East 571.31 feet along the south line of said West Jordan NBH Zone 4 Tanks and Pond Subdivision to the 40 acre line;

thence South 1°05'42" West 2,374.45 feet along the 40 acre line to the point of beginning.

Contains 7,036,602 square feet. 161.538 acres.

Excluding the following section of PARCEL 5:

DUT4 Parcel

A parcel of land situate in north half of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the east line of the Bacchus Highway (UT-111), said point also being South 89°33'12" East 174.94 feet along the quarter section from the West Quarter Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running;

thence North 07°58'38" East 883.27 feet along the east line of said Bacchus Highway (UT-111) to the south line of the New Bingham Highway(UT-48);

thence North 58°17'58" East 2,022.34 feet along the south line of said New Bingham Highway (UT-48);

thence South 1,951.79 feet to the quarter section line;

thence North 89°33'12" West 1,843.26 feet along the quarter section line to the point of beginning.

Contains 2,486,175 Square Feet or 57.075 Acres