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12/18/2020 9:55:00 AM \$40.00  
Book - 11082 Pg - 8811-8813  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

**WHEN RECORDED, RETURN TO:**

Snell & Wilmer L.L.P.  
Attention: Wade Budge  
15 West South Temple Street, Suite 1200  
Salt Lake City, UT 84101

**MEMORANDUM OF LEASE**

APN: 15-1310-2005-0000

**15-13-102-005**

THIS MEMORANDUM OF LEASE ("**Memorandum**") is made pursuant to that certain Amended and Restated Office Building Lease Agreement [NNN-Office] dated as of even date herewith (the "**Lease**"), between MILLER FAMILY REAL ESTATE, L.L.C., a Utah limited liability company ("**Landlord**"), and JAZZ BASKETBALL INVESTORS, LLC, a Utah limited liability company, formerly known as Jazz Basketball Investors, Inc., a Utah corporation ("**Tenant**").

1. Premises. For and in consideration of the payments and the terms and conditions more particularly set forth in the Lease, and other good and valuable consideration, Landlord has leased to Tenant certain premises located at approximately 1420 South 500 West, Salt Lake City, Salt Lake County, State of Utah, legally described and generally depicted on Exhibit A attached hereto (the "**Property**"). All capitalized terms used but not defined in this Memorandum shall have the meanings set forth in the Lease.

2. Term. As more specifically set forth and described in the Lease, the Primary Term of the Lease terminates on December 1, 2025, subject to Tenant's renewal options to extend the Term for three (3) additional consecutive Renewal Terms of five (5) years each.

3. Purchase Option. Tenant has the option and right to purchase all of Landlord's right, title and interest in and to the Property, as set forth in the Lease. Such option and right are exercisable only during the Primary Term, with closing to occur within sixty (60) days after any such exercise.

4. Lease Terms, Record Notice. The Lease grants Tenant certain other rights on the terms set forth therein. All terms and conditions of the Lease are incorporated into this Memorandum by reference as if set forth verbatim. This Memorandum provides record notice of the Lease and the interests of the parties.

5. Interpretation. In the event of any conflict between the terms of this Memorandum and the Lease, the Lease shall control.

6. Inquiries. Inquiries may be directed to either party at the address identified on the records of the Division of Corporation and Commercial Code for the State of Utah.

*[Signatures and Acknowledgements Follow]*

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**CTI-135545**

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IN WITNESS WHEREOF, the parties have caused this Memorandum to be executed as of December 18, 2020.

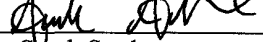
**LANDLORD:**

**MILLER FAMILY REAL ESTATE, L.L.C.,**  
a Utah limited liability company

By:   
Bradley Holmes, President

**TENANT:**

**JAZZ BASKETBALL INVESTORS, LLC,**  
a Utah limited liability company

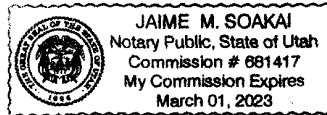
By:   
Name: Sarah Starkey  
Title: Secretary

**ACKNOWLEDGMENTS**

STATE OF UTAH                    )  
  : SS  
COUNTY OF SALT LAKE        )

The foregoing Memorandum was acknowledged before me this 14<sup>th</sup> day of December, 2020 by Bradley Holmes, as President of MILLER FAMILY REAL ESTATE, L.L.C., a Utah limited liability company, on behalf of said limited liability company.

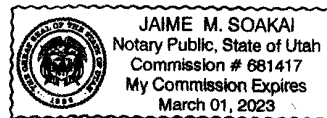
  
NOTARY PUBLIC



STATE OF UTAH                    )  
  : SS  
COUNTY OF SALT LAKE        )

The foregoing Memorandum was acknowledged before me this 14<sup>th</sup> day of December, 2020 by Sarah Starkey, as Secretary of JAZZ BASKETBALL INVESTORS, LLC, a Utah limited liability company, on behalf of said limited liability company.

  
NOTARY PUBLIC



**EXHIBIT A  
TO  
MEMORANDUM OF LEASE**

**[Legal Description and Depiction of the Property]**

A part of Lots 14 and 15, Block 6, Five Acre Plat "B", Big Field Survey of Section 12, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, State of Utah:

Beginning at a point on the East line of said Block 6, located 759.27 feet South  $0^{\circ}01'13''$  East from the Northeast Corner of said Lot 12, said Northeast Corner being 1,575.26 feet North  $89^{\circ}56'37''$  East along the monument line and 39.65 feet South  $0^{\circ}01'13''$  East from a brass cap monument found marking the intersection of 700 West Street and 1300 South Street and running thence South  $0^{\circ}01'13''$  East 389.54 feet along the East line of said Block 6; thence South  $89^{\circ}48'35''$  West 556.72 feet; thence North  $0^{\circ}08'45''$  West 350.08 feet; thence South  $89^{\circ}43'36''$  East 46.22 feet; thence North  $0^{\circ}08'45''$  West 63.11 feet; thence South  $89^{\circ}59'28''$  East 260.02 feet; thence South  $0^{\circ}08'45''$  East 22.38 feet; thence North  $89^{\circ}48'35''$  East 251.35 feet to the East line of Block 6 and the point of beginning.

