

After Recording Return To:
Salt Lake City Corporation
City Recorder's Office
451 South State Street, Rm.415
PO Box 145515
Salt Lake City, Utah 84114-5515

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06/04/2021 12:41 PM \$0.00
Book - 11185 Pg - 5573-5574
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SALT LAKE CITY CORPORATION
PO BOX 145515
SALT LAKE CITY UT 84114
BY: GGA, DEPUTY - MA 2 P.

MEMORANDUM OF LEASE TO OCCUPY PUBLIC PROPERTY

Notice is hereby given of that certain Lease To Occupy Public Property (the "Lease") made and entered into as of the date recorded by the Salt Lake City Recorders Office, by and between **SALT LAKE CITY CORPORATION**, 451 SOUTH STATE ST., P.O. Box 145460, Room 425, Salt Lake City, Utah, 84114-5460 (the "City") and **CW THE CHARLI PARTNERSHIP, L.P., a Delaware limited partnership**, 1222 W Legacy Crossing Blvd. Ste. 6, Centerville, UT 84010 ("Lessee") on file with the Salt Lake City Recorder's office.

For the consideration set out in the Lease, City has granted a lease to Lessee to encroach on the property located at 840 South Richards St., Salt Lake City, Utah by maintaining the following: *A porch that protrudes 4'x43', set of steps up to the porch measuring 3'-8" x 12'-6" and an ADA access ramp measuring 3' wide by 34'7. Metal awnings above steps measuring 2'-6" x 12'-6" into the public right-of-way (the "Improvements").*

The term of this Lease is for ten (10) years commencing on April 26, 2021 and terminating on April 25, 2031, with two additional renewal options of 10 years each.

Said Lease affects the property located at 840 South Richards St., Salt Lake City, Utah, Parcel No. 15-12-277-021) described as follows:

SEE EXHIBIT "A"

Dated: ~~May~~ 3, 2021
~~JUNE~~

Salt Lake City Corporation,
a Utah municipal corporation

By BHT
It's Director

STATE OF UTAH)
 : ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me on ~~May~~ ^{June} 04, 2021, by Blake Thomas, in the capacity as Director of Community and Neighborhood, of SALT LAKE CITY CORPORATION, a Utah municipal corporation.

Amanda Fitzwater
NOTARY PUBLIC, residing in
Salt Lake County, Utah

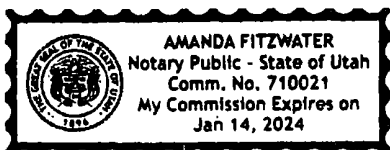


EXHIBIT "A"

That certain property located in Salt Lake County, Utah and described as follows:

Beginning at the Northwest corner of Lot 11, Walkers Subdivision of Block 4, Plat "A", Salt Lake City Survey; said point being on the south right-of-way line of 800 South Street; said point also being North 89°56'40" East, along the monument line, 222.87 feet and North 00°03'20" West, 723.61 feet from a Salt Lake City Survey Monument located in the intersection of 900 South Street and West Temple Street; and running thence South 89°55'15" East, along the south right-of-way line of 800 South Street, 141.00 feet to a point on the west right-of-way line of Richards Street; thence South 00°01'41" East, along said west right-of-way line of Richards Street, 245.00 feet to a point on the north line of Lot 13 of said Walkers Subdivision; thence North 89°55'15" West, along said north line of Lot 13, 141.00 feet; thence North 00°01'48" West, 245.00 feet to the point of beginning.