

AFTER RECORDING RETURN TO:

INDUSTRY SLC NEIGHBORHOOD FOUNDERS LLC
537 West 600 South
Salt Lake City, UT 84101

14010405 B: 11369 P: 7229 Total Pages: 3
09/02/2022 11:49 AM By: ctafoya Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS DE
1380 17TH STDENVER, CO 802021508

Notice of Ground Sublease

THE UNDERSIGNED hereby give notice that pursuant to a "Ground Sublease" dated effective August 30, 2022 (the "*Sublease*"), **INDUSTRY SLC NEIGHBORHOOD FOUNDERS LLC**, a Colorado limited liability company whose address is 537 West 600 South, Salt Lake City, UT 84101 ("*Sublandlord*"), leased to **INDUSTRY SLC GARAGE, LLC**, a Delaware limited liability company whose address is 450 West 600 South, Salt Lake City, UT 84101 ("*Subtenant*"), a parcel of ground located in Lots 2, 6 and 7 of Block 26, Plat "A", Salt Lake City Survey, said parcel being described more particularly as follows:

Beginning at a point South 89°57'35" West along the South line of said Lot 2 a distance of 82.77 feet and North 0°01'01" West 92.00 feet from the Southeast corner of said Lot 2, and running thence South 89°57'35" West 158.00 feet; thence North 0°01'01" West 24.56 feet; thence North 89°58'59" East 0.57 feet; thence North 0°01'01" West 82.88 feet; thence North 10°01'01" West 293.50 feet; thence North 89°59'07" East 208.39 feet; thence South 0°01'01" East 396.41 feet to the point of beginning.

Contains: 69,790 sq. ft. or 1.602 acres.

See Exhibit A attached hereto for the description of the Elder Court Access Drive.

Tax Parcel No. See below.

This Notice is prepared and executed for the purposes of recordation but it does not set forth all of the terms and provisions that are contained in the Sublease nor does it in any way modify or amend the provisions of the Sublease, the terms of which are incorporated in this Notice by reference. In the event of any conflict or inconsistency between the terms and provisions of this Notice and the terms and provisions of the Sublease, the terms and provisions of the Sublease shall control.

DATED effective JULY 26TH 2022.

Tax Parcel No.'s: 15-01-379-007, 15-01-379-008, 15-01-379-009, 15-12-127-003, and a portion of 15-01-379-004, 15-01-379-005, 15-12-127-001, 15-12-127-004, 15-12-127-005, 15-12-127-006

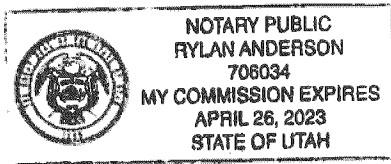
SUBLANDLORD:

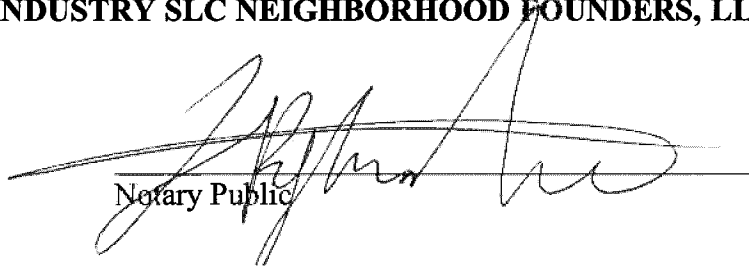
INDUSTRY SLC NEIGHBORHOOD FOUNDERS LLC, a limited liability company

By: 
H. Jason Winkler, Manager

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

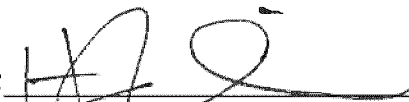
The foregoing instrument was acknowledged before me on JULY 26TH 2022 by **H. Jason Winkler** as the manager of **INDUSTRY SLC NEIGHBORHOOD FOUNDERS, LLC**, a limited liability company.




Notary Public

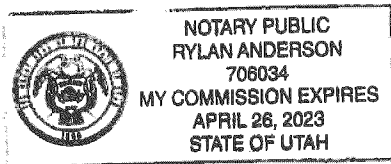
SUBTENANT:

INDUSTRY SLC GARAGE LLC, a limited liability company

By: 
H. Jason Winkler, Manager

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

The foregoing instrument was acknowledged before me on JULY 26TH 2022 by **H. Jason Winkler** as the manager of **INDUSTRY SLC GARAGE LLC**, a Colorado limited liability company



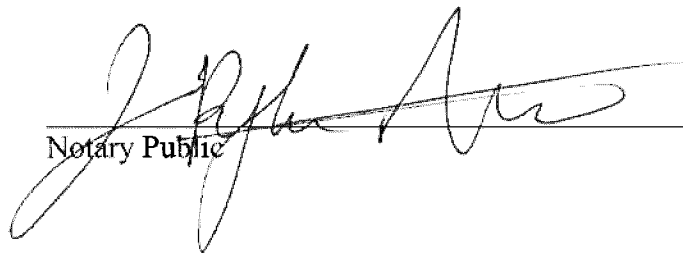

Notary Public

Exhibit A to Notice of Ground Sublease:

Description of Elder Court Access Drive as identified in Section D of the Sublease:

BEGINNING AT A POINT ON THE SOUTH LINE OF BLOCK 26, PLAT "A", SALT LAKE CITY SURVEY, SAID POINT BEING SOUTH 89°57'35" WEST ALONG SAID SOUTH LINE 241.26 FEET FROM THE SOUTHEAST CORNER OF LOT 2 OF SAID BLOCK 26, AND RUNNING THENCE SOUTH 89°57'35" WEST ALONG SAID SOUTH LINE 42.51 FEET; THENCE NORTH 0°01'01" WEST 198.95 FEET; THENCE NORTH 10°01'01" WEST 334.46 FEET; THENCE SOUTH 89°57'29" WEST 3.42 FEET; THENCE NORTH 0°01'01" WEST 132.00 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 26; THENCE NORTH 89°57'29" EAST ALONG SAID NORTH LINE 44.00 FEET; THENCE SOUTH 114.33 FEET; THENCE SOUTH 10°01'01" EAST 351.90 FEET; THENCE SOUTH 0°17'19" WEST 199.45 FEET TO THE POINT OF BEGINNING.

Tax Parcel No.'s: a portion of 15-12-126-008, 15-12-126-005, 15-12-126-004, 15-12-126-003, 15-12-126-002, 15-01-379-006, 15-01-379-005, 15-01-379-004