

**When Recorded Return to:**

Clayton Properties Group II, Inc.  
206 E. Winchester Street  
Murray, Utah 84107

161859.TOF

14030296 B: 11379 P: 6935 Total Pages: 5  
10/17/2022 12:07 PM By: tpham Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

**SHORT FORM LEASE OF MASTER LEASE  
(Utah Properties)**

THIS SHORT FORM LEASE OF MASTER LEASE ("**Lease**") is made this 7<sup>th</sup> day of October 2022, between OMH 2022, LLC, a Delaware limited liability company (the "**Landlord**"), and CLAYTON PROPERTIES GROUP II, INC, a Colorado corporation (the "**Tenant**"). The Landlord and the Tenant are sometimes individually referred to herein as a "**Party**" and collectively as the "**Parties**."

**COVENANTS AND AGREEMENTS:**

For good and valuable mutual consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Leased Premises. Subject to the agreements, covenants, provisions, and terms of this Lease, Landlord hereby grants, demises, and leases to Tenant, and Tenant hereby leases from Landlord, the lands located in Salt Lake and Utah Counties described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all buildings and other improvements located thereon and all appurtenances thereto (collectively, the "**Properties**"). The Parties acknowledge and agree that (a) pursuant to the terms of this Lease, the right of the Tenant to occupy and use one or more of the Properties may terminate before the right of the Tenant to occupy and use one or more of the other Properties terminates and (b) this Lease will remain in effect until such time as this Lease terminates as to all of the Properties in accordance with the terms hereof.

2. Term of Lease. The term (the "**Lease Term**") of the Tenant's lease of the Properties subject to this Lease will commence at noon on October 1, 2022, and continue in effect until December 31, 2024, subject to automatic extension thereafter for successive periods of thirty (30) days each, unless this Lease is terminated as to any of the Properties, and in all events not to exceed December 31, 2044 unless otherwise agreed to by the Parties.

3. Master Lease. This Lease is part of and will be construed in connection that that certain Mater Lease between the Parties dated October 1, 2022 (the "**Master Lease**"), to which reference should be made for additional rights and obligations of the Parties.

4. Construction with Master Lease. In the event of any conflict or inconsistency between a provision of this Lease and the Master Lease, the provision of the Master Lease controls.

5. Binding Effect. Subject to compliance by the Parties with this Lease and the Master Lease, this Lease shall extend to and be binding upon the assigns, legal representatives, and successors of the Parties hereto.

6. Counterparts; Facsimile. This Lease may be executed in one or more counterparts, each of which will constitute an original agreement and all of which taken together will constitute a single agreement.


*[Signatures and attestations of Parties follow this page]*

The Parties have executed and delivered this Short Form Lease of Master Lease as of the dates set forth below.

**Landlord:**

OMH 2022, LLC,  
a Delaware limited liability company

Date: October 6, 2022

By:   
Name: KRISTINA BEE  
Title: MANAGER

STATE OF Colorado )


) ss.

COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of October, 2022, by Kristina Bee, as Manager of OMH 2022, LLC, a Delaware limited liability company.

Witness my hand and official seal.

[SEAL]

  
Notary Public  
My commission expires: 1/19/2025

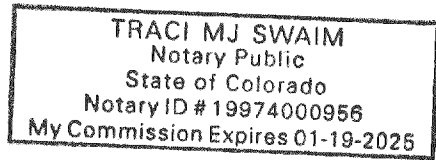




EXHIBIT A

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20 and 24, WANDER VILLAGE 1 PLAT A AMENDED, according to the official plat thereof as recorded in the office of the Utah County Recorder on July 13, 2022 as Entry No. 80147:2022.

Lots 104, 143 and 144, DAYBREAK VILLAGE 7 PLAT 1 SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on November 8, 2017 as Entry No. 12654610 in Book 2017P at Page 308.

Lots 258, 259 and 260, DAYBREAK VILLAGE 7 PLAT 2, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on recorded October 1, 2018 as Entry No. 12859671 in Book 2018P at Page 340.