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Tax Parcel No.: 27-02-301-092-0000

## Partial Termination of Assignment of Rents/ Lessor's interest

This Partial Termination, made the 4 day of January, 2024.

Whereas, JTR Paxton 90-13, L.C., a Utah limited liability company, as Landlord, and McDonald's Corporation, a Delaware corporation, as Tenant, entered into that certain Lease, as evidenced by that certain Memorandum of Lease recorded May 28, 1996, as Entry No. 6367248 in Book 7408 at Page 583 of Official Records.

Covenant Not to Compete recorded May 28, 1996, as Entry No. 6367249 in Book 7408 at Page 604 of Official Records.

Supplement to Lease between JTR Paxton 90-13, L.C., a Utah limited liability company (Landlord) and McDonald's Corporation, a Delaware corporation (Tenant), recorded January 24, 1997, as Entry No. 6556575 in Book 7584 at Page 684 of Official Records.

The Interest of JTR Paxton 90-13, L.C., a Utah limited liability company, in and to said Lease was assigned to Niguel Partners, LLC, a Utah limited liability company, by Assignment of Lease recorded May 4, 2012, as Entry No. 11384607 in Book 10014 at Page 8091 of Official Records.

Whereas, McDonald's Corporation, has agreed to Partially Terminate Lessor's Interest in said Lease hereinabove described as it encumbers that real property situated in Salt Lake County, State of Utah, being more particularly described as follows:

See Exhibit A attached hereto and by this reference made a part hereof.

In all other respects said Assignment of Lease will remain unchanged and in full force and effect.

In witness whereof, Brendan Carey, Senior Counsel of McDonald's Corporation, a Delaware corporation, has executed this partial termination the day and year first above written.

McDonald's Corporation, a Delaware corporation

By: \_\_\_\_\_

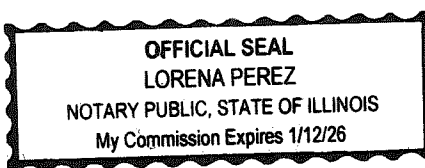
Name: Brendan Carey

Its: Senior Counsel

STATE OF ILLINOIS    )  
  ) ss  
County of COOK        )

On the January 4th, 2024 before me, the undersigned notary public, personally appeared Brendan Carey, Senior Counsel of McDonald's Corporation, a Delaware corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Lorena Perez  
Notary Public



## EXHIBIT A

(Legal Description of the Property)

All of that certain real property located in Salt Lake County, State of Utah, being more particularly described as follows:

### PARCEL 1:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY FOR THE WIDENING OF THE EXISTING STATE ROUTE 209 KNOWN AS PROJECT NO. S-0209(35)10. SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN IN SALT LAKE COUNTY, STATE OF UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT IN THE SOUTHERLY RIGHT OF WAY LINE OF THE EXISTING STATE ROUTE 209, WHICH CORNER IS 250.00 FEET NORTH 89°58'03" EAST ALONG THE QUARTER SECTION LINE AND 33.00 FEET SOUTH 00°01'25" WEST FROM THE WEST QUARTER CORNER OF SAID SECTION 2; AND RUNNING THENCE NORTH 89°58'03" EAST 165.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 00°01'25" WEST 17.74 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A LINE PARALLEL WITH AND 71.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEER STATION 300+63.15; THENCE SOUTH 89°55'54" WEST 126.15 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 299+37.00; THENCE NORTH 85°04'04" WEST 39.00 FEET TO A POINT IN THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT 67.60 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 298+98.15; THENCE NORTH 00°01'25" EAST 14.44 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00°13'59" CLOCKWISE TO OBTAIN HIGHWAY BEARINGS.)

### PARCEL 2:

A TEMPORARY EASEMENT, UPON PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN SALT LAKE COUNTY, UTAH, TO FACILITATE THE CONSTRUCTION OF STATE ROUTE 209 KNOWN AS PROJECT NO. S-0209(35)10. THIS EASEMENT SHALL COMMENCE UPON THE BEGINNING OF ACTUAL CONSTRUCTION ON THE PROPERTY AND SHALL CONTINUE ONLY UNTIL PROJECT CONSTRUCTION ON THE PROPERTY IS COMPLETE, OR FOR THREE (3) YEARS, WHICHEVER FIRST OCCURS.

THE EASEMENT SHALL BE NON-EXCLUSIVE SUCH THAT THE GRANTOR MAY USE THE PROPERTY AT ANY TIME IN A MANNER WHICH DOES NOT INTERFERE WITH CONSTRUCTION ACTIVITIES. THE BOUNDARIES OF SAID PART OF AN ENTIRE TRACT ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 250.00 FEET NORTH 89°58'03" EAST ALONG THE QUARTER SECTION LINE AND 47.44 FEET SOUTH 00°01'25" WEST FROM THE WEST QUARTER CORNER OF SAID SECTION 2 SAID POINT IS ALSO 67.60 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CONTROL LINE OF SAID PROJECT OPPOSITE 298+98.15; AND RUNNING THENCE 39.00 FEET SOUTH 85°04'04" EAST TO A LINE PARALLEL WITH AND 71.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEERING STATION 299+37.00; THENCE SOUTH 89°55'54" EAST 126.15 FEET ALONG SAID PARALLEL LINE TO A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT OPPOSITE ENGINEER STATION 300+63.15; THENCE SOUTH 00°01'25" WEST 12.00 FEET ALONG SAID EASTERLY BOUNDARY LINE; THENCE NORTH 89°55'54" WEST 18.13 FEET ALONG A LINE PARALLEL WITH SAID CONTROL LINE; THENCE NORTH 31°01'56" WEST 11.66 FEET; THENCE NORTH 89°55'54" WEST 64.50 FEET ALONG A LINE PARALLEL WITH SAID CONTROL LINE; THENCE SOUTH 29°17'21" WEST 9.18 FEET; THENCE SOUTH 89°55'54" WEST 50.50 FEET ALONG A LINE PARALLEL WITH SAID CONTROL LINE; THENCE NORTH 32°48'13" WEST 8.32 FEET; THENCE SOUTH 89°55'54" WEST 16.86 FEET ALONG A LINE PARALLEL WITH SAID CONTROL LINE TO SAID WESTERLY BOUNDARY LINE; THENCE NORTH 00°01'25" EAST 6.40 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00°13'59" CLOCKWISE TO OBTAIN HIGHWAY BEARINGS.)