

WHEN RECORDED, RETURN TO:

G.G.A. II, Inc.
P.O. Box 1019
Salt Lake City, UT 84110
Attn: Phillip M. Arlt

456210gp
0803-16007

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made and entered into this 31st day of July, 1997, by and between ROY CITY CENTRE REALTY LIMITED, a Utah limited partnership ("Landlord"), whose mailing address is: 2677 East Parleys Way, Salt Lake City, UT 84109, and G.G.A. II, Inc., an Indiana corporation ("Tenant"), whose mailing address is: P.O. Box 1019, Salt Lake City, Utah 84110.

Landlord hereby grants, demises and leases the premises ("Premises") described below to Tenant upon the following terms:

Date of Lease: October 7, 1992

Description of Premises: See Exhibit "A" attached.

Date of Term Commencement: May 1, 1993.

Term: Twenty (20) years.

Renewal Options: Tenant is granted options to extend the term of the Lease for four (4) additional periods of five (5) years each upon the terms, provisions and conditions contained and set forth in the Lease.

The purpose of this Memorandum of Lease is to give notice of the Lease and of the rights created thereby, all of which are hereby confirmed.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the dates set forth in their respective acknowledgements.

LANDLORD:

ROY CITY CENTRE REALTY LIMITED,
a Utah Limited Partnership, by its general partner
WOODBURY AMSOURCE, INC.,
a Utah Corporation

By: [Signature]
Its: President

By: [Signature]
Its: Chairman

*
E# 1513201 BK1900 P6296
DOUG CROFTS, WEBER COUNTY RECORDER
31-DEC-97 353 PM FEE \$14.00 DEP NB
REC FOR: FIRST.AMERICAN.TITLE

Site No. 019

STATE OF UTAH)
)SS.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 31st day of July, 1997, by John R. Gaskill and W. Richards Woodbury the President and Chairman respectively, of Woodbury Amsource, a Utah corporation, in its capacity as general partner of Roy City Centre Realty Limited, a Utah limited partnership.



My Commission Expires: 7/10/2000

Annette L. Soalberg
NOTARY PUBLIC
Residing in: Salt Lake County, Utah

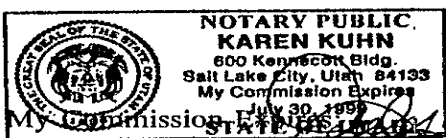
TENANT:

G.G.A. II, Inc., an Indiana corporation

By: Phillip M. Arlt
Phillip M. Arlt
Its: President

STATE OF UTAH)
)SS.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 30th day of July, 1997, by **PHILLIP M. ARLT**, President of G.G.A. II, Inc.



My Commission Expires: July 30, 1999

Karen Kuhn
NOTARY PUBLIC
Residing in: Salt Lake City, Utah

EF 1513201 BK1900 PG297

DESCRIPTION

All of Lot 6, Roy City Centre, Roy City, Weber County, Utah,
according to the official plat thereof.

09-340-0006

The above described property also known by the street address of:

1923 West 5600 South
Roy, Utah 84067

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