

35-288-0006  
47-224-0002

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SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

149529-JVP

149530-JVP

**TENANT ESTOPPEL CERTIFICATE**

LENDER: UMB BANK, N.A.

TENANT: New Vistas Property Holdings, LLC

LANDLORD STS-Connection, LLC

BORROWER: STS-Connection, LLC

DATE OF LEASE: July 3, 2018 \_\_\_\_\_  
(and all amendments)

ADDRESS OF PREMISES: 1919 Ironton Blvd, Provo, UT and  
2279 Mountain Vista Lane, Provo, UT

SQUARE FEET: APPROXIMATELY 47,533 RENTABLE SQUARE FEET

IN CONNECTION WITH and to induce Lender making a loan to Borrower to be secured by a mortgage on the Property (the "Loan"), Tenant hereby certifies to Lender, as follows:

1. The above referenced lease, together with all amendments, modifications, renewals and extensions indicated above (the "Lease") contains the complete agreement between Landlord and Tenant in connection with the premises (as described on **Exhibit A** attached hereto) leased by Tenant at the Property and has not been otherwise amended, supplemented or modified.
2. As of the date hereof, (i) the Lease is in full force and effect, (ii) there are no defaults or events that with the passage of time or notice would constitute a default by Landlord or Tenant under the Lease and (iii) Landlord is in full compliance with all of the terms, conditions and covenants of the Lease.
3. The improvements and space required to be furnished according to the Lease, including any construction which has been made or is to be made by the Landlord under the Lease, have been satisfactorily completed by the Landlord in all respects, duly delivered by the Landlord and accepted by the Tenant. All obligations, payments of an inducement nature and conditions precedent to Tenant's obligations under the Lease (including, without limitation, Tenant's obligation to pay rent) have been fulfilled or satisfied by the Landlord. There are no future concessions or inducements to which Tenant is entitled, and there exist no rights of offset, counterclaims or credits against present or future rental payments.
4. All payments, including additional rent for taxes, insurance and other charges, due and payable by Tenant under the Lease are current as of the date hereof.
5. The base rent currently being paid by Tenant or due to be paid when Tenant becomes obligated to pay rent under the Lease is \$ 198,128.48 per annum and has been paid through the date hereof, or will be from and after the rent commencement date become payable in equal monthly installments of \$ 16,510.79. Tenant has not prepaid rent for more than one month in advance. The amount of security deposit and all other deposits paid by Tenant to the Landlord under the Lease is \$ 20,000. Tenant is not disputing the computation of any rent, additional rent or other sums payable pursuant to the Lease.
6. The commencement date of the initial term of the lease is August 29, 2018. The initial term of the lease or extension option expires August 31, 2038. The lease has been amended on May 4, 2021. If the lease term is extended, no commissions are or will be due or owing to any person or entity.
7. Tenant has no extension options, right of first refusal, right to terminate, option to purchase or other interest in or claim to the Property, or any part thereof, except as set forth in the Lease and summarized as follows: 25 year extensions (insert N/A if none).
8. Tenant has not assigned, sublet, transferred, hypothecated or otherwise disposed of its interest in the Lease and/or the Property, or any part thereof.



**EXHIBIT A**

Legal Description

File No. 149529-JVP & 149530-JVP.

**EXHIBIT A  
PROPERTY DESCRIPTION**

Lot 2, PLAT "A", NOVATEK SUBDIVISION, Provo, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's office, recorded January 31, 2003 as Entry No. 15505:2003.

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A portion of Lot 2, PLAT "H", BILLINGS TECHNOLOGY PARK SUBDIVISION (Including an Amendment and Vacation of Lots 1, 2 & 3, Billings Technology Park Plat "A"), according to the official plat thereof on file and of record in the Utah County Recorder's office, recorded December 20, 1996 as Entry No. 102561:1996, more particularly described as follows:

Commencing at the Westerly most point of Lot 2, Plat "H", Billings Technology Park Subdivision, said point being South 39.02 feet and East 489.13 feet from the North quarter corner of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence along said lot line North 47°53'42" East 150.69 feet; thence South 41°32'59" East 99.883 feet; thence South 47°48'33" West 151.311 feet; thence North 41°11'44" West 100.118 feet to the point of beginning.

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