

Subordination Agreement Page 1 of 3  
Russell Shirts Washington County Recorder  
07/02/2020 04:31:54 PM Fee \$40.00 By BACKMAN  
NTP

WHEN RECORDED MAIL TO:  
NAME U.S. Small Business Administration  
ADDRESS 1720 Broadway, 3rd Floor  
CITY & STATE Oakland, CA 94612  
39807570-05

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

**ASSIGNMENT AND SUBORDINATION OF LEASE**

This Assignment of Lease is made on June 19, 2020 by Sunset Bowling Properties, LLC ("Landlord") and Sunset Bowling, LLC ("Tenant") in favor of The United States Small Business Administration ("SBA").

**WITNESSETH**

A. Landlord is the owner of certain real property located at 1476 W. Sunset Blvd, St. George, UT 84770 ("Subject Property").

B. Landlord entered into a lease of the Subject Property with Tenant, according to the terms of a lease dated April 15, 2020.

C. In connection with The Mortgage Capital Development Corporation's ("CDC") loan from the "CDC" to Landlord, assigned to the SBA, Landlord has agreed to assign its interests in the lease described above to the SBA.

NOW, THEREFORE, Landlord does hereby assign, for security purposes only, all of Landlord's right, title and interest under each of said leases to the SBA with right of reassignment.

It is further provided that in the event of default by the Tenant under SBA Loan Number 39807570-05, each and every of the tenants identified herein above shall pay all rentals due and to become due under said leases to the SBA.

It is further provided that Tenant hereby subordinates its leasehold interest to the deed of trust which will be or has been recorded in connection with the SBA Loan and all other SBA Loan Documents.

{Signatures appear on the following page}

LANDLORD  
SUNSET BOWLING PROPERTIES, LLC

TENANT  
SUNSET BOWLING, LLC

By:   
Myron Mitchell, Manager

By:   
Myron Mitchell, Manager

STATE OF UTAH  
COUNTY OF WASHINGTON

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The foregoing instrument was acknowledged before me on the 19th day of June, 2020, by Myron Mitchell as Manager of Sunset Bowling Properties, LLC and by Myron Mitchell as Manager of Sunset Bowling, LLC.

  
Notary Public



Order No.: 8-004666

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Beginning at a point which lies North 89 deg. 28' 15" East long the section line 70.54 feet and South 348.14 feet from the North quarter corner of Section 23, Township 42 South Range 16 West Salt Lake Base and Meridian, said point being the true point of beginning and running thence South 300.0 feet to a point on the North right of way line of Sunset Blvd., said point being on a curve to the right whose radius point bears North 11 deg. 56' 30" West 2814.90 feet; thence along the arc of said curve and said North line of Sunset Blvd. 367.02 feet; thence North 291.944 feet; thence North 80 deg. 33' 06" East 367.99 feet to the true point of beginning.

Parcel No.: SG-6-2-23-4126