

Addendum Page 1 of 3

Russell Shirts Washington County Recorder  
 08/04/2020 09:22:35 AM Fee \$0.00 By STATE OF  
 UTAH SCHOOL AND INSTITUTIONAL TRUST  
 LANDS ADMINISTRATION

After Recording Please Return To:  
 State of Utah School and Institutional Trust Lands Administration  
 2303 N Coral Canyon Blvd Ste100A  
 Washington, UT 84780

### EXCLUSIVE POSSESSION ADDENDUM NO. 10 TO DEVELOPMENT LEASE AGREEMENT NO. 1100

This EXCLUSIVE POSSESSION ADDENDUM NO. 10 TO DEVELOPMENT LEASE AGREEMENT NO. 1100 (the "Addendum"), is effective August 14, 2019 (the "Effective Date"), by and between the State of Utah, through the School and Institutional Trust Lands Administration (the "Lessor"), and Desert Color St. George, LLC (the "Lessee").

Effective September 11, 2017, the parties entered into Development Lease Agreement No. 1100 (the "Lease"), under which certain lands in Washington County, Utah (the "Premises") were leased to Lessee to be subdivided and developed for residential and other related purposes.

Pursuant to section 2.4 of the Lease, Lessor has the right to enter, occupy, use and control the Premises until such time as exclusive possession and use is provided pursuant to the terms of the Lease.

1. The parties hereby acknowledge that one or more of the conditions described in the Lease has been met and that Lessee has exclusive possession and use of a certain portion of the Premises (the "Exclusive Possession and Use Parcel"). The Exclusive Possession and Use Parcel is more particularly described as follows:

#### DC Resort Final Plat P2E

Beginning at a point which is South 01°14'25" West 172.28 feet along the West Section line and North 90°00'00" East 1124.48 feet from the West Quarter Corner of Section 25, Township 43 South, Range 16 West of the Salt Lake Base and Meridian; running thence North 60°18'43" East 85.00 feet; thence South 29°41'17" East 4.54 feet; thence North 60°18'43" East 213.50 feet; thence South 29°41'17" East 87.00 feet; thence South 60°18'43" West 58.35 feet; thence South 29°41'17" East 24.74 feet, thence South 00°42'02" West 10.12 feet; thence South 31°05'21" West 14.34 feet; thence South 60°18'43" West 222.51 feet; thence North 29°41'17" West 132.00 feet, to the point of beginning.

West Half of Section 25, T 43S R 16W, SLB&M

Contains 35,970 sq.ft. 0.83 acres.

#### DC Resort Final Plat P2G

Beginning at a point which is South 01°14'25" West 76.69 feet along the West Section line and North 90°00'00" East 1474.85 feet from the West Quarter Corner of Section 25, Township 43 South, Range 16 West of the Salt Lake Base and Meridian; running thence North 29°41'17" West 95.09 feet; thence North 60°18'43" East 279.45 feet, to a point of non-tangency, said point also being on the arc of a curve to the right having a radius of 506.00 feet; thence Southeasterly 83.94 feet along the arc of said curve through a central angle of 9°30'18" the radial direction bears South 29°51'00" West, to the point of tangency; thence South 50°38'42" East 141.85 feet; thence South 60°18'43" West 243.09 feet; thence North 29°41'17" West 112.92 feet; thence

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South 60°18'43" West 11.39 feet; thence North 29°41'17" West 20.00 feet; thence South 60°18'43" West 20.00 feet, to a point of non-tangency, said point also being on the arc of a curve to the right having a radius of 20.00 feet; thence Southwesterly 31.42 feet along the arc of said curve through a central angle of 90°00'00", the radial direction bears South 60°18'43" West, to the point of tangency; thence South 60°18'43" West 72.08 feet, to the point of beginning.

West Half Section 25, T 43S R 16W, SLB&M  
Contains 53,351 sq.ft. 1.22 acres.

2. Lessee's exclusive possession and use of the Exclusive Possession and Use Parcel commences on the Effective Date.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum on the day and year first written above.

**[Signature Page to Follow]**

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STATE OF UTAH, SCHOOL AND INSTITUTIONAL  
TRUST LANDS ADMINISTRATION

APPROVED AS TO FORM:

By: [Signature]  
Name: Kyle Pasley  
Title: Assistant Director

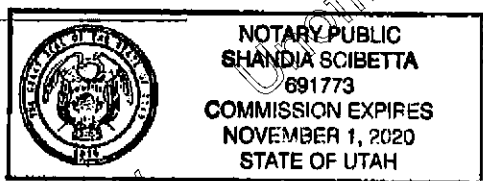
[Signature]  
Special Assistant Attorney General

Desert Color St. George, LLC  
By: [Signature]  
Name: MATTHEW DANSIE  
Title: MANAGER

STATE OF UTAH )  
 )  
 ) :ss.  
COUNTY OF WASHINGTON )

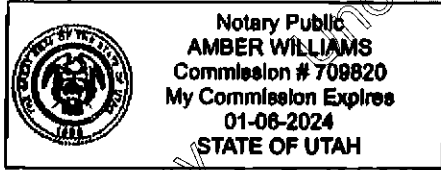
On this 30<sup>th</sup> day of August, 2020, personally appeared before me Kyle Pasley, the Assistant Director of the School and Institutional Trust Lands Administration, who acknowledged that he, being duly authorized, did execute the foregoing instrument on behalf of the School and Institutional Trust Lands Administration.

[Signature]  
Notary Public



STATE OF Utah )  
 )  
 ) :ss.  
COUNTY OF Washington )

On this 31<sup>st</sup> day of July, 2020, personally appeared before me Mitchell Dansie, the Manager of Desert Color St. George LLC, who acknowledged that he/she, being duly authorized, did execute the foregoing instrument on behalf of Desert Color St. George, LLC.



[Signature]  
Notary Public