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Russell Shirts Washington County Recorder
 11/03/2020 02:02:51 PM 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. 15 TO
 DEVELOPMENT LEASE AGREEMENT NO. 1100**

This EXCLUSIVE POSSESSION ADDENDUM NO. 15 TO DEVELOPMENT LEASE AGREEMENT NO. 1100 (the "Addendum"), is effective June 24, 2020 (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:

Auburn Hills Phase 15
Legal Description

A parcel of land located in the Southwest Quarter of Section 25, Township 43 South, Range 16 West, Salt Lake Base and Meridian, Washington County, Utah, being more particularly described as follows:

Beginning at a point that lies North 01°15'53" East 747.70 feet and West 93.66 feet from the South Quarter Corner of Section 25, Township 43 South, Range 16 West, Salt Lake Base and Meridian; Running thence South 67°13'33" West 112.90 feet; thence South 22°46'27" East 25.48 feet to the North Line of Auburn Hills Phase 3A, as on file in the Washington County Records Office; thence Westerly long said North Line the following Six (6) Courses: 1) southwesterly along a 49.00 foot radius non-tangent curve to the left, (long chord bears South 55°34'58" West a distance of 19.78 feet, center point lies South 22°46'27" East, through a central angle of 23°17'09") 19.91 feet, 2) southwesterly along a 31.00 foot radius reverse curve to the right, (long chord bears South 55°34'58" West a distance of 12.51 feet, center point lies North 46°03'37" West, through a central angle of 23°17'09") 12.60 feet, 3) South 67°13'33" West 211.87 feet, 4) westerly along a 325.50 foot radius curve to the right, (long chord bears South 80°31'28" West a distance of 149.75 feet, center point lies North 22°46'27" West, through a central angle of 26°35'51") 151.10 feet, 5) North 86°10'36" West 225.46 feet, and 6) northwesterly along a 26.00 foot radius curve to the right, (long chord bears North 41°10'36" West a distance of 36.77 feet,

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center point lies North 03°49'24" East, through a central angle of 90°00'00") 40.84 feet; thence North 03°49'24" East 177.02 feet; thence northerly along a 624.00 foot radius curve to the right, (long chord bears North 15°15'16" East a distance of 247.34 feet, center point lies South 86°10'36" East, through a central angle of 22°51'44") 248.99 feet; thence North 26°41'08" East 153.29 feet; thence northeasterly along a 26.00 foot radius curve to the right, (long chord bears North 43°49'19" East a distance of 15.32 feet, center point lies South 63°18'52" East, through a central angle of 34°16'23") 15.55 feet; thence South 64°16'27" East 106.16 feet; thence easterly along a 200.00 foot radius curve to the left, (long chord bears South 68°48'19" East a distance of 31.60 feet, center point lies North 25°43'33" East, through a central angle of 09°03'44") 31.63 feet; thence South 73°20'12" East 222.53 feet; thence East 87.18 feet; thence South 24°10'17" East 320.67 feet; to the point of beginning.


Containing 301,692 square feet or 6.93 acres.

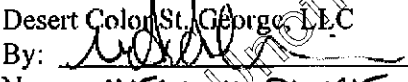
2. Lessee's exclusive possession and use of the Exclusive Possession and Use Parcel commences on the Effective Date.

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

STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

By: 
Name: Kyle Pasley
Title: Assistant Director

APPROVED AS TO FORM:

Special Assistant Attorney General

Desert Colon St. George, LLC
By: 
Name: MICHAEL DUNSIE
Title: MANAGER

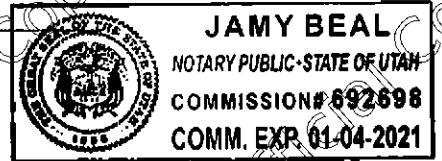
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STATE OF UTAH

COUNTY OF WASHINGTON)
:ss.

On this 31st day of November, 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.

Jamy Beal
Notary Public



STATE OF Utah

COUNTY OF Washington)
:ss.

On this 23rd day of October, 2020, personally appeared before me Mitchell A. 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.

Amber Williams
Notary Public

