

Gary Christensen Washington County Recorder  
07/26/2022 04:24:44 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

WHEN RECORDED MAIL TO:  
Cottonwood Title Insurance Agency, Inc.  
1216 W. Legacy Crossing Blvd., Suite  
100  
Centerville, UT 84014

File No.: 152895-MCP

**SUBORDINATION AGREEMENT**

The undersigned Sunset Bowling, LLC is the Tenant under an unrecorded lease as disclosed by that certain Assignment and Subordination of Lease dated April 15, 2020 and recorded July 2, 2020 as 20200034022 of the official records of the Washington County Recorder's Office covering the following described property located in Washington County, State of Utah:

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: SG-6-2-23-4126 (for reference purposes only)

The undersigned hereby subordinates its rights under the unrecorded lease to that certain Trust Deed Granted by Sunset Bowling Properties, LLC, a Utah limited liability company, as Trustor, in favor of Utah Community Federal Credit Union as Beneficiary, the amount not to exceed One Million Seven Hundred Thousand And No/100 Dollars (\$1,700,000.00), which Trust Deed is Dated July 26 2022 and embraces the real property described above and recorded on July 26, 2022 as Entry No. 20220036624, in Book NA at Page NA of official records.

This subordination shall become effective immediately upon recording of the same.

This agreement is for the sole purpose of subordinating the leasehold interest of Sunset Bowling, LLC to the Trust Deed to Utah Community Federal Credit Union and for no other reason. The interest of Sunset Bowling, LLC shall retain its priority over any other interests or liens of record on the subject property.

Dated this 26<sup>th</sup> day of July, 2022.

Sunset Bowling, LLC

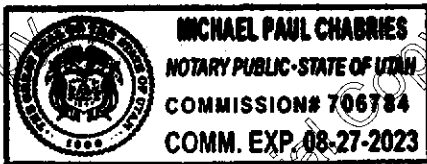
By: [Signature]  
Name: Myron H. Mitchell  
Its: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 26th day of July, 2022, before me, personally appeared Myron Mitchell, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Sunset Bowling, LLC, a Utah limited liability company.

  
Notary Public



**EXHIBIT A**

Beginning at a point which lies North 89°28'15" East along 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 Boulevard, said point being on a curve to the right whose radius point bears North 11°56'30" West 2814.90 feet, thence along the arc of said curve and said North line of Sunset Boulevard 367.02 feet; thence North 291.944 feet; thence North 80°33'06" East 367.99 feet to the true point of beginning.