

ACCESS LICENSE

This Access License agreement (the "Agreement") is made and entered into this 12 day of March, 2015 by James R. Franson, trustee of the Franson Family Trust ("Grantor") and for the benefit of Nelson Brothers Uptown, LLC, a Delaware limited liability company ("Grantee").

RECITALS:

A. Grantor is the owner of that certain real property located in the City of Orem (the "City"), State of Utah, commonly known as 1395 W 800 South, as more particularly described in Exhibit A, which real property is hereinafter referred to as the "Grantor's Property".

B. Grantee is the owner of that certain real property located in the City and more particularly described in Exhibit B, which real property is hereinafter referred to as the "Grantee's Property".

C. Grantee seeks to acquire access rights across Grantor's Property and Grantor wishes to grant said access rights.

NOW, THEREFORE, it is hereby agreed as follows:

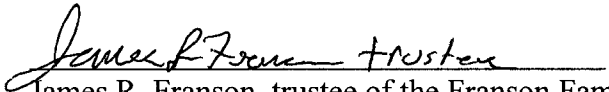
1. Incorporation of Recitals and Exhibits: The recitals in and all exhibits to this Agreement are incorporated into the text of all Agreement as though set forth in full.

2. Grant of License: For good and valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby grants to Grantee and its successors and assigns, a non-exclusive license for vehicular and pedestrian ingress and egress (the "License") over, across and upon Grantor's Property to provide access to and from Grantee's Property from and to the public roadway commonly known as 800 South.

3. Term. This License shall exist until Grantee acquires additional, permanent access to Grantee's Property to and from the public roadway commonly known as 1350 West.

4. Entire Agreement: This Agreement contains the entire understanding and agreement of the parties hereto relating to the rights herein granted and the obligations herein set forth. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. Scanned or .pdf copies of signature pages shall be deemed originals for all purposes.

GRANTOR:


James R. Franson, trustee of the Franson Family Trust

GRANTEE:

Nelson Brothers Uptown, LLC,
a Delaware limited liability company

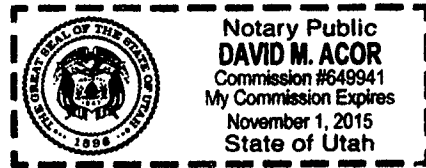
By: _____
Name: Patrick Nelson, Principal

State of Utah)
County of Utah)ss.

On the 12 day of March, **2015**, personally appeared before me,
James E. Franzen, Trustee, the signer(s) of the within instrument who duly
acknowledged to me that he/she executed the above instrument.

David M. Acor
Notary Public
DAVID M. ACOR
(Printed Name)

My Commission expires: 11-1-15



{Seal or Stamp}

EXHIBIT "A"

Commencing at a point located South $00^{\circ}29'39''$ East along the Section line 28.49 feet and East 1466.42 feet from the West quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North $89^{\circ}26'10''$ East along the South boundary of 800 South Street 102.10 feet; thence South $19^{\circ}28'45''$ East along a fence line 123.91 feet; thence South $88^{\circ}28'00''$ West 101.52 feet; thence North $19^{\circ}28'45''$ West along a fence line 125.73 feet to the point of beginning.

EXHIBIT "B"

Commencing at a point located South $00^{\circ}29'39''$ East along the Section line 146.02 feet and East 1507.32 feet from the West quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North $88^{\circ}28'00''$ East 101.52 feet; thence South $19^{\circ}28'45''$ East along a fence line 333.54 feet; thence South $89^{\circ}07'28''$ West 101.91 feet; thence North $19^{\circ}28'45''$ West along a fence line 332.31 feet to the point of beginning.