

MEMORANDUM OF LEASE AGREEMENT

This Memorandum of Lease Agreement (the "Memorandum") is entered into this 12 day of November, 2021, by and between Jerry L. Ridley and Constance F. Ridley ("Landlord") and CJM LLLP, an Idaho limited liability limited partnership, ("Tenant"), (collectively the "Parties").

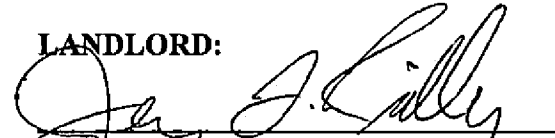
WHEREAS, Landlord and Tenant have entered into a Lease Agreement (the "Lease") dated January 8, 2021 by and between the Parties and pertaining to real property located at 1435 East Eagle Mountain Boulevard, Eagle Mountain City, Utah County, Utah.

NOW THEREFORE, in consideration of the rents and covenants provided for in the Lease to be paid and performed by Tenant, Landlord does hereby demise and let unto Tenant the Leased Premises on the terms, and subject to the conditions set forth in the Lease, including, but not limited to the following:

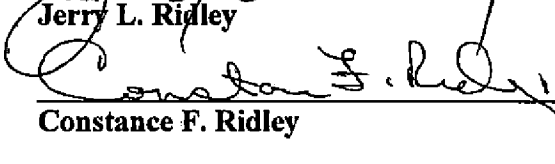
- 1) TERM: 5 Lease Years, unless extended as provided in the Lease
- 2) INCORPORATION OF LEASE TERMS BY REFERENCE: All other terms, conditions, provisions, and covenants of the Lease are incorporated into this Memorandum by reference. In the event that there are any inconsistencies between the Memorandum and those of the Lease, the provisions of the Lease shall control.

[SIGNATURES ON FOLLOWING PAGE]

LANDLORD:



Jerry L. Ridley



Constance F. Ridley

TENANT:

CJM LLLP, an Idaho limited liability limited partnership

By: 

Donald Mark Ridley, Authorized Partner

STATE OF ~~UTAH~~^{Wyoming})
COUNTY OF ~~Sheridan~~^{Sheridan})

On November 12, 2021 before me, Jay Martinson, a Notary Public, personally appeared Jerry L Ridley, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Wyoming that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



STATE OF ~~UTAH~~^{Wyoming})
COUNTY OF ~~Sheridan~~^{Sheridan})

On November 12, 2021 before me, Jay Martinson, a Notary Public, personally appeared Constance F Ridley, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Wyoming that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



STATE OF ^{Wyoming} ~~UTAH~~)
COUNTY OF Sheridan)

On November 12, 2021 before me, Jay Martinson, a Notary Public, personally appeared Donald Mark Ridley, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Wyoming that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



EXHIBIT "A"

LOT 2, THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER
SUBDIVISION, EAGLE MOUNTAIN, UTAH COUNTY, UTAH,
ACCORDING TO THE OFFICIAL PLAT THEREOF