

WHEN RECORDED RETURN TO:
Mountain West Small Business Finance
2595 East 3300 South
Salt Lake City, Utah 84109

E 2409554 B 4673 P 130-133
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/11/2008 10:57:00 AM
FEE \$16.00 Pgs: 4
DEP eCASH REC'D FOR BACKMAN TITLE SERVICE

ADDENDUM TO LEASE AGREEMENT

06-049-0149

This Agreement is entered into November 11, 2008 by and between AOA PROPERTIES, LLC, a Utah limited liability company, Lessor, and B & M GAS AND FOOD, INC., Lessee.

RECITALS

- A. Lessor and Lessee have heretofore executed and entered into a certain Lease Agreement dated November 1, 2008 (the "Lease").
- B. The Small Business Administration ("SBA") has authorized the guarantee of a debenture to be sold by Mountain West Small Business Finance in the amount of \$352,000.00 to assist Lessor and Lessee pursuant to section 504 of the Small Business Investment Act of 1958, as amended (the "SBA Loan").
- C. Lessor and Lessee desire to amend the Lease to satisfy all of the terms and conditions of the Loan Authorization and Guaranty Agreement for the SBA Loan.

AGREEMENT

Now, therefore, for the reasons recited above, and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Lessor and Lessee hereby agree as follows, anything to the contrary notwithstanding:

1. The term of this Lease shall be equal to or longer than the term of the said SBA Loan. The monthly lease payment stated in this Lease shall continue in the same monthly amount stated in the Lease throughout the term herein stated.
2. Lessor and Lessee hereby assign, set over, and transfer to the Small Business Administration and Mountain West Small Business Finance all of their right, title, and interest in and to this Lease, as security for said SBA Loan.
3. Lessor and Lessee hereby agree to maintain exactly the present ownership of both entities (both identity of owners and percent of ownership) during the entire term of said SBA Loan except for ownership changes of up to 5 per cent beginning six months after the SBA

504 Loan closes.

4. Lessor and Lessee agree that the amount of rent paid under the terms of the lease must be substantially the same as the debt service on the Third Party Lender Loan and the SBA 504 Loan together with an amount necessary to cover taxes and assessments, utilities and insurance and a repair/replacement reserve. The lease payment shall be reduced to the extent that it is in excess of the amount needed to meet the debt service and expenses. In the event there is more than one operating company under the terms of the SBA Loan, the lease payments of all operating companies shall be considered together and shall be reduced, pro rata, in the event, when considered together, they are in excess of amount needed to meet the debt service and expenses above described.

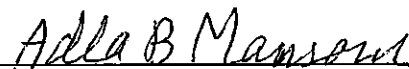
5. The demised premises which is the subject of the Lease consists of all of those premises and real property purchased in connection with the SBA 504 Loan and Authorization referenced above notwithstanding anything to the contrary in the Lease. In the event there is more than one operating company under the terms of the SBA Loan, the demised premises which is the subject of the Lease, when combined with the demised premises under the terms of the leases between Lessor and those other operating companies identified in the SBA Loan Authorization, consists of all of those premises and real property purchased in connection with the SBA 504 Loan and Authorization referenced above notwithstanding anything to the contrary in the Leases.

DATED November 11, 2008.

LESSOR:

AOA PROPERTIES, LLC

By: 
Abdallah R. Mansour, Manager

By: 
Adla B. Mansour, Manager

By: 
Omar R. Mansour, Manager

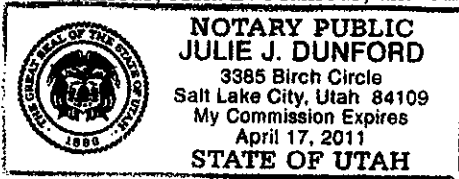
LESSEE:

B & M GAS AND FOOD, INC.

By: *Omar R. Mansour*
Omar R. Mansour, President

STATE OF UTAH)
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)
COUNTY OF Salt Lake)

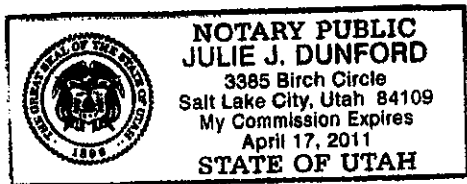
The foregoing instrument was acknowledged before me this November 11, 2008 by Abdallah R. Mansour, Adla B. Mansour, and Omar R. Mansour, Managers, AOA PROPERTIES, LLC.



Julie J. Dunford
Notary Public

STATE OF UTAH)
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COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this November 11, 2008 by Omar R. Mansour, President, B & M GAS AND FOOD, INC.



Julie J. Dunford
Notary Public

SCHEDULE A

Order Number: **6-032905**

LEGAL DESCRIPTION

Beginning on the Northerly right of way line of 500 South Street 515 feet South and 10.51 chains West from the Northeast Corner of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian; thence North $3^{\circ}30'00''$ West 157.0 feet; thence South $89^{\circ}49'23''$ West 73.81 feet; thence North $00^{\circ}10'37''$ West 90.00 feet; thence South $89^{\circ}49'23''$ West 68.00 feet to the Easterly right of way line of state road; thence Southerly along the arc of a 1015.37 foot radius curve to the right 98.03 feet (chord bears south $02^{\circ}06'57''$ East 89.00 feet); thence South $01^{\circ}02'00''$ East 107.82 feet; thence South $59^{\circ}15'43''$ East 96.90 feet to the said Northerly right of way line of 500 South Street; thence East 63.15 feet to the point of beginning.

Parcel No.: **06-049-0149**