



W2820375

When recorded, mail to:

Gunlock Capital LLC
Attn: Jason V. Nielsen
2255 South 5370 West
West Valley City, Utah 84120

E# 2820375 PG 1 OF 19
Leann H. Kilts, WEBER COUNTY RECORDER
12-Oct-16 0435 PM FEE \$46.00 DEP TN
REC FOR: FOUNDERS TITLE COMPANY - LAYTON
ELECTRONICALLY RECORDED

16-021159

DEED OF TRUST

THIS DEED OF TRUST CONSTITUTES A SECURITY AGREEMENT, AND IS FILED AS A FIXTURE FILING, WITH RESPECT TO ANY PORTION OF THE PROPERTY IN WHICH A PERSONAL PROPERTY SECURITY INTEREST OR LIEN MAY BE GRANTED OR CREATED PURSUANT TO THE UTAH UNIFORM COMMERCIAL CODE OR UNDER COMMON LAW, AND AS TO ALL REPLACEMENTS, SUBSTITUTIONS, AND ADDITIONS TO SUCH PROPERTY AND THE PROCEEDS THEREOF. FOR PURPOSES OF THE SECURITY INTEREST OR LIEN CREATED HEREBY, BENEFICIARY IS THE "SECURED PARTY" AND TRUSTOR IS THE "DEBTOR."

THIS DEED OF TRUST (this "Deed of Trust") is made as of October 11, 2016, among **BLUEMOUNTAIN, INC.**, a Utah Corporation, whose address is 748 Heritage Park Boulevard, Layton, UT 84041, as trustor ("Trustor"), **MATTHEW M. BOLEY, ESQ.**, whose address is 111 East Broadway, 11th Floor, Salt Lake City, Utah 84101, as trustee ("Trustee"), and **GUNLOCK CAPITAL LLC**, a Utah limited liability company, whose address is 2255 South 5370 West, West Valley City, Utah 84120, as beneficiary ("Beneficiary").

WITNESSETH:

For good and valuable consideration, including the indebtedness herein recited and the trust herein created, the receipt of which is hereby acknowledged, Trustor hereby irrevocably conveys, transfers, pledges and assigns in trust to Trustee, with power of sale, and grants to Beneficiary a security interest in, all of Trustor's present and future right, title and interest in and to all of the following property (severally and collectively, the "Property"):

All of that certain real property located in Weber County, State of Utah, and more particularly described as follows (the "Real Property"):

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED BY REFERENCE.

Tax Parcel No.: 10-038-014 and 10-041-011

also known by street and number as: 791 South 9300 West and 9501 West 900 South, Ogden, UT 84404

All present and future tenements, hereditaments, easements, plats, declarations, bylaws, rights, leases, guaranties of leases, subleases, licenses, benefits, privileges, permits, water, water rights, grandfathered water rights, irrigation rights, ditch rights, shares of stock in irrigation districts or evidencing water rights, contracts for effluent, all other contractual rights to water, rights of way, pipes, ditches, fences and appurtenances belonging or in any way appurtenant to, and all oil, gas and other hydrocarbons and other minerals produced from or underlying, the Real Property or any portion thereof, or any improvements or development thereon, and all reversions, remainders, rents, issues, and profits thereof;

All buildings and improvements now or hereafter erected on the Real Property or any portion thereof, and all equipment, inventory and fixtures now or hereafter attached to or located on or used in connection with the Real Property;

All present and future licenses, permits, approvals and agreements from or with any governmental or quasi-governmental agency or entity or any other person relevant to the zoning, subdivision, division, development, improvement, use, lease, sale or other disposition of the Real Property or any portion thereof, or any buildings or improvements now or hereafter erected, placed or located on the Real Property or any portion thereof;

All present and future plans, specifications, drawings, analyses, surveys, reports and other design products, relating to all present and future buildings and tenant and other improvements (including landscaping) constructed on the Real Property or any portion thereof, and all rights in and to all architectural and engineering contracts, surety bonds, warranties, land use plans, studies, building contracts, soils reports, appraisals, feasibility and market studies, management agreements, operating agreements, service contracts, development contracts, design contracts, sign design contracts, space planning contracts and any other agreements with respect to planning, designing, developing, or inspecting construction on, the Real Property or any portion thereof and any buildings or improvements thereon, together with any accounts and funds maintained under, pursuant to, or in connection with any such contracts and agreements;

All rights in and to all present and future agreements or commitments for the purpose of financing, refinancing, selling or otherwise disposing of any interest in the Real Property or any portion thereof, and any buildings and other improvements now or hereafter located on the Real Property or any portion thereof;

All rights to the use of any trade name or trademark by which the Real Property or any portion thereof, or any improvements or development thereon, are known;

All rights under any policy or policies of insurance (including premium refunds and credits and insurance proceeds) insuring against damage or loss with respect to any portion of the Property, including all fire, casualty, business interruption, rent loss and flood insurance, whether or not such insurance is required by this Deed of Trust or Beneficiary;

All fixtures, attachments, equipment, machinery, hardware, goods, materials, supplies, furniture, furnishings and all tangible personal property of any kind or nature, now or hereafter located at or upon the Real Property, including, without limitation, all appliances, electrical fixtures, lighting fixtures, plumbing fixtures, furnaces, boilers, air conditioning units, coolers, windows, shutters, window coverings, doors, door hardware, carpets, rugs, cabinets, countertops, etc.

All inventory, general intangibles, accounts, chattel paper, instruments, notes, drafts, letters of credit, documents and other personal property (to the extent that any of the foregoing constitute personal property under applicable law) that directly or indirectly relate to or are used or intended for use on or in connection with the use, leasing, development, design, financing, construction and/or sale of the Real Property or any portion thereof, or any buildings or improvements located thereon or any easements, appurtenances, hereditaments or privileges appurtenant or incident thereto; and

All (i) replacements and substitutions for, (ii) additions to, (iii) proceeds and products of (including all insurance proceeds and condemnation awards (or proceeds of any purchase in lieu thereof) which are or may become payable with respect thereto), and (iv) books, records and files relating to, all or any portion of the items described in the preceding paragraphs.

The foregoing descriptions of items constituting the Property shall be construed as cumulative and not limiting, and the term "including", when used in those descriptions, shall mean without limitation by reason of enumeration. Unless the context clearly indicates otherwise, the terms "equipment," "inventory," "accounts," "instruments," "chattel paper," "general intangibles," "proceeds" and "products" shall have the meanings provided for those terms in the Utah Uniform Commercial Code ("Utah UCC") in effect on the date of this Deed of Trust.

This Deed of Trust is given in consideration of and as security for: (i) the payment of a loan by Beneficiary to Trustor (the "Loan") evidenced by that certain promissory note (the "Note") of approximately even date herewith executed by Trustor and payable to the order of Beneficiary in the principal amount of principal amount of FOUR MILLION SIX HUNDRED NINETY-ONE THOUSAND DOLLARS AND 00/100, together with interest thereon and charges with respect thereto, and any and all advances now or hereafter made by Beneficiary under the terms and conditions of the Note or this Deed of Trust, and any and all renewals, replacements, amendments, modifications or

extensions of the Note or this Deed of Trust; (ii) all of the terms, conditions, agreements, stipulations, covenants, and provisions of this Deed of Trust and any loan agreement or other agreement, document or instrument (and any and all renewals, replacements, amendments, modifications or extensions thereof), given by Trustor to Beneficiary to evidence or to secure the indebtedness secured hereby (collectively, the "*Loan Documents*"); (iii) payment of all sums advanced by Beneficiary to protect the Property, with interest thereon equal to the default rate as provided by the Note; (iv) Trustor's compliance with and performance of each and every provision of any declaration of covenants, conditions and restrictions, any maintenance, easement and party wall agreement, or any other agreement, document, or instrument by which the Property is bound or may be affected; and (v) all modifications, extensions and renewals of any of the obligations secured hereby; however evidenced, including, without limitation: (a) modifications of the required principal payment dates or interest payment dates or both, as the case may be, deferring or accelerating payment dates wholly or partly; or (b) modifications extensions or renewals at a different rate of interest whether or not, in the case of a note, the modification, extension or renewal is evidenced by a new or additional promissory note. This Deed of Trust shall also secure the payment and performance of any additional loans that may hereafter be made by Beneficiary to Trustor which are evidenced by a promissory note or notes or other writings stating that they are secured by this Deed of Trust. All of the foregoing payments and performances secured by this Deed of Trust are sometimes hereinafter referred to as the "*Obligations*."

TRUSTOR, TO PROTECT THE PROPERTY AND SECURITY GIVEN BY THIS DEED OF TRUST, HEREBY WARRANTS, COVENANTS AND AGREES AS FOLLOWS:

1. **Warranty of Title.** Trustor warrants that it is the sole owner of good, marketable and unencumbered title to the Property, and Trustor will forever defend the same against all claims and persons whomsoever, unto Beneficiary, its successors and assigns, subject only to the matters approved by Beneficiary as acceptable exceptions to title pursuant to the provisions of the closing instruction letter delivered herewith to the title insurance company insuring the lien of this Deed of Trust. All of Trustor's present and future right, title and interest in the Property shall be subject to the lien and other terms and provisions of this Deed of Trust regardless of the time that any such right, title and interest is created, obtained by or conveyed, transferred or assigned to Trustor.

2. **Obligation to Maintain Property; Repairs; Inspection by Beneficiary.**

Trustor shall care for and keep and maintain the Property in good order, condition and repair and will, at all times, make such repairs, maintenance, renewals and replacements as shall be necessary to maintain the Property and abutting grounds, sidewalks, roads, parking and landscape areas in good condition and repair, all to the same extent as a prudent owner would make. Except as agreed by Beneficiary in writing, Trustor shall not substantially alter the Property, except for normal clearing, grading and construction activities, and as may be required by applicable laws (including the Americans With Disabilities Act (42 U.S.C. §§ 12101-12213 and 47 U.S.C. §§ 225 and 611)), ordinances, orders, decrees, rules, regulations or requirements of any governmental authority, including applicable subdivision laws, regulations and ordinances, and any requirements, terms or conditions contained in any restrictions, restrictive covenants, easements, licenses or leases, building codes, flood protection laws and ordinances, zoning ordinances or stipulations, subdivision plats, master plans, development plans, or other instruments or documents now or in the future affecting any portion of the Real Property or any improvements thereon (collectively, "*Legal Requirements*").

Trustor shall comply in all material respects with all Legal Requirements now or in the future affecting the Property or requiring any alteration or improvements to be made thereof. No notice of any violations of ordinances, codes, rules, regulations, orders, restrictive covenants or statutes applicable to the Property has been received. To the best of Trustor's knowledge, after due inquiry and investigation, the Property, any improvements thereon and their use fully comply and shall continue to comply with environmental, air quality, zoning, planning, building and other governmental laws, ordinances, rules, regulations and requirements and Trustor has received no notice to the contrary. Without Beneficiary's prior written consent, Trustor will not (i) initiate any zoning reclassification of the Property, (ii) seek any variance under existing zoning ordinances applicable to the Property, (iii) use or permit the use of the Property in a manner that would result in such use becoming a nonconforming use under applicable zoning ordinances or other applicable laws, rules or regulations, or (iv) impose any restrictive covenants upon the Real Property. As of the date hereof, no action or proceeding is pending before any court, quasi-judicial body or administrative agency relating thereto. The zoning designation of the Real Property is based on no real property or rights appurtenant to the Property, other than the Real Property.

To the extent Beneficiary has provided its written consent and agreement to permit Trustor to undertake construction or remodeling at or upon the Property, Trustor shall commence construction promptly and pursue same with reasonable diligence to completion in accordance with plans and specifications satisfactory to Beneficiary. Further, Trustor shall allow Beneficiary to inspect the Property at all times during construction.

In the event of any loss, damage or destruction to the Property, Trustor shall, to the extent that insurance proceeds are available for rebuilding, or if an applicable Lease (defined in Section 7 below) requires rebuilding in the absence of available insurance proceeds, promptly and in a good and workmanlike manner repair, rebuild and restore such loss, damage or destruction to its original condition, pay when due all costs incurred, and keep the Property free from all claims, charges, claims of liens, or encumbrances for work performed or materials furnished, whether superior or subordinate to the lien of this Deed of Trust. Trustor may contest in good faith the validity or amount of any claim, charge, lien or encumbrance by appropriate proceedings provided by law, including payment of the claim, charge, lien or encumbrance under protest, if required, provided that: (i) Trustor promptly pays any sums found to be due upon a final determination of the contested claim, charge, lien or encumbrance; and (ii) prior to any such contest, Trustor shall furnish Beneficiary a cash deposit, bond or other security, in amount and form satisfactory to Beneficiary, to protect Beneficiary against the sale or forfeiture of, or creation of a lien against, the Property.

Beneficiary shall have the right at its sole risk to enter upon the Property at any and all reasonable times and to inspect the same to ascertain whether Trustor is in compliance with the terms and provisions of this Deed of Trust.

3. Insurance.

Trustor shall provide and maintain in force at all times all risk property damage insurance on the Real Property and such other type of insurance on the Real Property as may be required by Beneficiary in its reasonable judgment. At Beneficiary's request, Trustor shall provide Beneficiary with a counterpart original of any policy, together with a certificate of insurance setting forth the coverage, the limits of liability, the carrier, the policy number and the expiration date. Each such policy of insurance shall be issued by an insurer, in an amount, for a term, and in form and content satisfactory to Beneficiary. In addition, each policy of hazard insurance shall include a loss payable endorsement in favor of Beneficiary, in a form acceptable to Beneficiary. Any insurance provided in accordance with the terms of this paragraph may not be cancelled except upon ten (10) days prior notice in writing to Beneficiary.

Upon (i) Beneficiary's receipt of a trustee's deed or sheriff's deed to any portion of the Real Property, (ii) the taking by Beneficiary (or a receiver) of possession of the Property, or (iii) a conveyance in lieu of foreclosure, all right, title and interest of Trustor in and to any property damage and casualty insurance policies then in force, including any right to unearned premiums, shall inure to the benefit of and pass to Beneficiary (or the receiver, as appropriate) and, upon sale, to the purchaser of the Property. Trustor hereby irrevocably appoints Beneficiary and its successors and assigns as its duly constituted attorneys-in-fact, with full power of substitution, to transfer and assign such policies upon the occurrence of any of such events.

4. Payment of Taxes, Assessments and Other Liens or Charges. At least five (5) days prior to delinquency, Trustor shall pay or cause to be paid to the proper officials or persons all taxes and assessments, general or special, of every nature and description (including assessments, dues, use fees and charges for water) that shall have been levied or assessed on the Real Property and, upon Beneficiary's request, shall deliver to Beneficiary receipts evidencing such payments. If the Real Property or any lot or parcel thereof is part of a larger tax or assessment parcel, Trustor shall, as soon after recordation of this Deed of Trust as is reasonably possible, cause the tax or assessment parcel to be split or amended so that its boundaries correspond to the boundaries of the Real Property and its lots or parcels. Trustor may contest in good faith the validity or amount of any tax, assessment or governmental charge by appropriate proceedings provided by law, including payment of the tax, assessment or charge under protest, if required, provided that: (i) Trustor promptly pays any sums found to be due upon a final determination of the contested tax, assessment or governmental charge; and (ii) prior to any such contest, Trustor shall furnish Beneficiary a cash deposit, bond or other security, in amount and form satisfactory to Beneficiary, to protect Beneficiary against the sale or forfeiture of, or creation of a lien against, the Real Property. Trustor shall not consent to, or vote in favor of, the inclusion of any portion of the Real Property in a special improvement, assessment, community facilities or similar district without Beneficiary's prior written consent. Trustor shall provide Beneficiary with prompt notice of any notification that Trustor may receive from any governmental authority or other person of any intent or proposal to

form such a district that may include any portion of the Real Property, and Beneficiary shall have the right to object to the same, and to otherwise appear and participate in hearings and other proceedings, in its own name or in Trustor's name. Trustor shall pay or cause to be paid when due all charges for water, water delivery, gas, electric power and light, telephone, sewer, waste removal, bills for repairs, and all other claims, encumbrances and expenses incident to the ownership and occupancy of the Property.

5. Impounds.

At any time requested by Beneficiary, Trustor shall deposit with Beneficiary, in monthly installments, sufficient funds (as determined by Beneficiary) to enable Beneficiary to pay one month before delinquency all taxes, assessments and insurance premiums due with respect to the Property. Each such installment shall be equal to the amount of estimated taxes and assessments, and premiums for such insurance, next due (as estimated by Beneficiary), less all installments already paid therefor, divided by the number of months that will elapse before one month prior to the date when such taxes and assessments or premiums shall become delinquent. If amounts paid to Beneficiary under provisions of this Section 5 are insufficient to discharge the obligation of Trustor for such taxes, assessments or premiums as the same become due, Trustor shall pay to Beneficiary upon demand such additional sums as may be required to fully pay and discharge those items.

To the extent deposits are received by Beneficiary and used to pay taxes, assessments and premiums pursuant to this Section 5, such payments shall satisfy Trustor's obligations to pay such taxes, assessments and premiums pursuant to Sections 3 and 4 hereof. Any excess funds remaining after payment of all items before delinquency, at Beneficiary's sole option, may be held as a deposit for future taxes, assessments and premiums, remitted to Trustor, or, if an Event of Default (defined in the Note) then exists, credited on the Obligations.

Nothing in this Section 5 shall release Trustor from, or shift to Beneficiary, the obligation to pay taxes, assessments and insurance premiums as the same become due and payable, or be construed to cause Beneficiary to become a trustee of amounts deposited with Beneficiary. Deposits made under this Section 5 may be commingled with Beneficiary's general corporate funds, and Beneficiary shall hold those deposits without the payment of interest. All amounts paid and deposited hereunder are hereby assigned to Beneficiary as additional security for the Obligations. If any Event of Default occurs, Beneficiary may, at its sole option, apply all or any portion of such deposits to the cure or partial cure of the Event of Default without waiver of or prejudice to the rights of Beneficiary arising by virtue of such Event of Default, or to the payment of principal and interest on the Obligations, in lieu of applying such deposits for any other purposes.

At Beneficiary's request, Trustor shall cause to be furnished to Beneficiary a tax reporting service contract satisfactory in nature and duration, and with a company, satisfactory to Beneficiary, with respect to the Real Property.

6. Eminent Domain. Any award or payment of damages or compensation in connection with any private trespass or injury to the Property, exercise of the right of eminent domain or any condemnation proceeding for public use of or injury to the Property or any part thereof, or any right or interest therein, is hereby assigned and payable to Beneficiary, which may apply or release all or any portion of such award, compensation or damages received by it (net of the costs and expenses incurred by Beneficiary in collecting such amounts) in the sole discretion of Beneficiary. Beneficiary shall be entitled to join and participate in any eminent domain or condemnation proceedings, including the negotiation and adjudication of any damages, award or settlement, and no stipulation or agreement shall be entered into by Trustor without the prior consent and approval of Beneficiary. Trustor shall pay or reimburse to Beneficiary the legal expenses, appraisal and expert witness fees incurred by Beneficiary and any other direct and out-of-pocket costs incurred by Beneficiary because of such eminent domain and condemnation proceedings. If a cash bond or deposit is to be received by Trustor for the immediate possession of the Property, all sums paid shall be applied by Trustor to the Obligations, unless otherwise agreed by Beneficiary. Notwithstanding any application of sums paid, only Trustor shall be the withdrawing party of sums paid for the purpose of determining any liability for return of any such cash bond or deposit, and Trustor shall promptly satisfy any claim with respect to any such liability and shall save and hold Beneficiary harmless from any claim for return of such cash bond or deposit, including any claim asserted after the release and reconveyance of this Deed of Trust.

7. Assignment of Rents, Profits and Leases.

Trustor represents and warrants to Beneficiary (and to any title insurance company which insures the lien of this Deed of Trust) that, except as specifically disclosed by Trustor to Beneficiary, in writing, and identified on the title commitment issued to Beneficiary in connection with this Deed of Trust, as of the time of recordation of this Deed of Trust, no recorded or unrecorded lease or rental agreement exists that affects any portion of the Real Property.

All existing and future rents, revenues, income, receipts, issues and profits of the Real Property and now or hereafter arising out of any Leases (hereinafter defined) (collectively, "Rents") and the entire right, title and interest of Trustor (including the right to exercise any landlord's liens and any and all other rights and remedies to which Trustor would be entitled under any Lease or by law) in and under all present and future rental agreements, leases, subleases, licenses and all other agreements for the use and occupancy of all or any portion of the Property (including rights in any security deposits and advance rentals held for the benefit of Trustor), together with any extensions, renewals and modifications thereof (collectively, "Leases"), are hereby absolutely assigned and transferred to Beneficiary. Beneficiary is authorized to give notice of this assignment, and Trustor agrees to execute, and to cause its property managers and affiliates to execute, any and all further instruments that Beneficiary may require to perfect this assignment. Any provision hereof notwithstanding, so long as no Event of Default exists, Trustor shall have a license to collect assigned Rents as the same shall fall due. However, upon the occurrence of any Event of Default, all right of Trustor to collect or receive such Rents (including those past due and unpaid) shall terminate, whereupon Beneficiary shall be entitled to demand and receive the payment of such Rents (including those past due and unpaid), and to proceed against any lessee or tenant (or its property) and/or any guarantors of the obligations of any lessee or tenant. In such event, Trustor directs and authorizes the lessees and tenants of the Property and any guarantors to make to Beneficiary all payments required under the applicable Leases; Trustor hereby relieves any and all lessees and tenants from any liability to Trustor that Trustor might otherwise assert by reason of the lessee/tenant's making such payment to Beneficiary. All Rents collected by Beneficiary may be applied for the following purposes in any manner and order that Beneficiary deems advisable:

to the payment of all taxes and assessments levied against the Property if provision for paying those items has not otherwise been made;

to the payment of operating costs and expenses (including management fees, sales taxes, repairs, maintenance and necessary acquisitions of property and expenditures for capital improvements) arising in connection with the Property;

to the payment of any amounts due and owing to Beneficiary under the terms of the Obligations;

to the payment of any lease payments under any ground lease or amounts secured by any other mortgage or deed of trust on the Property approved by Beneficiary; and

any remainder to Trustor or its designee or other assignee.

Receipt by Beneficiary of Rents shall not constitute a waiver of any other right that Beneficiary may have under this Deed of Trust or the laws of Utah, nor shall the receipt and application thereof cure any Event of Default or affect any foreclosure proceeding or any sale authorized by this Deed of Trust or the laws of Utah.

Except as expressly permitted by the this Deed of Trust, Trustor shall not, without Beneficiary' prior written consent: (i) assign any of the Rents; (ii) collect any unreasonably large security deposits or any rent for more than one month in advance; (iii) change the general nature of the occupancy; (iv) initiate or acquiesce in any zoning reclassification; (v) terminate or accept a surrender of any Lease (except in the ordinary course of business in the exercise of Trustor' sound business judgment); (vi) amend or modify any Lease to reduce (or effectively reduce by means of rent concessions, rent-free occupancy periods or the granting of tenant improvement allowances) the rent, or to grant any options to purchase or renew or any rights of first refusal; (vii) subordinate, or permit the subordination of, any Lease to the lien of a mortgage or deed of trust that is junior to this Deed of Trust; or (viii) take, fail to take or suffer any action that would impair the security for the Obligations or Beneficiary' interest in the Property or the

Rents. Any action taken in violation of the foregoing sentence shall be null and void. Trustor shall fully and timely perform all of the obligations of the landlord under all Leases of any portion of the Real Property and shall enforce, short of termination, the performance by all lessees and tenants of all of their obligations under the Leases.

Beneficiary shall not be obligated to perform or discharge any obligation or duty to be performed or discharged by Trustor under any Lease, and Trustor hereby agrees to indemnify and hold Beneficiary harmless from any and all liability arising from any of the Leases or from the assignment contained in this Section 7. Unless Beneficiary exercises its rights pursuant to Section 18 and, as a result, applicable law imposes such an obligation upon Beneficiary, this Section 7 shall not obligate Beneficiary to manage, care for or repair the Real Property or make Beneficiary liable for any loss or damage to any tenant, invitee, employee, licensee or any other person resulting from the failure to properly manage, care for or repair the Real Property.

In the event that Beneficiary exercises its rights to possess and exclude Trustor from the Real Property pursuant to Section 18 of this Deed of Trust, Beneficiary shall have full power and authority to employ such measures as it may deem necessary or advisable, in its sole discretion, to enforce the payment or security of the Rents, including actions for the recovery of rent, actions in forcible detainer and in distress for rent, and with full power: (i) to cancel or terminate any Lease for any reason that would entitle Trustor to cancel or terminate the same; (ii) to disaffirm any Lease which is subordinate to the lien of this Deed of Trust; (iii) to extend or modify any then existing Lease and to enter into new Leases, which extensions, modifications and new Leases may provide for terms to expire, or for options to lessees to extend or renew terms to expire, beyond the maturity date of the Note and beyond the date of issuance of a deed(s) to a purchaser(s) at a judicial or nonjudicial foreclosure sale, Trustor agreeing that any such Leases, and the options or other such provisions contained therein, shall be binding upon Trustor and all persons whose interests in the Real Property are subject to the lien of this Deed of Trust and upon the purchaser(s) at any foreclosure sale, notwithstanding any redemption, discharge or satisfaction of the Obligations or any judgment in foreclosure rendered thereon, or issuance of any certificate of sale or deed to any purchaser(s); (iv) to undertake and complete all repairs, decorating, renewals, replacements, alterations, additions and improvements to the Real Property as Beneficiary may deem necessary or advisable; (v) to insure the Real Property and all risks incidental to Beneficiary's possession, operation and management thereof; and (vi) to receive all of the Rents.

8. Security Agreement.

Creation of Security Interest. This Deed of Trust constitutes and shall be deemed to be a "security agreement" for all purposes of the Utah UCC. With respect to personal property comprising any part of the Property ("*Personal Property*"), whether now owned or existing or hereafter acquired or arising, wherever located and whether in Trustor's possession and control or in the possession and control of a third party, Beneficiary is granted a security interest hereunder, and shall be entitled to all the rights and remedies of a "secured party" under the Utah UCC.

Representations, Warranties and Covenants of Trustor. Trustor hereby represents, warrants and covenants (which representations, warranties and covenants shall survive creation of any indebtedness of Trustor to Beneficiary and any extension of credit thereunder) as follows:

The Personal Property is not used or bought for personal, family or household purposes.

The tangible portion of the Personal Property will be kept on or at the Real Property or any improvements and Trustor will not, without the prior written consent of Beneficiary, remove the Personal Property or any portion thereof therefrom except such portions or items of Personal Property which are consumed or worn out in ordinary usage, all of which shall be promptly replaced by Trustor with similar items of greater value.

Trustor hereby authorizes Beneficiary to prepare and file one or more financing statements and fixture filings pursuant to the Uniform Commercial Code of Utah in form satisfactory to Beneficiary and Trustor agrees to pay the cost of recording and filing the same in all public offices wherever recording or filing is deemed by Beneficiary to be necessary or desirable.

Trustor's chief executive office or, if Trustor is an individual, Trustor's principal residence is in the State of Utah at the address stated in the introductory paragraph of this Deed of Trust. Trustor does not do business under any trade name except as previously disclosed in writing to Beneficiary. Trustor will immediately notify Beneficiary in writing of any change in its place of business or the adoption or change of any trade name or

fictitious business name, and will upon request of Beneficiary, execute any additional financing statements or other certificates necessary to reflect the adoption or change in trade name or fictitious business name.

Trustor shall immediately notify Beneficiary of any claim against the Personal Property adverse to the interest of Beneficiary therein.

The grant of a security interest to Beneficiary by this Deed of Trust shall not be construed to derogate from or impair the lien or provisions of, or the rights of Beneficiary under, this Deed of Trust with respect to any property described herein which is real property, or which the parties have agreed to treat as real property.

Use of Personal Property by Trustor. Until the occurrence of an Event of Default hereunder or under any other Loan Document, Trustor may have possession of the Personal Property and use it in any lawful manner not inconsistent with this Deed of Trust and not inconsistent with any policy of insurance thereon.

Remedies Upon an Event of Default. In addition to the remedies provided herein, upon the occurrence of an Event of Default hereunder, Beneficiary shall have all of the rights and remedies of a secured party under the Utah UCC. Beneficiary shall have the right to enforce one or more remedies hereunder, successively or concurrently, and such action shall not operate to estop or prevent Beneficiary from pursuing any further remedy that it may have. Any repossession or retaking or sale of the Personal Property pursuant to the terms hereof shall not operate to release Trustor until full payment of any deficiency has been made in cash.

9. Uniform Commercial Code Filings.

The filing of one or more financing statements in the records relating to personal property shall in no way derogate or impair Beneficiary's priority or rights on default to exercise either its rights and remedies as a Beneficiary of this Deed of Trust or as a secured party with respect to personal property under the Utah UCC in connection with the items of the Property covered by the UCC. This Deed of Trust is intended to and shall create a security interest in favor of Beneficiary in those items of the Property which are covered by the Utah UCC, although such items are to be considered fixtures to the fullest extent permitted by law.

This Deed of Trust constitutes a security agreement and a financing statement (fixture filing) and it is hereby recited (to the extent that such recitation is required by *Utah Code Annotated* § 70A-9a-502 (or any replacement statute) because any portion of the Property may constitute fixtures) that this Deed of Trust is to be filed in the office where a mortgage on the Real Property would be recorded. Trustor is the record owner of the Real Property. A carbon, photographic or other reproduced copy of this Deed of Trust and/or any financing statement relating hereto shall also be sufficient for filing and/or recording as a financing statement.

Trustor irrevocably authorizes Beneficiary to prepare and file, in accordance with the Utah UCC, financing statements, or such other documents as may be required from time to time to create, maintain and perfect the liens and security interests granted herein. For purposes of complying with the Utah UCC, Trustor acknowledges that the address for Trustor appearing in the introductory paragraph hereto is the chief executive office of Trustor. If Trustor is not an individual, Trustor further acknowledges that it is organized and existing under the laws of the State of Utah as described in the introductory paragraph hereto. If Trustor is not an individual, Trustor covenants and agrees that it will not make any change to its legal name, which legal name as shown in the introductory paragraph hereto is true and correct, its state of formation, organization or registration, or the location of its chief executive office or principal place of business, or its organizational structure or governing documents, without the prior written consent of Beneficiary. Trustor further irrevocably authorizes Beneficiary at any time and from time to time to file in any filing office in any Uniform Commercial Code jurisdiction any initial financing statements and amendments thereto that (a) indicate the collateral (1) as all assets of Trustor or words of similar effect, regardless of whether any particular asset comprised in the Collateral falls within the scope of *Article 9* of the Uniform Commercial Code or such jurisdiction, or (2) as being of an equal or lesser scope or with greater detail, and (b) contain any other information required by *Part 5 of Article 9* of the Uniform Commercial Code for the sufficiency or filing office acceptance of any financing statement or amendment, including (1) whether Trustor is an organization, the type of organization and any organization identification number issued to such Trustor, and (2) in the case of a financing statement filed as a fixture filing or indicating collateral as as-extracted collateral or timber to be cut, a sufficient description of real property to which the collateral relates. Trustor agrees to furnish any such information to Beneficiary promptly upon request.

Trustor also ratifies its authorization for Agent to have filed in any Uniform Commercial Code jurisdiction any initial financing statements or amendments thereto if filed prior to the date hereof.

Trustor acknowledges that it is not authorized to file any financing statement or amendment or termination statement with respect to any financing statement without the prior written consent of Beneficiary and agrees that it will not do so without the prior written consent of Beneficiary, subject to such Trustor's rights under *Section 9-509(4)(b)* of the Uniform Commercial Code.

All items of the Property constituting tangible personal property shall be kept on the Real Property and shall not be removed therefrom without the prior written consent of Beneficiary, except for items consumed or worn out in ordinary usage and replaced as described in **Section 2** hereof.

Upon the occurrence of any Event of Default, in addition to any other remedies available under the Loan Documents or applicable law: (i) Beneficiary may enter upon the Real Property to take possession of, assemble and collect any or all personal property collateral or to render it unusable, as provided in **Section 8**; and (ii) Beneficiary may require Trustor to assemble such collateral and make it available at a place designated by Beneficiary which is mutually convenient to allow Beneficiary to take possession or dispose of such collateral.

10. Replacement or Addition of Fixtures or Personal Property Subject to Encumbrance. Trustor shall provide written notice to, and obtain the consent of, Beneficiary prior to replacing, adding or installing any fixture or personal property constituting (or that will thereafter constitute) a portion of the Property if such fixture or personal property is or may be subject to a security interest held by a seller or any other party under the Utah UCC. Trustor's failure to give notice shall constitute a material breach of this Deed of Trust and an Event of Default. In the event any such fixture or personal property is subject to a security interest held by a seller or other party, whether or not Trustor shall have given to Beneficiary the notice described above, Beneficiary may, at its option, at any time, pay the balance due to satisfy such security interest, and the amount so paid, together with any hazard insurance premiums paid by Beneficiary with respect to that property, shall be a lien on the Property, shall be added to the Obligations and shall be payable on demand, together with interest from the date of advance until paid at the then effective Default Rate (as set forth and defined in the Note). Beneficiary shall have the right to acquire by assignment from the holder of any such security interest any and all contract rights, accounts, chattel paper, negotiable instruments, or other evidence of Trustor's indebtedness for such fixture or personal property and, upon acquiring any such interest by assignment, Beneficiary shall have the right to enforce the security interest as assignee thereof in accordance with the laws of Utah. Whether or not Trustor gives notice as described above, and whether or not Beneficiary pays or takes an assignment of any such security interest, Trustor shall pay prior to delinquency, and shall not permit any default to occur in the payment of, any moneys due under the security agreement covering such fixture or personal property, and any such nonpayment or default shall constitute an Event of Default. Should the lien and security interest of this Deed of Trust be subject to a prior security interest with respect to any of the Property, all of Trustor's right, title and interest in and to any deposits made in connection with the transaction creating the prior security interest are hereby assigned to Beneficiary, together with the rights and benefits previously or hereafter obtained by reason of any payments made with respect thereto. As used in this **Section 10**, the term "security interest" shall include a lease.

11. Actions or Proceedings Affecting Property; Duty to Appear. Trustor agrees to appear in and prosecute or defend any action or proceeding that may affect the priority of this Deed of Trust or the security, rights or powers of Beneficiary hereunder or that seeks to impose liability on Trustee or Beneficiary because of any act or omission of Trustor, and Trustor shall pay all costs and expenses (including the cost of searching title) and attorneys' fees incurred in such action or proceeding. Beneficiary may appear in and defend any action or proceeding purporting to affect the security or priority hereof or the rights or powers of Beneficiary. Beneficiary may, if Beneficiary reasonably determines that Trustor is failing or will fail to do so, pay, purchase, contest or compromise any adverse claim, encumbrance, charge or lien which, in the judgment of Beneficiary, appears to be prior or superior to the lien of this Deed of Trust. All amounts paid, suffered or incurred by Beneficiary in exercising the authority granted in this Deed of Trust, including reasonable attorneys' fees, shall be added to the Obligations, shall be a lien on the Property and shall be due and payable by Trustor to Beneficiary on demand, together with interest from the date of advance until paid at the then effective Default Rate.

12. Additional Documents. Trustor agrees to execute and deliver to Beneficiary, upon demand, any additional agreements, instruments or documents that Beneficiary deems reasonably necessary on a conservative basis to secure to Beneficiary any right or interest granted or intended to be granted to Beneficiary under this Deed of Trust.

In the event any rights, easements or other hereditaments shall hereafter become appurtenant to any part of the Real Property, they shall become subject to the lien of this Deed of Trust.

13. Sale, Lease or Conveyance by Trustor.

Except as expressly permitted by this Deed of Trust, Trustor shall not sell, lease, convey or further encumber (including granting any easements (except for public utility or other easements needed to service the improvements being constructed on the Real Property) or other interests affecting title to the Real Property) or pledge or hypothecate or in any manner dispose of any of its interest in all or any portion of the Property, voluntarily, involuntarily or by operation of law, without the prior written consent of Beneficiary, which Beneficiary may withhold in its sole and exclusive discretion. Beneficiary may require as a condition of its consent a change in the terms and conditions of repayment of the Obligations, including payment of a fee, an increase in interest rate payable and/or a reduction in the time remaining prior to the maturity date. For the purposes of this Section 13, a change in the control or management of Trustor, transfer or encumbrance of fifty percent (50%) of the voting stock of a corporation which is a Trustor, transfer or encumbrance of fifty percent (50%) of the ownership or voting interests in a partnership, joint venture or limited liability company which is a Trustor, or the death or dissolution of the Trustor or any transfer or assignment of all or substantially all of the assets of a Trustor or any general partner or member of Trustor shall be deemed a transfer of the Property which gives the Beneficiary the right to exercise the remedies set forth herein.

Trustor shall give Beneficiary twenty (20) business days' prior written notice of any proposed transaction which requires Beneficiary's consent, and Trustor shall furnish to Beneficiary such information as Beneficiary may reasonably require. Beneficiary may require, as a condition of its consent to any transfer or conveyance of the Property or any portion thereof, that: (i) any person succeeding to an ownership interest in the Property or any portion thereof assume personal liability for the payment and performance of the Obligations; (ii) Trustor confirm its continuing obligation and liability for the payment and performance of the Obligations; (iii) Trustor shall have obtained and provided to Beneficiary evidence of the consent of all guarantors of the payment of the Obligations or any portion thereof or the completion of the improvements to be constructed or any portion thereof to the transfer and their acknowledgment that the transfer will not in any manner impair the validity or effectiveness of their respective guaranties; (iv) Trustor provide to Beneficiary such documentation, title insurance endorsements, opinions of counsel and other items as Beneficiary may determine are reasonably required or prudent to assure that Beneficiary's rights under Beneficiary's loan documents are maintained in full force and effect and are not impaired; (v) Trustor execute such financing statements and other documents as Beneficiary may require in its conservative discretion in order to continue the perfected status of its security interests with respect to the Property; (vi) Trustor or the transferee reimburse Beneficiary for its reasonable legal expenses in connection with the consideration and documentation of the transfer and assumption; and (vii) no Event of Default shall then exist. Consent to any one transaction shall not release Trustor from personal liability for the Obligations or be deemed to constitute consent to any other transaction, and shall in no way obligate Beneficiary to subordinate the lien of this Deed of Trust to any interest created by such sale, transfer, lease, assignment, conveyance, encumbrance or other disposition.

It shall constitute a material and incurable default if the Property, or any part thereof, is sold, leased, conveyed, further encumbered, pledged, hypothecated or otherwise transferred (as described in this Section 13) without Beneficiary's written consent (whether by deed, contract, lease/option, etc.). If such a material and incurable default occurs, Beneficiary may declare the entire balance owing under the Note and all other Obligations immediately due and payable in full without further notice, and Beneficiary immediately may exercise its rights and remedies in the Property, including instituting foreclosure proceedings pursuant to the Utah Trust Deed Act, the laws governing enforcement of mortgages and/or the Utah UCC.

If the ownership of the Property or any portion thereof becomes vested in any person other than Trustor, Beneficiary may elect to deal with such successor(s) in interest with reference to the Obligations and this Deed of Trust in the same manner as with Trustor, without in any way vitiating or discharging Trustor's liability hereunder or for payment of the Obligations. However, the foregoing sentence shall in no way constitute or imply Beneficiary's consent to any transfer of the ownership of the Property or any portion thereof, nor shall it constitute an election which precludes Beneficiary's rights under paragraph 13 hereof.

14. Changes or Modification of Applicable Tax Laws. In the event of the imposition after the date of this Deed of Trust of any law of the United States of America, the State of Utah, or any other domestic or foreign governmental authority claiming to have jurisdiction related to this Deed of Trust or the Obligations, deducting from

the value of real property for the purposes of taxation or assessment any lien thereon or changing in any way the taxation of mortgages, deeds of trust or of debts secured by mortgages or deeds of trust or the manner of the collection of any such taxes, and imposing a tax or assessment, either directly or indirectly on this Deed of Trust or the Note, the sums evidenced or secured thereby or the interest payable thereon, Trustor shall pay the entire tax or assessment in addition to all other payments required hereunder and shall pay any such tax or assessment thereafter levied or assessed against the Real Property. The provisions of this Section 14 shall not apply to changes in federal and state income tax laws.

15. Estoppel Certificate/Record Inspection.

Trustor, within ten (10) business days after written request by Beneficiary, shall furnish to Beneficiary a written statement, duly acknowledged, of the amount of the Obligations and whether any offsets or defenses exist against the Obligations and such other matters as Beneficiary may reasonably request.

Trustor will permit Beneficiary or its representatives from time to time to examine within the county in which the Real Property is located all books and records and agreements of Trustor pertaining to any portion of the Property.

16. Substitute Performance. Should Trustor fail to pay or perform any portion of the Obligations, then Beneficiary, without obligation to do so and without releasing Trustor from any portion of the Obligations, with or without notice to Trustor (except as may be required by applicable law), may pay or perform the same in such manner and to such extent as Beneficiary, in its sole good faith discretion, may deem necessary on a conservative basis to protect the security hereof. Beneficiary shall be authorized to enter upon the Property for such purposes. All expenses or charges that Beneficiary may incur in connection with the care or preservation of the Property or any part thereof at any time, or the payment of any taxes, assessments, insurance premiums, or encumbrances levied upon or attaching to the Property or any portion thereof or interest therein, or any cost of redemption thereon, or any sums of money, charges, expenses or fees which Beneficiary may pay pursuant to any provision hereof or of the Note, shall be added to the Obligations, shall be payable by Trustor on demand, and shall bear interest at the then effective Default Rate from the date of advance until paid. The foregoing amounts shall also be guaranteed by any guarantee(s) now or hereafter relating to the Obligations.

17. Events of Default; Acceleration; Remedies. Subject only to any applicable notice and cure provisions set forth in the Note, upon the occurrence of any Event of Default (as defined in the Note), and at any time thereafter while such Event of Default is continuing, Beneficiary may declare the Obligations to be immediately due and payable pursuant to the Note, and Beneficiary may exercise any one or more of the rights and remedies described herein and in the other Loan Documents.

18. Beneficiary's Right to Possession. Following the occurrence of an Event of Default, then Beneficiary shall, at its option, be entitled to the immediate possession of the Property, with the right to manage the same as a mortgagee in possession, to operate any business thereon at the expense of and for the account of Trustor, and to collect and apply the Rents as described in Section 7 hereof. Trustor and all persons claiming under Trustor shall, upon demand, immediately deliver possession of the Property to Beneficiary or its assigns. Beneficiary shall not be liable to Trustor for any obligation or charge in dealing with the Property as a mortgagee in possession (other than for loss caused by Beneficiary's gross negligence or willful misconduct or that of Beneficiary's employees, agents and representatives). Nothing in this Section 18 shall impose upon Beneficiary: (i) any duty, obligation or responsibility for the control, care, management or repair of the Property, or for complying with or enforcing any of the terms and conditions of any lease agreement; or (ii) any responsibility or liability for any waste committed on the Property by the tenants or by any other persons, for any dangerous or defective condition of the Property, or for any negligence in the management, upkeep, repair or control of the Property resulting in loss, injury or death to any tenant, licensee, employee or other person.

19. Appointment of a Receiver. Following the occurrence of an Event of Default, Beneficiary may obtain the appointment of a receiver over the Property (to which appointment Trustor irrevocably and unconditionally consents), with or without notice, whereupon the receiver immediately shall be entitled to possession of all of the Property. Beneficiary's right to a receiver as a matter of contractual right shall be absolute and unconditional. The receiver may be appointed without regard to the adequacy of any security for the Obligations and Trustor immediately shall surrender possession of the Property to the receiver upon his appointment. The receiver shall have the right to

take possession of the Property, to collect the Rents therefrom, to complete the construction of any structures or improvements in progress thereon, to rent the Property or any part thereof, to operate any business thereon, and to exercise such other rights as may be granted by the court pending such proceedings, and up to the time of redemption or issuance of a Trustee's or Sheriff's Deed. Rents shall be applied to the costs and expenses of the receiver and the receivership, including costs of construction, and the balance shall be applied in the manner described in Section 7 hereof. The receiver shall have the power to borrow money from any person, including Beneficiary, for expenses of operating, preserving, maintaining and caring for the Property, and completing the construction in progress of any improvements or structures upon the Property, and all such borrowed sums, together with interest thereon, whether expended or not, shall be added to the Obligations. The receiver may expend such borrowed money for the purposes described in this Section 19 during any redemption period and, upon any redemption, any unexpended amounts of such borrowed money shall be credited on the redemption price of the Property. In addition, any costs incurred, or advances made, by Beneficiary in connection with the implementation or operation of the receivership, shall be added to the Obligations, bear interest at the Default Rate and be secured by this Deed of Trust.

20. Additional Remedies of Beneficiary; No Waiver. In addition to any remedies provided herein for breach or default hereof, Beneficiary shall have all other remedies allowed or provided for under or described in the Note and all other writings executed or delivered in connection with the Obligations, or available under applicable law. Any one or more rights and remedies available to Beneficiary may, at its option, be sought and exercised concurrently or consecutively, and in inconsistent proceedings, whether legal or equitable. Without limitation, upon the occurrence of any default under the Note and/or hereunder, Beneficiary shall have the option to declare all sums secured hereby immediately due and payable and foreclose this Deed of Trust in the manner provided by law for the foreclosure of mortgages on real property, and Beneficiary shall be entitled to recover in such proceeding all costs and expenses incident thereto, including reasonable attorneys' fees. Beneficiary's failure to exercise any of its rights upon any default or breach shall not prejudice its rights in the event of any other or subsequent default or breach. Beneficiary's delay in exercising any rights shall not preclude it from exercising the same at any time during the continuance of such default or breach. By accepting any performance or payment of any portion of the Obligations after its due date, Beneficiary shall not waive the agreement contained herein that time is of the essence hereof, nor shall Beneficiary waive its rights to require prompt performance or payment when due of the remainder of the Obligations or to consider failure to so perform or pay a default hereunder.

21. Sale by Trustee Pursuant to Power of Sale; Judicial Foreclosure. After the lapse of such time as may then be required by *Utah Code Annotated § 57-1-19 et seq.* (the "*Utah Deed of Trust Act*") or other applicable law following the recordation of the notice of default, and notice of default and notice of sale having been given as then required by the Utah Deed of Trust Act or other applicable law, Trustee, without demand on Trustor, may sell the Property on the date and at the time and place designated in the notice of sale, in such order as Beneficiary may determine (but subject to Trustor's statutory rights, if any, under the Utah Deed of Trust Act), at public auction to the highest bidder, the purchase price payable in lawful money of the United States at the time of sale or on such other terms as are set forth in the notice of sale. The person conducting the sale may, for any cause deemed expedient, postpone the sale from time to time until it shall be completed and, in every such case, notice of postponement shall be given in the place and manner required by the Utah Deed of Trust Act. Trustee shall execute and deliver to the purchaser a Trustee's Deed, in accordance with the Utah Deed of Trust Act, conveying the Property so sold, but without any covenant or warranty, express or implied. The recitals in the Trustee's Deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Beneficiary, may bid at the sale. Trustee shall apply the proceeds of the sale as follows:

First: To the costs and expenses of exercising the power of sale and of the sale, including the payment of Trustee's and attorneys' fees actually incurred not to exceed the amount which may be provided for in the Deed of Trust.

Second: To payment of the obligations secured by the Deed of Trust.

Third: The balance, if any, to the person or persons legally entitled to the proceeds, or Trustee, in the Trustee's discretion, may deposit the balance of the proceeds with the clerk of the district court of the county in which the sale took place, in accordance with the Utah Deed of Trust Act.

Upon any sale made under or by virtue of this Section 21, whether made under the power of sale herein granted or under or by virtue of judicial proceedings or of a judgment or decree of foreclosure and sale, the Beneficiary

may bid for and acquire the Property, whether by payment of cash or by credit bid in accordance with applicable law. In the event of a successful credit bid, Beneficiary shall make settlement for the purchase price by crediting upon the Obligations of Trustor secured by this Deed of Trust such credit bid amount. Beneficiary, upon so acquiring the Property or any part thereof, shall be entitled to hold, lease, rent, operate, manage, and sell the same in any manner provided by applicable laws.

The provisions of this Section 21 are intended to be entirely consistent with, and to incorporate all rights and remedies available to Beneficiary under the provisions of *Utah Code Annotated* Title 57, Part 1. To the extent of any inconsistency between this Deed of Trust and the statute, this Deed of Trust shall, at the sole election of Beneficiary, be deemed amended to be consistent with such statute, or Beneficiary may elect not to give effect to such deemed amendments hereto if permitted by applicable law.

22. **Deficiency.** Trustor agrees to pay any deficiency arising from any cause, to which Beneficiary may be entitled after applications of the proceeds of any sale, any Beneficiary may commence suit to collect such deficiency in accordance with *Utah Code Annotated* § 57-1-32 or other applicable law.

23. **Reinstatement.** If Trustor, Trustor's successor in interest or any other person having a subordinate lien or encumbrance of record on the Property, pays all sums and performs all acts necessary to reinstate this Deed of Trust and the Obligations secured hereby within three (3) months of the recordation of a notice of default in accordance with *Utah Code Annotated* § 57-1-31(1), such party additionally shall pay to Beneficiary the reasonable cancellation fee contemplated by *Utah Code Annotated* § 57-1-31(2), as determined by Beneficiary, in accordance with its then current policies and procedures, whereupon Trustee shall record a notice of cancellation of the pending sale.

24. **Marshalling of Assets.** Trustor, on its own behalf and on behalf of its successors and assigns, hereby expressly waives all rights to require a marshalling of assets by Trustee or Beneficiary, or to require Trustee or Beneficiary, upon a foreclosure, to first resort to the sale of any portion of the Trust Estate which might have been retained by Trustor before foreclosing upon and selling any other portion as may be conveyed by Trustor subject to this Deed of Trust.

25. **No Merger.** In the event of a foreclosure of this Deed of Trust or any other mortgage or deed of trust securing the Obligations, the Obligations then due Beneficiary shall not be merged into any decree of foreclosure entered by the court, and Beneficiary may concurrently or subsequently seek to foreclose one or more mortgages or deeds of trust which also secure said Obligations.

26. **Request for Notice by Trustee and Beneficiary.** Both the Trustee and the Beneficiary hereby request, pursuant to *Utah Code Annotated* § 57-1-26(3), that a copy of any notice of default and/or any notice of sale with respect to any portion of the Property be mailed to them at the addresses set forth in the first paragraph of this Deed of Trust.

27. **Attorneys' Fees and Expenses; Failure of Trustor to Vacate.** If any sale, proceeding, lawsuit or arbitration is commenced, or any attorney is retained to collect any amounts secured hereby or to enforce any rights granted Beneficiary hereunder (regardless of whether an action is actually commenced), Trustor shall pay Beneficiary's reasonable attorneys' fees and costs (to be determined by the court or arbitrator and not by jury, in the case of litigation or arbitration) incurred in enforcing its rights under the Note, this Deed of Trust and Beneficiary's other Loan Documents, any guaranty now or hereafter relating to the Obligations and any other agreements which evidence, secure or guarantee all or any portion of the Obligations, and Trustee's reasonable attorneys' fees, Trustee's fees and its costs and expenses in connection with any sale proceedings or lawsuit. In addition, Trustor shall pay a reasonable fee for title searches, foreclosure reports, trustee's sale guaranties, litigation guaranties, publication costs, environmental assessments or appraisal reports made or obtained either (i) in preparation for and in the conduct of any such proceedings or suit, or (ii) to evidence to potential bidders at any judicial or nonjudicial sale pursuant to this Deed of Trust the true condition of title to or the value of the Property or any portion thereof. All of the foregoing fees and expenses shall be payable on demand, shall incur interest immediately from the moment incurred by Trustee or Beneficiary at the default rate of interest applicable under the Note, added to the Obligations and secured by this Deed of Trust, shall be included in any judgment or arbitration award obtained by Beneficiary and shall be paid to Beneficiary as part of any reinstatement tendered hereunder. If Trustor fails to vacate the Property following foreclosure or sale, Trustor shall be a tenant at sufferance and subject to an action for forcible entry and detainer, wherein Beneficiary shall be entitled to collect from Trustor, in addition to all other amounts due hereunder, (i) a

reasonable rental for the Property during the period of such holding over at sufferance, (ii) Beneficiary's costs and expenses, including reasonable attorneys' fees, and (iii) treble damages and/or other exemplary damages available pursuant to statute or common law. The foregoing amounts shall also be guaranteed by any guarantee(s) now or hereafter relating to the Obligations.

28. Sale of Property in Whole or in Separate Parcels; Right of Beneficiary to Buy. In the event of a trustee's sale or foreclosure sale, the Property may be sold, at the option of Beneficiary or Trustee, in whole or in separate parcels, and Beneficiary or Trustee may bid and become the purchaser at any such sale. Trustee shall deliver to any such purchaser its deed conveying the Property so sold, but without any covenant or warranty, express or implied. The recitals in any such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. The proceeds of the sale shall be applied as provided by law. The purchaser at the Trustee's sale shall be entitled to immediate possession of the Property. Title to all insurance policies and the proceeds thereof shall vest in and become the property of the purchaser at any such sale, as provided in Section 3 hereof. The power of sale under this Deed of Trust shall not be exhausted by any one or more sales or attempted sales as to all or any portion of the Property remaining unsold, but shall continue in full force and effect until all of the Property shall have been sold by exercise of the power of sale in this Deed of Trust and the Obligations have been fully paid and performed.

29. Effect of Foreclosure on Existing Leases. Upon any sale of the Property under this Deed of Trust (i) the purchaser may elect to treat any Lease that is subordinate to the lien of this Deed of Trust as terminated by virtue of the sale under the prior lien and charge of this Deed of Trust, unless a separate nondisturbance agreement, in the form of Beneficiary's standard Subordination, Non-Disturbance and Attornment Agreement or similar agreement approved as to form and substance by Beneficiary in its sole and absolute discretion, executed by Beneficiary precludes such termination, or, (ii) in the purchaser's sole discretion, the purchaser may elect to allow such Lease to remain in effect, the purchaser thereby being subrogated to Trustor's interest therein.

30. Reconveyance of Property. Upon (i) written request of Beneficiary stating that all of the Obligations have been paid and satisfied, (ii) surrender of this Deed of Trust and the Note to Trustee for cancellation and retention, and (iii) payment of Trustee's fees, if any, Trustee shall reconvey the Property without warranty. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

31. Partial Reconveyance by Trustee. At any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed of Trust and the Note, without affecting the personal liability of any person for payment or performance of any portion of the Obligations or the lien or priority of this Deed of Trust, Trustee may reconvey any part of the Property, consent to any rezoning or the making of any map or plat thereof, join in granting any easement or dedication thereon or in creating any covenants, conditions or restrictions affecting the use or occupancy of the Property, or join in any extension agreement or agreement subordinating the lien or charge hereof.

32. Acceptance of Trust; Trustee Resignation; Notification of Sale. Trustee accepts the trust created hereby, which shall be irrevocable by Trustor, when this Deed of Trust, executed and acknowledged, is recorded as provided by law. Trustee may resign at any time by giving notice thereof to Beneficiary as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party, unless brought by Trustee.

33. Successor Trustee. Beneficiary may, from time to time, by instrument in writing, designate a successor or successors to any Trustee named herein or acting hereunder, in the manner provided by law. Such writing, upon recordation, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the predecessor Trustee, succeed to all its title.

34. Additional Security. The taking or acceptance of this Deed of Trust by Beneficiary shall in no event be considered to constitute a waiver of, or in any way affect or impair, any other security that Beneficiary may have, acquire simultaneously herewith, or hereafter acquire for the Obligations, nor shall the taking at any time by Beneficiary of any such additional security be construed to constitute a waiver of, or in any way affect or impair, the security of this Deed of Trust. Beneficiary may resort to its several securities for the payment of the Obligations in such order and manner as it may deem appropriate. Trustor, and any party hereafter claiming an interest in any portion of the Property by or through Trustor (other than Beneficiary), hereby waive any benefits under the doctrine of

marshaling in the event of judicial or nonjudicial foreclosure under this Deed of Trust.

35. **Construction of Agreement; Definitions.** This Deed of Trust shall apply to the parties according to the context hereof, without regard to the number or gender of words or expressions used herein. The captions of paragraphs in this Deed of Trust are for convenience and reference only, and in no way define or limit the scope or intent of this Deed of Trust or the provisions of such paragraphs. This Deed of Trust shall be construed as a whole, in accordance with the fair meaning of its language, and, as each party has been represented by legal counsel of its choice or deliberately chosen not to be so represented, in the negotiation of this Deed of Trust, neither this Deed of Trust nor any provision thereof shall be construed for or against either party by reason of the identity of the party drafting the same. As used in this Deed of Trust, the term(s): (a) "include" or "including" shall mean without limitation by reason of enumeration; (b) "herein," "hereunder," "hereof," "hereinafter" or similar terms refer to this Deed of Trust as a whole rather than to any particular paragraph; (c) "person" includes a corporation, trust, partnership, limited liability company, association, governmental authority or other entity, as well as a natural person; (d) "Beneficiary" shall mean the holder at any time, including pledgees, of the Note or other writings secured hereby, whether or not named as Beneficiary herein; and (e) "Trustor" shall include all persons or entities named in this Deed of Trust as Trustors, severally and collectively, and any subsequent owner of all or any portion of the Property, and their liability under this Deed of Trust shall be joint and several (however, the foregoing shall in no way constitute or imply Beneficiary's consent to any transfer of the ownership of the Property or any portion thereof).

36. **Time of the Essence; Successors and Assigns.** Time is of the essence hereof. Without limitation of the restrictions on transfer described in Section 13 above, this Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, personal representatives, legatees, devisees, successors and assigns.

37. **Governing Law.** This Deed of Trust is delivered in, relates to real property and personal property located in, and shall be governed by and construed according to the substantive laws and judicial decisions of the State of Utah (regardless of Utah conflict of laws principles or the location, residence, domicile or place of business of Trustor or any constituent principal thereof) and applicable federal laws, rules and regulations.

38. **Notices.** Except as provided in Section 21 hereof with respect to Trustee's exercise of the power of sale contained herein or as otherwise required by law, all notices required or permitted to be given hereunder shall be given at the addresses specified in the first paragraph of this Deed of Trust.

39. **Amendment.** This Deed of Trust may not be amended or changed except by a written agreement signed by Trustor and Beneficiary. The signature of the Trustee shall not be necessary to modify the terms of this Deed of Trust.

40. **Severability; Enforceability.**

Each covenant, provision and condition of this Deed of Trust shall be interpreted so as to be valid and effective under applicable law. If any such covenant, provision or condition is held to be void or invalid, the same shall not affect the remainder hereof, which shall be valid and effective as though the void or invalid covenant, provision or condition had not been contained herein.

Should this instrument be or ever become ineffective as a deed of trust, then it shall be construed and enforceable as a realty mortgage (with Trustor as the mortgagor and Beneficiary as the mortgagee).

If the lien of this instrument is invalid or unenforceable (either as a deed of trust or as a realty mortgage) as to any part of the Obligations, or if the lien is invalid or unenforceable as to any portion of the Property, the unsecured or partially secured portion of the Obligations shall be completely paid prior to the payment of the remaining secured or partially secured portion of the Obligations. All payments made on the Obligations, whether voluntary or pursuant to foreclosure or some other enforcement action or procedure taken hereunder, shall be considered to have been first applied to the full payment of that portion of the Obligations which is not secured or fully secured by the lien of this instrument.

41. **Subrogation.** Beneficiary shall be subrogated to the rights and lien, whether or not released of record, of the owner or holder of each and every encumbrance or lien paid from the proceeds of the loan or advances secured hereby, and such loan or advances have been or will be advanced, if at all, at Trustor's request.

42. **Declarations and Associations.** The assignment herein by Trustor to Beneficiary of the rights of Trustor with respect to any declaration of covenants, conditions and restrictions, any design review or architectural control committee and any owners' or similar association, together with any voting rights therein, shall be for the purpose of security only and shall not impose any duty or obligation on Beneficiary with respect to any such matters unless expressly assumed by Beneficiary in a writing which is recorded.

43. **No Setoff.** All sums comprising the Obligations payable by Trustor shall be paid without notice, demand, setoff, deduction, counterclaim, defense, abatement, suspension, diminution or reduction. Trustor's obligation to do so shall not be released, discharged or otherwise diminished by reason of: (i) any damage to or destruction of, or any condemnation or similar taking of, the Property or any portion thereof; (ii) any restriction or prevention of, or interference with, the use of the Property or any portion thereof; (iii) any title defect or encumbrance, or any eviction from the Property or any portion thereof by the holder of superior title or otherwise; (iv) any bankruptcy, insolvency, reorganization, composition, dissolution, liquidation or similar proceeding relating to Trustor or Beneficiary, or any action taken with respect to this Deed of Trust by any trustee or receiver of Trustor or Beneficiary, or by any court, in any such proceeding; (v) any claim that Trustor may now or in the future have against Beneficiary; (vi) any default or failure on the part of Beneficiary to perform or comply with any of the terms of this Deed of Trust or any other loan document with Trustor; or (vii) any other similar or dissimilar occurrence. Beneficiary's acceptance of any payment in an amount less than the amount then due and owing under the Loan Documents shall be deemed an acceptance on account only, and shall not in any way constitute an accord and satisfaction or a waiver, or impair Beneficiary's ability to treat a Default or Event of Default as continuing to exist.

44. **No Merger.** If the interests of Trustor under this Deed of Trust shall at any time become vested in Beneficiary, by reason of voluntary transfer or otherwise, the lien of this Deed of Trust shall not be destroyed or terminated by application of the doctrine of merger and, in such event, Beneficiary shall continue to have and enjoy all of the rights and privileges of Beneficiary as to the separate estates, unless otherwise consented to in writing by Beneficiary.

45. **Interest Rate.** The rate of interest on the Obligations may accrue at a variable rate of interest as described in the Note. All such interest, including interest resulting from increases in the applicable interest rate subsequent to the recordation of this Deed of Trust, shall be secured in the same lien priority position as the principal to which it relates. All Obligations and/or other amounts arising or coming due under this Deed of Trust shall bear interest at the default rate of interest specified in the Note.

46. **Multiple Advances.** The proceeds of the Obligations may be advanced in multiple installments at different times subsequent to the recordation of this Deed of Trust. Each advance made subsequent to the initial advance (which initial advance is made approximately concurrently with the recordation of this Deed of Trust) shall be secured in the same lien priority position as the initial advance. If for any reason a court of competent jurisdiction should determine the foregoing sentence to be unenforceable, then all amounts advanced by Beneficiary as of the time that a third party acquires or provides notice of (whichever action such court may require) an interest in the property encumbered by this Deed of Trust shall continue to be secured in a first priority lien position, and amounts advanced by Beneficiary after the acquisition or giving notice (as applicable) the intervening interest (except for amounts determined by the court to be senior to the intervening interest, even though advanced by Beneficiary after the recordation or giving notice of the intervening interest) shall be secured in a position junior to the intervening interest. The foregoing sentence shall not be construed to permit any person or entity to acquire an intervening interest without Beneficiary's consent, to acknowledge that any or all of the secured obligation will be subordinate to intervening interests, or to excuse any party that may obtain an intervening interest from complying with the requirements of applicable law for giving *actual* notice to Beneficiary or for taking other necessary measures to establish its lien priority over subsequently advanced amounts, and the holder of any intervening interest will be charged with notice of the provisions of this paragraph to the fullest extent allowed by law. Rather, the intent of this paragraph is to ensure that in no circumstance will the provisions of this Deed of Trust securing other and subsequent advances in the same lien priority as the initial advance hereunder impair or adversely affect the priority that Beneficiary would have had absent those provisions.

IN WITNESS WHEREOF, Trustor has executed this Deed of Trust as of the date first set forth above.

BLUEMOUNTAIN, INC., a Utah Corporation

By [Signature]
Kenneth Truman Thomson
Its President and an authorized signatory

I

STATE OF UTAH)
COUNTY OF DAVIS) :ss.

The foregoing instrument was acknowledged before me this 11th day of October, 2016 by Kenneth Truman Thomson, who duly acknowledged and provided evidences satisfactory to me of his/her identity [and his/her authority to execute this instrument on behalf of Trustor.
President for Blue Mountain Inc.

[Signature]
Notary Public

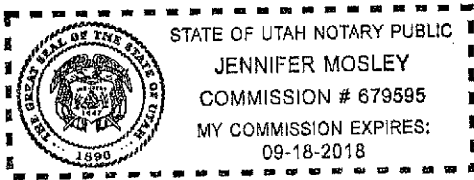


EXHIBIT A
LEGAL DESCRIPTION

Tax Parcel No: 10-038- 0014

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS 25 FEET NORTH 89D50' EAST AND NORTH 0D02'24" EAST 50 FEET FROM THE INTERSECTION OF THE CENTERLINE OF 900 SOUTH STREET (BEING THE SOUTH SECTION LINE OF SECTION 17) AND THE WEST LINE OF THE EAST 1/2 OF SECTION 17; RUNNING THENCE NORTH 89D50' EAST ALONG THE NORTH LINE OF 900 SOUTH STREET 949.8 FEET TO THE WESTERLY LINE OF 9300 WEST STREET; THENCE NORTH 0D02'24" EAST ALONG THE WESTERLY LINE OF 9300 WEST STREET 2219.25 FEET; THENCE SOUTH 89D50' WEST 949.80 FEET TO THE CENTERLINE OF BASEMENT AS DEEDED IN BOOK 1229, PAGE 641, PARCEL 1, SAID POINT BEING ON EAST LINE OF THE PROPERTY DEEDED TO THE WESTERN ZIRCONIUM INC IN BOOK 1265, PAGE 698; THENCE SOUTH 0D02'24" WEST ALONG SAID EASTERLY LINE 2219.25 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM: THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT A POINT IN THE CENTER OF SPUR RAIL SAID POINT BEING 24.85 FEET NORTH 89D50' EAST ALONG THE SECTION LINE AND 1181.94 FEET NORTH 0D02'24" EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 0D02'24" EAST 255.62 FEET ALONG THE CENTERLINE OF SAID SPUR RAIL, THENCE NORTH 89D45'54" EAST 268.03 FEET TO AN EXISTING FENCE LINE EXTENDED, THENCE SOUTH 1D16'45" WEST 255.71 FEET ALONG SAID FENCE AND FENCE LINE EXTENDED THENCE SOUTH 89D45'54" WEST 262.50 FEET TO THE POINT OF BEGINNING

EXHIBIT A

LEGAL DESCRIPTION

Tax Parcel No: ~~14-041-0011~~

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 425.58 FEET, THENCE EAST 25.00 FEET TO THE CENTERLINE OF AN EXISTING DRILL TRACK; THENCE IN A GENERAL SOUTHERLY DIRECTION ALONG SAID CENTERLINE AS FOLLOWS: SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY (FROM A TANGENT BEARING SOUTH) HAVING A RADIUS OF 477.68 FEET, THROUGH A CENTRAL ANGLE OF 55D23'00", A DISTANCE OF 461.74 FEET, SOUTH 55D23'00" EAST, TANGENT TO SAID CURVE, 100.00 FEET, SOUTHEASTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 477.68 FEET, THROUGH A CENTRAL ANGLE OF 55D23'00", A DISTANCE OF 461.74 FEET, SOUTH, TANGENT TO LAST SAID CURVE 46.51 FEET, THENCE SOUTH 5D43'29" EAST, 97.80 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 545.87 FEET, THROUGH A CENTRAL ANGLE OF 71D11'58", A DISTANCE OF 678.33 FEET TO A POINT IN THE NORTHERLY LINE OF THE LAND (100 FEET WIDE) OF SOUTHERN PACIFIC TRANSPORTATION COMPANY THAT IS DISTANT THEREON SOUTH 89D21'31" EAST 950.41 FEET FROM THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 20; THENCE SOUTH 89D21'31" EAST ALONG SAID NORTHERLY LINE 244.51 FEET, THENCE NORTH PARALLEL WITH SAID WEST LINE 1892.46 FEET TO THE SOUTH LINE OF 900 SOUTH STREET, THENCE WEST ALONG SAID SOUTH LINE 1195.00 FEET TO THE POINT OF BEGINNING. RESERVING THEREFROM AN EASEMENT FOR RAILROAD TRANSPORTATION AND COMMUNICATION PURPOSES TOGETHER WITH THE RIGHT TO GRANT SAME TO OTHERS OVER THAT PORTION LYING WESTERLY OF A LINE THAT IS PARALLEL AND CONCENTRIC WITH AND 15.00 FEET EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE ABOVE DESCRIBED REAL PROPERTY THAT BEARS EAST 25.00 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 425.50 FEET TO A POINT IN THE GENERAL WESTERLY BOUNDARY OF SAID REAL PROPERTY; THENCE SOUTHERLY ALONG SAID BOUNDARY FOLLOWING THE COURSES AND CURVATURES THEREOF TO THE NORTHERLY LINE OF THE LAND (100 FEET WIDE) OF SOUTHERN PACIFIC TRANSPORTATION COMPANY. THE EASTERLY SIDELINE OF THE ABOVE DESCRIBED EASEMENT TERMINATES IN THE NORTHERLY AND SOUTHERLY LINES OF THE ABOVE DESCRIBED REAL PROPERTY. EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY LYING BELOW A DEPTH OF FIVE HUNDRED (500) FEET MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE THEREOF; PROVIDED, HOWEVER, THAT GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF THE PROPERTY GRANTED HEREIN OR ANY PART THEREOF LYING BETWEEN SAID SURFACE AND FIVE HUNDRED (500) FEET BELOW SAID SURFACE.