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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
6/16/2022 2:18:00 PM  
FEE \$40.00 Pgs: 13  
DEP eCASH REC'D FOR OLD REPUBLIC NATL TR

PREPARED BY, AND AFTER RECORDING  
RETURN TO:

TIAA, FSB  
Commercial Loan Operations  
301 W. Bay Street, Floor #28  
Jacksonville, FL 32202  
Attn: Cheryl Camara

Tax Parcel Number(s): 14-386-0001 and 14-409-0010 (part of)  
2265942FA

Space Above for Recorder's Use

## ASSIGNMENT OF LEASES AND RENTS (UTAH)

I. THIS ASSIGNMENT OF LEASES AND RENTS (this "Assignment") dated as of June 16, 2022, is made by IC1 CLINTON PINES, LLC, a Utah limited liability company, whose address is 2231 E. Murray Holladay Road, Ste. 200, Holladay, UT 84117, as assignor ("Borrower"), to and for the benefit of TIAA, FSB, whose address is Commercial Loan Operations, 301 W. Bay Street, Floor #28, Jacksonville, FL 32202, as assignee ("Lender").

II. THIS ASSIGNMENT IS GIVEN TO LENDER in connection with the Indebtedness evidenced by Borrower's Promissory Note payable to Lender, dated as of the date of this Assignment, and maturing on the earlier of (i) July 1, 2032, and (ii) the date on which the unpaid principal balance of the Note becomes due and payable by acceleration or otherwise pursuant to the Loan Documents or the exercise by Lender of any right or remedy under any Loan Document, in the principal amount of SIX MILLION FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (US \$6,500,000.00), and all renewals, extensions and modifications of the Indebtedness, the payment of all sums advanced by or on behalf of Lender to protect the security of the Mortgage (as hereinafter defined) under section G of the Mortgage, and the performance of the covenants and agreements of Borrower contained in the Loan Documents (other than the Environmental Indemnity and any guaranty).

III. Borrower is the owner of the Mortgaged Property, including the Land located in Davis County, State of Utah and described in Exhibit "A" attached to this Assignment. Borrower states that Borrower is lawfully seized of the Mortgaged Property and has the right, power and authority to give this Assignment, and that there are no other outstanding assignments of the Leases and Rents described herein.

**Covenants.** Borrower and, by its acceptance hereof, Lender covenant and agree as follows:

1. **DEFINITIONS.** The following terms, when used in this Assignment (including when used in the above recitals), shall have the following meanings:

(a) "**Borrower**" means all Persons identified as "Borrower" in paragraph I of this Assignment, together with their successors and assigns.

Utah Assignment of Leases and Rents

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(b) "**Collateral Agreement**" means any separate agreement between Borrower and Lender for the purpose of establishing replacement reserves for the Mortgaged Property, establishing a fund to assure the completion of repairs or improvements specified in that agreement, or assuring reduction of the outstanding principal balance of the Indebtedness if the occupancy of or income from the Mortgaged Property does not increase to a level specified in that agreement, or any other agreement or agreements between Borrower and Lender which provide for the establishment of any other fund, reserve or account.

(c) "**Environmental Indemnity**" means that certain Environmental Indemnity Agreement dated the same date as this Assignment, executed by Borrower, as Indemnitor, in favor of Lender, as Indemnitee.

(d) "**Guaranty**" means that certain Limited Guaranty dated the same date as this Loan Agreement, made and given by the Guarantor identified therein to Lender, and each and every other guaranty executed by any Guarantor in favor of Lender in connection with the Loan.

(e) "**Event of Default**" means the occurrence of any event listed in section F.1 of the Loan Agreement.

(f) "**Imposition Deposits**" are defined in section D.4(a) of the Loan Agreement.

(g) "**Improvements**" means the buildings, structures, improvements, and alterations now constructed or at any time in the future constructed or placed upon the Land, including any future replacements and additions.

(h) "**Indebtedness**" means the principal of, interest on, and all other amounts due at any time under, the Note, the Loan Agreement, the Mortgage, this Assignment or any other Loan Document (other than the Environmental Indemnity and the Guaranty), including prepayment premiums, late charges, default interest, and advances as provided in section G of the Mortgage to protect the security of the Mortgage or any other applicable provision of the Mortgage, the Loan Agreement, this Assignment or any other Loan Document or as permitted by law.

(i) "**Land**" means the land described in Exhibit "A".

(j) "**Leases**" means all present and future leases, subleases, licenses, concessions or grants or other possessory interests now or hereafter in force, whether oral or written, covering or affecting the Mortgaged Property, or any portion of the Mortgaged Property, and all modifications, extensions or renewals.

(k) "**Lender**" means the Person or Persons identified as "Lender" in paragraph 1 of this Assignment, and its successors and assigns.

(l) "**Loan**" means the loan evidenced by the Note and secured by this Assignment.

(m) "**Loan Agreement**" means the Loan Agreement executed by Borrower and Lender and dated as of the date of this Assignment, as such agreement may be amended from time to time.

(n) "**Loan Documents**" means the Note, the Mortgage, the Loan Agreement, this Assignment, the Environmental Indemnity, all guaranties, all indemnity agreements, all Collateral Agreements, all O&M Plans (as defined in the Environmental Indemnity), and any other documents now or in the future executed by Borrower, any Guarantor or any other Person in connection with the Loan, as such documents may be amended from time to time.

(o) "**Mortgage**" means that certain Deed of Trust, Assignment of Rents and Security Agreement of even date herewith, executed by Borrower in favor of Lender as security for the Indebtedness and constituting a first lien on the Mortgaged Property. The Mortgage is to be recorded substantially concurrently herewith. The terms and provisions of the Mortgage are incorporated herein by reference. Any capitalized terms not otherwise defined herein shall have the meaning defined in the Mortgage.

(p) "**Mortgaged Property**" shall have the meaning set forth in the Mortgage and includes all of Borrower's present and future right, title and interest in and to the Land, Improvements, Rents and Leases.

(q) "**Note**" means the Promissory Note described in paragraph II of this Assignment, including all schedules, riders, allonges and addenda, as such Promissory Note may be amended from time to time.

(r) "**Person**" means any natural person, sole proprietorship, corporation, general partnership, limited partnership, limited liability company, limited liability partnership, limited liability limited partnership, joint venture, association, joint stock company, bank, trust, estate, unincorporated organization, any federal, state, county or municipal government (or any agency or political subdivision thereof), endowment fund or any other form of entity.

(s) "**Property Jurisdiction**" is defined in Section 9(a) below.

(t) "**Rents**" means all rents, revenues and other income of the Land or the Improvements, including parking fees, laundry and vending machine income and fees and charges for other services provided at the Mortgaged Property, whether now due, past due, or to become due, and deposits forfeited by tenants.

(u) "**Taxes**" means all taxes, assessments, vault rentals and other charges, if any, general, special or otherwise, including all assessments for schools, public betterments and general or local improvements, which are levied, assessed or imposed by any public authority or quasi-public authority, and which, if not paid, will become a lien, on the Land or the Improvements.

## 2. **WARRANTIES OF BORROWER.**

(a) Borrower warrants to Lender that (i) Borrower is the sole owner of the entire lessor's interest in the Leases; (ii) the Leases are valid, enforceable and in full force and effect and have not been altered, modified or amended in any manner whatsoever except as disclosed to Lender; (iii) neither the Leases nor the Rents have been assigned or otherwise pledged or hypothecated, other than pursuant to the Mortgage; (iv) none of the Rents have been collected for more than one (1) month in advance; (v) Borrower has full power and authority to execute and deliver this Assignment and the execution and delivery of this Assignment has been duly authorized and does not conflict with or constitute a default under any law, judicial order or other agreement affecting Borrower or the Mortgaged Property; (vi) the premises demised under the Leases have been completed and the lessees under the Leases have accepted the same and have taken possession of the same on a rent-paying basis except as explicitly identified on the certified rent roll delivered by Borrower to Lender; and (vii) to Borrower's knowledge, there exist no offsets or defenses to the payment of any portion of the Rents.

(b) Borrower covenants with Lender that Borrower (i) shall observe and perform all the obligations imposed upon the lessor under the Leases and shall not do or permit to be done anything to impair the value of the Leases as security for the Indebtedness; (ii) shall promptly send to Lender copies of all notices of default which Borrower shall receive under the Leases; (iii) shall not collect any Rents more than one (1) month in advance; (iv) shall not execute any assignment of lessor's interest in the Leases or the Rents, other than this Assignment and the Mortgage; (v) shall execute and deliver at the request of Lender all such further assurances, confirmations and assignments in connection with the Mortgaged Property as Lender shall from time to time require; (vi) shall not enter into any new Lease of the Mortgaged Property with respect to space constituting greater than or equal to twenty-five percent (25%) of the rentable space at the Mortgaged Property without the prior written consent of Lender (which consent may be withheld in Lender's sole and absolute discretion), and in any event, any new Lease shall be on a form of lease approved by Lender; (vii) shall deliver to Lender, upon request, a tenant estoppel certificate and subordination, attornment and non-disturbance agreement ("SNDA") from each lessee at the Mortgaged Property in form and substance satisfactory to Lender (provided, however, that Borrower shall not be required to deliver such certificates more frequently than two (2) times in any calendar year); and (viii) shall deliver to Lender, at Lender's request, executed copies of all Leases now existing or hereafter arising.

(c) Borrower further covenants with Lender that, except to the extent that Borrower is acting in the ordinary course of business as a prudent operator of property similar to the Mortgaged Property, Borrower (i)

shall promptly send to Lender copies of all notices of default which Borrower shall send to any lessee under the Leases or which Borrower shall receive from any lessee under the Leases; (ii) shall enforce all of the terms, covenants and conditions contained in the Leases upon the part of the lessees thereunder to be observed or performed, short of termination thereof; (iii) shall not alter, modify or change the terms of the Leases without the prior written consent of Lender, or cancel or terminate the Leases or accept a surrender thereof or take any other action which would effect a merger of the estates and rights of, or a termination or diminution of the obligations of, any lessee thereunder; (iv) shall not alter, modify or change the terms of any guaranty of any of the Leases or cancel or terminate any such guaranty without the prior written consent of Lender; (v) shall not consent to any assignment of or subletting under the Leases not in accordance with their terms, without the prior written consent of Lender; and (vi) shall not waive, release, reduce, discount or otherwise discharge or compromise the payment of any of the Rents to accrue under the Leases.

**3. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION.**

(a) As part of the consideration for the Indebtedness, Borrower absolutely and unconditionally assigns and transfers to Lender all Rents. It is the intention of Borrower to establish a present, absolute and irrevocable transfer and assignment to Lender of all Rents and to authorize and empower Lender to collect and receive all Rents without the necessity of further action on the part of Borrower. Promptly upon request by Lender, Borrower agrees to execute and deliver such further assignments as Lender may from time to time require. Borrower and Lender intend this assignment of Rents to be immediately effective and to constitute an absolute present assignment and not an assignment for additional security only. For purposes of giving effect to this absolute assignment of Rents, and for no other purpose, Rents shall not be deemed to be a part of the "Mortgaged Property" as that term is defined in the Mortgage. However, if this present, absolute and unconditional assignment of Rents is not enforceable by its terms under the laws of the Property Jurisdiction, then the Rents shall be included as a part of the Mortgaged Property and it is the intention of Borrower that in this circumstance this Assignment and the comparable Mortgage provisions create and perfect a lien on Rents in favor of Lender, which lien shall be effective as of the date of this Assignment. Lender may, at its option and discretion, elect to enforce this Assignment, or the comparable Mortgage provisions, or both, and such election shall not diminish or affect Lender's available remedies under any other Loan Document provisions.

(b) After the occurrence of an Event of Default, Borrower authorizes Lender to collect, sue for and compromise Rents and directs each tenant of the Mortgaged Property to pay all Rents to, or as directed by, Lender. However, until the occurrence of an Event of Default, Lender hereby grants to Borrower a revocable license to collect and receive all Rents, to hold all Rents in trust for the benefit of Lender and to apply all Rents to pay the installments of interest and principal then due and payable under the Note and the other amounts then due and payable under the other Loan Documents, including Imposition Deposits, and to pay the current costs and expenses of managing, operating and maintaining the Mortgaged Property, including utilities, Taxes and insurance premiums (to the extent not included in Imposition Deposits), tenant improvements and other capital expenditures. So long as no Event of Default has occurred which, if it is amenable to cure, has not been timely cured, the Rents remaining after application pursuant to the preceding sentence may be retained by Borrower free and clear of, and released from, Lender's rights with respect to Rents under this Assignment. From and after the occurrence of an Event of Default, and without the necessity of Lender entering upon and taking and maintaining control of the Mortgaged Property directly, or by a receiver, Borrower's license to collect Rents shall automatically terminate and Lender shall without notice be entitled to all Rents as they become due and payable, including Rents then due and unpaid. Borrower shall pay to Lender upon demand all Rents to which Lender is entitled. At any time on or after the date of Lender's demand for Rents, Lender may give, and Borrower hereby irrevocably authorizes Lender to give, notice to all tenants of the Mortgaged Property instructing them to pay all Rents to Lender, no tenant shall be obligated to inquire further as to the occurrence or continuance of an Event of Default, and no tenant shall be obligated to pay to Borrower any amounts which are actually paid

to Lender in response to such a notice. Any such notice by Lender shall be delivered to each tenant personally, by mail or by delivering such demand to each rental unit. Borrower shall not interfere with and shall cooperate with Lender's collection of such Rents.

(c) Borrower states that Borrower has not executed any prior assignment of Rents (other than an assignment of Rents securing indebtedness that will be paid off and discharged with the proceeds of the Loan), that Borrower has not performed, and Borrower covenants and agrees that it will not perform, any acts and has not executed, and shall not execute, any instrument which would prevent Lender from exercising its rights under this section 3, and that at the time of execution of this Assignment there has been no anticipation or prepayment of any Rents for more than one (1) month prior to the due dates of such Rents. Borrower shall not collect or accept payment of any Rents more than one (1) month prior to the due dates of such Rents.

(d) If an Event of Default has occurred which, if it is amenable to cure, has not been timely cured, Lender may, regardless of the adequacy of Lender's security or the solvency of Borrower and even in the absence of waste, enter upon and take and maintain full control of the Mortgaged Property in order to perform all acts that Lender in its discretion determines to be necessary or desirable for the operation and maintenance of the Mortgaged Property, including the execution, cancellation or modification of Leases, the collection of all Rents, the making of repairs to the Mortgaged Property and the execution or termination of contracts providing for the management, operation or maintenance of the Mortgaged Property, for the purposes of enforcing the assignment of Rents pursuant to section 3(a), protecting the Mortgaged Property or the security of this Assignment, or for such other purposes as Lender in its discretion may deem necessary or desirable. Alternatively, if an Event of Default has occurred which, if it is amenable to cure, has not been timely cured, regardless of the adequacy of Lender's security, without regard to Borrower's solvency and without the necessity of giving prior notice (oral or written) to Borrower, Lender may apply to any court having jurisdiction for the appointment of a receiver for the Mortgaged Property to take any or all of the actions set forth in the preceding sentence. If Lender elects to seek the appointment of a receiver for the Mortgaged Property at any time after an Event of Default has occurred which, if it is amenable to cure, has not been timely cured, Borrower, by its execution of this Assignment, expressly consents to the appointment of such receiver, including the appointment of a receiver *ex parte* if permitted by applicable law. Lender or the receiver, as the case may be, shall be entitled to receive a reasonable fee for managing the Mortgaged Property. Immediately upon appointment of a receiver or immediately upon Lender's entering upon and taking possession and control of the Mortgaged Property, Borrower shall surrender possession of the Mortgaged Property to Lender or the receiver, as the case may be, and shall deliver to Lender or the receiver, as the case may be, all documents, records (including computer files and other records on electronic or magnetic media), accounts, surveys, plans, and specifications relating to the Mortgaged Property and all security deposits and prepaid Rents. In the event Lender takes possession and control of the Mortgaged Property, Lender may exclude Borrower and its representatives from the Mortgaged Property. Borrower acknowledges and agrees that the exercise by Lender of any of the rights conferred under this section 3 shall not be construed to make Lender a mortgagee-in-possession of the Mortgaged Property so long as Lender has not itself entered into actual possession of the Land and Improvements.

(e) If Lender enters the Mortgaged Property, Lender shall be liable to account only to Borrower and only for those Rents actually received. Lender shall not be liable to Borrower, anyone claiming under or through Borrower or anyone having an interest in the Mortgaged Property, by reason of any act or omission of Lender under this section 3, and Borrower hereby releases and discharges Lender from any such liability to the fullest extent permitted by law, except to the extent such liability is determined by a court of competent jurisdiction by final and nonappealable judgment to have resulted from Lender's gross negligence or willful misconduct.

(f) If the Rents are not sufficient to meet the costs of taking control of and managing the Mortgaged Property and collecting the Rents, any funds expended by Lender for such purposes shall become an additional part of the Indebtedness as provided in section G of the Mortgage.

(g) Any entering upon and taking of control of the Mortgaged Property by Lender or the receiver, as the case may be, and any application of Rents as provided in this Assignment shall not cure or waive any Event of Default or invalidate any other right or remedy of Lender under applicable law or provided for in this Assignment or any other Loan Document.

**4. ASSIGNMENT OF LEASES; LEASES AFFECTING THE MORTGAGED PROPERTY.**

(a) As part of the consideration for the Indebtedness, Borrower absolutely and unconditionally assigns and transfers to Lender all of Borrower's right, title and interest in, to and under the Leases, including Borrower's right, power and authority to modify the terms of any such Lease, or extend or terminate any such Lease. It is the intention of Borrower to establish a present, absolute and irrevocable transfer and assignment to Lender of all of Borrower's right, title and interest in, to and under the Leases. Borrower and Lender intend this assignment of the Leases to be immediately effective and to constitute an absolute present assignment and not an assignment for additional security only. For purposes of giving effect to this absolute assignment of the Leases, and for no other purpose, the Leases shall not be deemed to be a part of the "Mortgaged Property" as that term is defined in the Mortgage. However, if this present, absolute and unconditional assignment of the Leases is not enforceable by its terms under the laws of the Property Jurisdiction, then the Leases shall be included as a part of the Mortgaged Property and it is the intention of Borrower that in this circumstance this Assignment and the comparable Mortgage provisions create and perfect a lien on the Leases in favor of Lender, which lien shall be effective as of the date of this Assignment. Lender may, at its option and discretion, elect to enforce this Assignment, or the comparable Mortgage provisions, or both, and such election shall not diminish or affect Lender's available remedies under any other Loan Document provisions.

(b) Until Lender gives notice to Borrower of Lender's exercise of its rights under this section 4, Borrower shall have all rights, power and authority granted to Borrower under any Lease (except as otherwise limited by this section 4 or any other provision of this Assignment or the Mortgage); provided, however, that Borrower shall not, without Lender's prior written consent (which consent shall not be unreasonably withheld, conditioned or delayed), modify the terms of any Lease covering greater than or equal to twenty-five percent (25%) of the rentable space at the Mortgaged Property, extend or renew any such Lease or terminate any such Lease prior to the end of the stated term thereof. Any purported modification, extension or renewal of any Lease covering greater than or equal to twenty-five percent (25%) of the rentable space at the Mortgaged Property without Lender's prior written consent, or any purported termination of any such Lease prior to the end of the stated term thereof without Lender's prior written consent, shall constitute an Event of Default and shall be null and void and of no force or effect. Upon the occurrence of an Event of Default, the permission given to Borrower pursuant to the first sentence of this section 4(b) to exercise rights, power and authority under Leases shall automatically terminate. Borrower shall comply with and observe Borrower's obligations under all Leases, including Borrower's obligations pertaining to the maintenance and disposition of tenant security deposits.

(c) Borrower acknowledges and agrees that the exercise by Lender, either directly or by a receiver, of any of the rights conferred under this section 4 shall not be construed to make Lender a mortgagee-in-possession of the Mortgaged Property so long as Lender has not itself entered into actual possession of the Land and the Improvements. The acceptance by Lender of the assignment of the Leases pursuant to section 4(a) shall not at any time or in any event obligate Lender to take any action under this Assignment or to expend any money or to incur any expenses. Lender shall not be liable in any way for any injury or damage to person or property sustained by any Person in or about the Mortgaged Property. Prior to Lender's actual entry into and taking possession of the Mortgaged Property, Lender shall not (i) be obligated to perform any of the terms, covenants

and conditions contained in any Lease (or otherwise have any obligation with respect to any Lease); (ii) be obligated to appear in or defend any action or proceeding relating to the Lease or the Mortgaged Property; or (iii) be responsible for the operation, control, care, management or repair of the Mortgaged Property or any portion of the Mortgaged Property. The execution of this Assignment by Borrower shall constitute conclusive evidence that all responsibility for the operation, control, care, management and repair of the Mortgaged Property is and shall be that of Borrower, prior to such actual entry and taking of possession.

(d) Upon delivery of notice by Lender to Borrower of Lender's exercise of Lender's rights under this section 4 at any time after the occurrence of an Event of Default, and without the necessity of Lender entering upon and taking and maintaining control of the Mortgaged Property directly, by a receiver, or by any other manner or proceeding permitted by the laws of the Property Jurisdiction, Lender immediately shall have all rights, powers and authority granted to Borrower under any Lease, including the right, power and authority to modify the terms of any such Lease, or extend or terminate any such Lease.

(e) Borrower shall, promptly upon Lender's request, deliver to Lender an executed copy of each Lease then in effect.

(f) Borrower further covenants with Lender that (i) upon request, Borrower shall furnish Lender with executed copies of all Leases and all amendments thereto; (ii) all renewals of Leases and all proposed Leases shall provide for rental rates comparable to existing local market rates and shall be arm's-length transactions; (iii) all Leases shall provide that (A) they are subordinate to the Mortgage and this Assignment and any other indebtedness now or hereafter secured by the Mortgaged Property, (B) lessees agree to attorn to Lender (such attornment to be effective upon Lender's acquisition of title to the Mortgaged Property), (C) lessees agree to execute such further evidences of attornment as Lender may from time to time request, (D) the attornment of lessees shall not be terminated by foreclosure, (E) Lender may, at Lender's option, accept or reject such attornment (except as to third-party credit tenants unrelated to Borrower, as to which Lender shall grant a non-disturbance provision upon terms and conditions acceptable to Lender), and (F) lessees agree to execute and acknowledge a subordination, attornment and non-disturbance agreement in form and content acceptable to Lender (or, in the case of a lessee that is related to Borrower, a subordination and attornment agreement in form and content acceptable to Lender), and, two times in any calendar year, as Lender may request, a certificate signed by lessee confirming and containing such factual certifications and representations deemed appropriate by Lender; and (iv) Borrower shall not grant any purchase options without the prior written approval of Lender.

(g) Borrower shall not receive or accept Rent under any Lease for more than one (1) month in advance.

5. **REMEDIES CUMULATIVE.** Each right and remedy provided in this Assignment is distinct from all other rights or remedies under this Assignment or any other Loan Document or afforded by applicable law, and each shall be cumulative and may be exercised concurrently, independently, or successively, in any order.

6. **FORBEARANCE.**

(a) Lender may (but shall not be obligated to) agree with Borrower, from time to time, and without giving notice to, or obtaining the consent of, or having any effect upon the obligations of, any Guarantor or any other third party obligor, to take any of the following actions: extend the time for payment of all or any part of the Indebtedness; reduce the payments due under this Assignment, the Note, the Mortgage or any other Loan Document; release anyone liable for the payment of any amounts under this Assignment, the Note, the Mortgage, or any other Loan Document; accept a renewal of the Note; modify the terms and time of payment of the Indebtedness; join in any extension or subordination agreement; release any Mortgaged Property; take or release other or additional security; modify the rate of interest or period of amortization of the Note or change the amount of the monthly installments payable under the Note; and otherwise modify this Assignment, the Note, the Mortgage, or any other Loan Document.

(b) Any forbearance by Lender in exercising any right or remedy under the Note, this Assignment, the Mortgage, or any other Loan Document or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any right or remedy. The acceptance by Lender of payment of all or any part of the Indebtedness after the due date of such payment, or in an amount which is less than the required payment, shall not be a waiver of Lender's right to require prompt payment when due of all other payments on account of the Indebtedness or to exercise any remedies for any failure to make prompt payment. Enforcement by Lender of any security for the Indebtedness shall not constitute an election by Lender of remedies so as to preclude the exercise of any other right available to Lender. Lender's receipt of any awards or proceeds under sections D.2 and D.3 of the Loan Agreement shall not operate to cure or waive any Event of Default.

7. **WAIVER OF STATUTE OF LIMITATIONS.** To the extent permitted by applicable law, Borrower hereby waives the right to assert any statute of limitations as a bar to the enforcement of the lien of this Assignment or to any action brought to enforce any Loan Document.

8. **FURTHER ASSURANCES.** Borrower shall execute, acknowledge, and deliver, at its sole cost and expense, all further acts, deeds, conveyances, assignments, estoppel certificates, financing statements, transfers and assurances as Lender may require from time to time in order to better assure, grant, and convey to Lender the rights intended to be granted, now or in the future, to Lender under this Assignment and the Loan Documents.

9. **GOVERNING LAW; CONSENT TO JURISDICTION AND VENUE.**

(a) This Assignment, and any Loan Document which does not itself expressly identify the law that is to apply to it, shall be governed by the laws of the jurisdiction in which the Land is located (the "**Property Jurisdiction**"), including, without limitation, the Utah Uniform Assignment of Rents Act, Utah Code Ann. §§ 57-26-101 *et seq.* ("**Rents Act**"), and in the event of any conflict or inconsistency between the provisions of this Assignment and the provisions of the Rents Act, the provisions of the Rents Act shall control.

(b) Borrower agrees that any controversy arising under or in relation to the Note, this Assignment, the Mortgage, or any other Loan Document may be litigated in the Property Jurisdiction. The state and federal courts and authorities with jurisdiction in the Property Jurisdiction shall have non-exclusive jurisdiction over all controversies which shall arise under or in relation to the Note, any security for the Indebtedness, or any other Loan Document. Borrower irrevocably consents to service, jurisdiction, and venue of such courts for any such litigation and waives any other venue or defense to venue to which it might be entitled by virtue of domicile, habitual residence, inconvenient forum or otherwise.

10. **SUCCESSORS AND ASSIGNS BOUND.** This Assignment shall bind, and the rights granted by this Assignment shall inure to, the respective successors and assigns of Lender and Borrower. However, a Transfer not permitted by section E.1 of the Loan Agreement shall be an Event of Default.

11. **JOINT AND SEVERAL LIABILITY.** If more than one Person signs this Assignment as Borrower, the obligations of such Persons shall be joint and several.

12. **SEVERABILITY; AMENDMENTS.** The invalidity or unenforceability of any provision of this Assignment shall not affect the validity or enforceability of any other provision, and all other provisions shall remain in full force and effect. This Assignment and the comparable provisions of the Mortgage contain the entire agreement among the parties as to the rights granted and the obligations assumed in this Assignment and in the comparable provisions of the Mortgage. This Assignment may not be amended or modified except by a writing signed by the party against whom enforcement is sought.

13. **CONSTRUCTION.** The captions and headings of the Sections of this Assignment are for convenience only and shall be disregarded in construing this Assignment. Any reference in this Assignment to an "Exhibit" or a "Section" shall, unless otherwise explicitly provided, be construed as referring, respectively, to an Exhibit attached to this Assignment or to a Section of this Assignment. All Exhibits attached to or referred to in this Assignment are incorporated by reference into this Assignment. Any reference in this Assignment to a statute or regulation shall be



construed as referring to that statute or regulation as amended from time to time. Use of the singular in this Assignment includes the plural and use of the plural includes the singular. As used in this Assignment, the term "including" means "including, but not limited to" and the term "includes" means "includes without limitation." The use of one gender includes the other gender, as the context may require. Unless the context requires otherwise, (a) any definition of or reference to any agreement, instrument or other document in this Assignment shall be construed as referring to such agreement, instrument or other document as from time to time amended, supplemented or otherwise modified (subject to any restrictions on such amendments, supplements or modifications set forth in this Assignment or any other Loan Document), and (b) any reference in this Assignment to any Person shall be construed to include such Person's successors and assigns.

14. **DOCUMENT IMAGING.** Lender shall be entitled, in its sole discretion, to image or make copies of all or any selection of the agreements, instruments, documents, items and records governing, arising from or relating to any of Borrower's loans, including, without limitation, this Assignment and the other Loan Documents, and Lender may destroy or archive the paper originals. Borrower waives (a) any right to insist or require that Lender produce paper originals, (b) agrees that such images shall be accorded the same force and effect as the paper originals, (c) agrees that Lender is entitled to use such images in lieu of destroyed or archived originals for any purpose, including as admissible evidence in any demand, presentment or other proceedings, and (d) further agrees that any executed facsimile (faxed), scanned, or other imaged copy of this Assignment or any other Loan Document shall be deemed to be of the same force and effect as the original manually executed document.

15. **SCOPE OF SECURED OBLIGATIONS.** For the avoidance of doubt, this Assignment secures only the Indebtedness and not any amounts due under the Environmental Indemnity or any guaranty.

16. **COUNTERPARTS.** This Assignment may be executed in any number of counterparts each of which shall be deemed an original, but all such counterparts together shall constitute but one Assignment.

17. **WAIVER OF TRIAL BY JURY.** BORROWER AND LENDER EACH (A) COVENANTS AND AGREES NOT TO ELECT A TRIAL BY JURY WITH RESPECT TO ANY ISSUE ARISING OUT OF THIS ASSIGNMENT OR THE RELATIONSHIP BETWEEN THE PARTIES AS BORROWER AND LENDER THAT IS TRIABLE OF RIGHT BY A JURY AND (B) WAIVES ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO SUCH ISSUE TO THE EXTENT THAT ANY SUCH RIGHT EXISTS NOW OR IN THE FUTURE. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS SEPARATELY GIVEN BY EACH PARTY, KNOWINGLY AND VOLUNTARILY WITH THE BENEFIT OF COMPETENT LEGAL COUNSEL.

**ATTACHED EXHIBIT.** The following Exhibit is attached to this Assignment:

Exhibit "A"	Description of the Land
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**IN WITNESS WHEREOF,** Borrower has signed and delivered this Assignment under seal (where applicable) or has caused this Assignment to be signed and delivered by its duly authorized representative under seal (where applicable). Where applicable law so provides or allows, Borrower intends that this Assignment shall be deemed to be signed and delivered as a sealed instrument.

**SIGNATURE(S) ON FOLLOWING PAGE(S)**

**BORROWER:**

**IC1 CLINTON PINES, LLC,**  
**a Utah limited liability company**

By: 

\_\_\_\_\_  
**KEITH R. ANDERSON,**  
**Manager**

By: 

\_\_\_\_\_  
**MATTHEW W. ANDERSON,**  
**Manager**

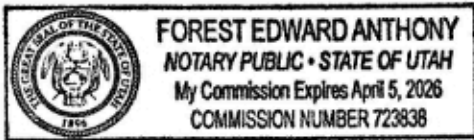
(SEAL)

State of Utah )  
County of Salt Lake ) ss.

On June 15, 2022, before me, Forest Edward Anthony, Notary Public,  
personally appeared **KEITH R. ANDERSON,**

- personally known to me - OR -
- proved to me on the basis of satisfactory evidence

to be the person(s) who executed the within instrument as **Manager** on behalf of **IC1 CLINTON PINES, LLC**, a Utah **limited liability company**, the limited liability company therein named, and acknowledged to me that the limited liability company executed the same for the purposes therein stated.



WITNESS my hand and official seal.

Forest Anthony  
Signature of Notary Public

Forest Edward Anthony  
Title and Other Required Information (Printed Name of Notary,  
Residence, etc.)

My commission expires: 4/5/2026  
Residing at: Salt Lake

Place Notary Seal and/or Any Stamp Above

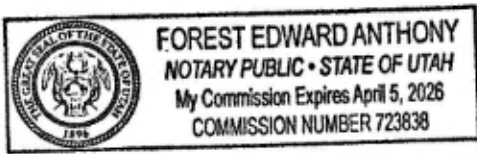
State of Utah )  
County of Salt Lake ) ss.

On June 15, 2022, before me, Forest Edward Anthony, Notary Public,  
personally appeared **MATTHEW W. ANDERSON**,

personally known to me - OR -

proved to me on the basis of satisfactory evidence

to be the person(s) who executed the within instrument as **Manager** on behalf of **IC1 CLINTON PINES, LLC**, a Utah **limited liability company**, the limited liability company therein named, and acknowledged to me that the limited liability company executed the same for the purposes therein stated.



WITNESS my hand and official seal.

Forest Edward Anthony  
Signature of Notary Public

Forest Edward Anthony  
Title and Other Required Information (Printed Name of Notary,  
Residence, etc.)

My commission expires: 4/5/2026  
Residing at: Salt Lake

Place Notary Seal and/or Any Stamp Above

**EXHIBIT "A"**  
**DESCRIPTION OF THE LAND**

THE LAND REFERRED TO HEREIN IS SITUATED IN DAVIS COUNTY, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1:**

LOT 1, CLINTON PINES SUBDIVISION, PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

**PARCEL 1A:**

TOGETHER WITH AND SUBJECT TO EASEMENTS AS DESCRIBED IN THAT CERTAIN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") RECORDED APRIL 11, 2003, AS ENTRY NO. 1852873, IN BOOK 3267, AT PAGE 917 OF OFFICIAL RECORDS, AND (II) THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CLINTON PINES SUBDIVISION PHASE 1 COMMERCIAL SUBDIVISION RECORDED APRIL 15, 2003, AS ENTRY NO. 1854247, IN BOOK 3269, AT PAGE 692 OF OFFICIAL RECORDS, AND (III) THAT CERTAIN PLAT OF CLINTON PINES SUBDIVISION, PHASE 3, CLINTON CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

**PARCEL 1B:**

TOGETHER WITH AND SUBJECT TO RECIPROCAL EASEMENTS AS DESCRIBED IN THAT CERTAIN ACCESS EASEMENT AGREEMENT RECORDED FEBRUARY 21, 2007 AS ENTRY NO. 2245996 IN BOOK 4224 AT PAGE 665 OF OFFICIAL RECORDS.

**PARCEL 2:**

A PART OF CLINTON PINES PHASE 4 SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AS RECORDED IN THE DAVIS COUNTY RECORDS AS ENTRY NUMBER 2140386 IN BOOK 3958 ON PAGE 118, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF 1800 NORTH STREET IN CLINTON, UTAH, SAID POINT LIES N89°56'21"E, 785.18 FEET AND S00°00'39"E, 42.00 FEET FROM THE W1/4 CORNER OF SAID SECTION 27 THENCE N89°56'21"E, 156.02 FEET; THENCE S00°18'12"E, 185.75 FEET; THENCE S89°17'30"W, 156.82 FEET; THENCE N00°00'01"E, 187.52 FEET TO THE POINT OF BEGINNING

**PARCEL 2A:**

TOGETHER WITH AND SUBJECT TO EASEMENTS AS DESCRIBED IN THAT CERTAIN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") RECORDED APRIL 11, 2003, AS ENTRY NO. 1852873, IN BOOK 3267, AT PAGE 917 OF OFFICIAL RECORDS,

APN: 14-386-0001 and 14-409-0010 (part of)

PROPERTY ADDRESS: 1917 W. 1800 NORTH, CLINTON, UT 84015 and 1803 W. 1800 NORTH, CLINTON, UT 84015