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BK 8142 PG 1547

Tax Serial Number:
14-505-0302

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/29/2022 3:23:00 PM
FEE \$40.00 Pgs: 7
DEP eCASH REC'D FOR LINCOLN TITLE INSURANCE AGEN

RECORDATION REQUESTED BY:
BANK OF UTAH
OGDEN LOAN CENTER CRE
2605 WASHINGTON BLVD
OGDEN, UT 84401

WHEN RECORDED MAIL TO:
BANK OF UTAH
OGDEN LOAN CENTER CRE
2605 WASHINGTON BLVD
OGDEN, UT 84401

SEND TAX NOTICES TO:
Westside Medical II, LLC
1477 N 2000 W
Clinton, UT 84015

FOR RECORDER'S USE ONLY

NOTICE: THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE COLLATERAL BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT AND ESTOPPEL CERTIFICATE

THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT dated 4-21-22, 2022 ("Agreement"), is made and executed among Westside Medical II, LLC, whose address is 1477 N 2000 W, Clinton, UT 84015 ("Landlord"); Mountainstar Cardiovascular Services, LLC, whose address is 1407 N 2000 W, Suite B, Clinton, UT 84015, Attention: Practice Manager ("Tenant"); and BANK OF UTAH, OGDEN LOAN CENTER CRE, 2605 WASHINGTON BLVD, OGDEN, UT 84401 ("Lender").

SUBORDINATED LEASE. Tenant and Landlord have executed a lease dated September 12, 2021 of the property described herein which was recorded as follows: Unrecorded (the "Lease"). The following information is the summary of the basic terms and conditions of the Subordinated Lease: A Lease Agreement between Westside Medical II, LLC, a Utah limited liability company (Landlord) and Mountainstar Cardiovascular Services, LLC, a Utah limited liability company (Tenant) dated 09-12-2021.

REAL PROPERTY DESCRIPTION. The Lease covers Approximately 2,877 rentable square feet located at 1407 N 2000 W Ste B, Clinton, UT of the following described real property (the "Real Property") located in Davis County, State of Utah:

LOT 302, REGENCY PARK COMMERCIAL SUBDIVISOIN PHASE 3, CLINTON CITY, DAVIS COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

The Real Property or its address is commonly known as 1407 N 2000 W, Clinton, UT 84015. The Real Property tax identification number is 14-505-0302.

SUPERIOR INDEBTEDNESS. Lender has extended or has agreed to extend the following described financial accommodations to Landlord, secured by the Real Property (the "Superior Indebtedness"):

The Promissory Note between Westside Medical II as "Borrower" and Bank of Utah as "Lender" dated approximately 04-21-2022, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

LENDER'S LIEN. The Superior Indebtedness is or will be secured by the Real Property and evidenced by a mortgage, deed of trust, or other lien instrument, dated April 21, 2022, from Landlord to Lender (the "Lender's Lien") and recorded in Davis County, State of Utah as follows:

Recorded on 4-22-22; as Entry No. 3472252; In Book No. 7994; on Page No. 1102-110 In the Office of the DAVIS County Recorder

Landlord and Tenant authorize Lender or Title Company to insert the above recording information at a later date.

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As a condition to the granting of the requested financial accommodations, Lender has required that the Lender's Lien be and remain superior to the Subordinated Lease and all of Tenant's rights in the Real Property ("Lease Rights").

REQUESTED FINANCIAL ACCOMMODATIONS. Landlord wants Lender to provide financial accommodations to Landlord in the form of the Superior Indebtedness. Landlord represents and acknowledges to Lender that Landlord will benefit as a result of these financial accommodations from Lender to Landlord, and Landlord and Tenant acknowledge receipt of valuable consideration for entering into this Agreement.

IN EXCHANGE FOR GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH ARE HEREBY ACKNOWLEDGED, LENDER, LANDLORD, AND TENANT HEREBY AGREE AS FOLLOWS:

ESTOPPEL CERTIFICATE. Tenant hereby certifies to and agrees with Lender that as of the date of this Agreement, Lender is relying on all of the following certifications of Tenant as consideration for Lender executing this Agreement:

- (A) The Lease is in full force and effect and is the valid and binding obligation of Tenant, enforceable in accordance with its terms.
- (B) All requirements for the commencement and validity of the Lease have been satisfied.
- (C) To the knowledge of the undersigned after reasonable inquiry, Neither Tenant nor Landlord is in default under the Lease and no event has occurred and no condition exists, which with the giving of notice, the passage of time, or both, would constitute a default by Tenant or Landlord under the Lease.
- (D) There are no defenses, counterclaims or setoffs against rents or charges due under the Lease and, to the knowledge of the undersigned after reasonable inquiry, no claim by Tenant of any nature exists against Landlord under the Lease. All obligations of Landlord have been fully performed.
- (E) None of the rent, which Tenant is required to pay under the Lease, has been prepaid more than one month in advance of the date such rent was due.
- (F) Tenant has not assigned, mortgaged, sublet, encumbered or otherwise transferred any or all of its interest under the Lease in violation of the terms of the Lease.

SUBORDINATION. Notwithstanding anything in the Lease to the contrary, the parties acknowledge and agree that the Lease and Lease Rights are and shall be subject and subordinate in right, interest and lien, and for all purposes, to Lender's Lien, and to all renewals, modifications, consolidations, replacements, and extensions thereof, and to any subsequent lien of the Lender with which Lender's Lien may be spread or consolidated, to the full extent of the principal sum and all other amounts secured thereby and interest thereon. Tenant will not cause the Lease to be subordinated to any interests other than those held by or made for the benefit of Lender, and its successors and assigns, without the prior written consent of Lender and Landlord unconditionally authorizes and releases Tenant from all liability to Landlord in connection with Tenant's compliance with the foregoing. Neither the Lender's Lien nor any other security instrument executed in connection therewith shall cover or be construed as subjecting in any manner to the lien thereof, any property of Tenant, including improvements, furniture, furnishings, trade fixtures, equipment, signs or other personal property at any time furnished or installed by Tenant or its subtenants or licensees on the Property regardless of the manner or mode of attachment thereof.

NON-DISTURBANCE. So long as the Lease is in full force and effect and Tenant is not in default under the Lease beyond any applicable cure period, Lender shall not name or join Tenant as a defendant in any exercise of Lender's rights and remedies arising upon a default of the Loan under the Note and/or under Lender's Lien unless applicable law requires Tenant to be made a party thereto as a condition to proceeding against Landlord or pursuing such rights and remedies. In the latter case, Lender may join Tenant as a defendant in such action only for such purpose and not to terminate the Lease or otherwise adversely affect Tenant's rights under the Lease or this Agreement in such action. If the Lease has not been terminated, then, when Lender succeeds to the interest of Landlord, the Lender shall not terminate or disturb Tenant's possession of Tenant's premises under the Lease, except in accordance with the terms of the Lease and this Agreement.

ATTORNMENT. If Lender shall succeed to the interest of the Landlord under the Lease, and the Lease shall not have expired or been terminated in accordance with the terms of the Lease or this Agreement, Tenant shall, from and after such event, attorn to Lender and Lender shall recognize Tenant, all rights and obligations under the Lease to continue as though the interest of Landlord had not terminated. Such attornment shall be effective and self-operative without the execution of any further instrument on the part of the parties hereto. Tenant agrees, however, to execute and deliver at any time and from time to time, upon the request of Lender, an instrument or certificate for the sole purpose of evidencing such attornment.

NO LIABILITY FOR LENDER. Lender in the event of attornment shall have the same remedies in the event of any default by Tenant (beyond any period given Tenant to cure such default) in the payment of annual base rent or additional rent or in the performance of any of the terms, covenants, and conditions of the Lease on Tenant's part to be performed that are available to Landlord under the Lease. Tenant shall have the same remedies

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against Lender for the breach of an agreement contained in the Lease that Tenant might have had against Landlord if Lender had not succeeded to the interest of Landlord: provided, however, that Lender shall not be:

- (A) Liable for any act or omission of or any claims against any prior landlord, including Landlord; or
- (B) Subject to any offsets or defenses which Tenant might have against any prior landlord, including Landlord, arising from a default by such landlord of which Lender has not been provided notice and an opportunity to cure; or
- (C) Bound by any rent or additional rent which Tenant might have paid for more than one month in advance of the date such payment is due to any prior landlord, including Landlord; or
- (D) Bound by any amendment or modification of the Lease, or waiver of any of its terms, made after the date of this Agreement without its consent except for such amendments or modifications memorializing the exercise of any of Tenant's rights under the Lease; or
- (E) Liable for any sum that any prior landlord, including Landlord, owed to Tenant, including without limitation any security deposit, unless the amount owed was actually delivered to Lender; or
- (F) Bound by any surrender, cancellation, or termination of the Lease, in whole or in part, agreed upon between Landlord and Tenant except as may be expressly provided for by the terms of the Lease; or
- (G) Liable for any construction obligation of any prior landlord, including Landlord; or
- (H) Liable for any breach of representation or warranty of any prior landlord, including Landlord.

ACKNOWLEDGMENT AND AGREEMENT BY LANDLORD. Landlord, as landlord under the Lease, acknowledges and agrees for itself and its heirs, successors and assigns to each of the following:

- (A) This Agreement does not in any way release Landlord from its obligations to comply with the terms, provisions, conditions, covenants, agreements and clauses of the Note, Lender's Lien or any other documents executed in connection with the Loan.
- (B) In the event of a default under the Note, or any of the other documents executed in connection with the Loan, Landlord hereby consents to Tenant's attornment to Lender and, upon such event, Tenant shall pay all rent and all other sums due under the Lease to Lender as provided in the Lease.

COUNTERPARTS AND ELECTRONIC SIGNATURES. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original instrument and all of which shall constitute a single agreement. The signature of a party to any counterpart shall be sufficient to legally bind such party and it shall not be necessary for all parties to sign all counterparts. Lender may remove the signature pages from one or more counterparts and attach the same to any other counterpart for the purpose of having a single document containing the signatures of all parties. Any party may effect the execution and delivery of this Agreement by signing the same and sending a signed copy thereof to Lender or its attorney by facsimile, e-mail, or other form of electronic transmission (each an "Electronic Transmission"). Any signed document sent by Electronic Transmission, including the signature thereon, shall be treated in all respects as an original instrument bearing an original signature. Any party sending a signed copy hereof by Electronic Transmission shall also send the original thereof to Lender within five (5) days thereafter, but failure to do so shall not invalidate or otherwise affect the validity, legality or enforceability of the document sent by Electronic Transmission.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Agreement:

Amendments. This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Agreement, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's reasonable attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including reasonable attorneys' fees and expenses for bankruptcy proceedings (including

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efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees and title insurance, to the extent permitted by applicable law. Landlord also will pay any court costs, in addition to all other sums provided by law.

Authority Landlord and Tenant represents and warrants that the person who signs this Agreement on behalf of such party has authority to execute this Agreement.

Caption Headings. Caption headings in this Agreement are for convenience purposes only and are not to be used to interpret or define the provisions of this Agreement.

Counterparts. This Agreement may be executed in multiple counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts, taken together, shall constitute one and the same Agreement.

Governing Law. This Agreement will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Utah without regard to its conflicts of law provisions. This Agreement has been accepted by Lender in the State of Utah.

Notices. Any notice required to be given under this Agreement shall be given in writing, and, shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Agreement. Any party may change its address for notices under this Agreement by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Agreement unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Agreement shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Agreement. No prior waiver by Lender, nor any course of dealing among Lender, Landlord, and Tenant shall constitute a waiver of any of Lender's rights or of any of Landlord's and/or Tenant's obligations as to any future transactions. Whenever the consent of Lender is required under this Agreement, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Agreement to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Agreement. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Agreement shall not affect the legality, validity or enforceability of any other provision of this Agreement.

Successors. This Agreement shall extend to and bind the respective heirs, personal representatives, successors and assigns of the parties to this Agreement.

Waive Jury. All parties to this Agreement hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

EACH PARTY TO THIS AGREEMENT ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS AGREEMENT, AND EACH PARTY AGREES TO ITS TERMS. THIS AGREEMENT IS DATED _____, 2022.

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(Continued)

LANDLORD:

WESTSIDE MEDICAL II, LLC

By: Val Iverson
Val R. Iverson, Manager of Westside Medical II, LLC

By: Val Iverson
Val R. Iverson, Manager of Westside Medical II, LLC

By: Val Iverson
Val R. Iverson

LENDER:

BANK OF UTAH

X [Signature]
Authorized Officer

TENANT:

MOUNTAINSTAR CARDIOVASCULAR SERVICES, LLC

By: Nicholas L. Paul
Nicholas L. Paul, Vice President

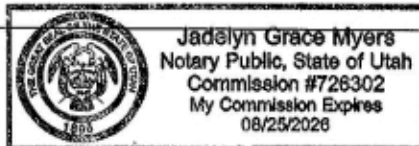
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah)
COUNTY OF Davis) SS

On this 22nd day of November, 20 22, before me, the undersigned Notary Public, personally appeared Val R. Iverson, Manager of Westside Medical II, LLC, and known to me to be a member or designated agent of the limited liability company that executed the Subordination, Non-Disturbance and Attornment Agreement and acknowledged the Agreement to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Agreement and in fact executed the Agreement on behalf of the limited liability company.

By: Jadelyn Grace Myers
Notary Public in and for the State of Utah

Residing at Davis Cnty, UT
My commission expires 8/25/26



LENDER ACKNOWLEDGMENT

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

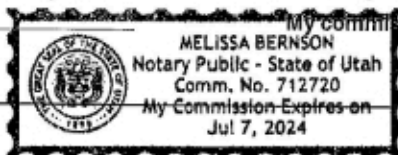
Loan No: 601476901

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STATE OF Utah)
COUNTY OF Weber) SS

On this 25th day of November, 2022, before me, the undersigned Notary Public, personally appeared Zachary Melaney, and known to me to be the Relationship Manager, authorized agent for **BANK OF UTAH** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **BANK OF UTAH**, duly authorized by **BANK OF UTAH** through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of **BANK OF UTAH**.

By Melissa Bernson Residing at 2100S Washington Ogden UT 84401
Notary Public in and for the State of Utah My Commission expires 07/07/2024



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) SS

On this 7th day of November, 2022, before me, the undersigned Notary Public, personally appeared Nicholas L. Paul, Vice President of **Mountainstar Cardiovascular Services, LLC**, and known to me to be a member or designated agent of the limited liability company that executed the Subordination, Non-Disturbance and Attornment Agreement and acknowledged the Agreement to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Agreement and in fact executed the Agreement on behalf of the limited liability company.

By Roberta R. Sanders
Notary Public in and for the State of Tennessee My commission expires January 8, 2024



SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
Loan No: 601476901 (Continued)

CORPORATE ACKNOWLEDGMENT

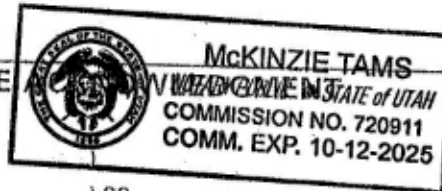
STATE OF Utah)
)
COUNTY OF WEBER) SS
)

On this 3 day of November, 20 22, before me, the undersigned Notary Public, personally appeared Kimberly Anne Roe - VT Driver License

and known to me to be (an) authorized agent(s) of the corporation that executed the Subordination, Non-Disturbance and Attornment Agreement and acknowledged the Agreement to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she/they is/are authorized to execute this Agreement and in fact executed the Agreement on behalf of the corporation.

By Kimberly Anne Roe Residing at 1378 W. 1800 N. Ogden, UT
Notary Public in and for the State of Utah My commission expires 10-12-2025

McKinzie Tams



CORPORATE
STATE OF _____)
) SS
COUNTY OF _____)
)

On this _____ day of _____, 20 _____, before me, the undersigned Notary Public, personally appeared _____

and known to me to be (an) authorized agent(s) of the corporation that executed the Subordination, Non-Disturbance and Attornment Agreement and acknowledged the Agreement to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she/they is/are authorized to execute this Agreement and in fact executed the Agreement on behalf of the corporation.

By _____ Residing at _____
Notary Public in and for the State of _____ My commission expires _____