

When Recorded, Return To:
Salem Communications, LLC
1983 North 1120 West
Provo, Utah 84064

Parcel Nos. 25:062:0038, 25:0062:0037, 25:0062:0037, 25:0062:0034, 25:0062:0033,
25:0062:0022, 25:0062:0041, 25:0062:0034, 25:0062:0036, 25:0062:0040, 25:0062:0032,
25:0062:0031, 25:0062:0026, 25:0058:0027, 25:0062:0033, 25:0058:0028, 25:0062:0029,
25:0062:0030, 25:0062:0028, 25:0062:0013, 25:0058:0021, 25:0058:0032, 30:009:0085,
30:009:0114, 30:009:0115, 30:009:0089, 30:009:0077, 30:009:0086, 30:009:0076, 25:058:0030,
25:0061:0040, 21:0061:0042, 25:0061:0043

EASEMENT AGREEMENT

Gecko Grey, LLC, a Utah limited liability company (“**Gecko**”), Gecko Grey 2, LLC, a Utah limited liability company (“**Gecko 2**”), Gecko Grey 3, LLC, a Utah limited liability company (“**Gecko 3**”), Arrow 67120, LLC, a Utah limited liability company (“**Arrow**”), and Projek1, LLC, a Utah limited liability company (“**Projek1**,” and together with **Gecko, Gecko 2, Gecko 3**, and Arrow, the “**Grantors**”) hereby grant to Salem Communications, LLC, a Utah limited liability company (“**Grantee**”), a perpetual easement to erect, construct, improve, reconstruct, relocate, repair, use, and maintain communications and/or fiber optics lines and related facilities under, across and over Grantors’ Property, which “Property” is described on **Exhibit A** attached hereto.


It is anticipated that Grantee or its assignee has or will erect data infrastructure improvements to the Property, including conduit for housing fiberoptic cable and related wiring, and other fiber, copper coax and related facilities, as required for the provision of telecommunication services to owners of the Property. Such infrastructure improvements made by Grantee or its assignee or licensee shall be and remain the property of Grantee or its assignee (the “**Grantee Infrastructure**”), and Grantee shall be permitted to license or permit third parties to erect, construct, improve, reconstruct, relocate, repair, use, and maintain communications and/or fiber optics infrastructure and lines and related facilities under, across and over the Property and to use any Grantee Infrastructure for the provision of telecommunication services to the Property and its owners.

The easement granted by Grantors hereby shall be perpetual and shall constitute a covenant that shall run with the Property and shall be binding upon Grantors and their successor-in-title. The benefit of the easements granted hereby shall inure in Grantee and its successors and assigns.


IN WITNESS WHEREOF, these presents are hereby signed July 28, 2023.

GRANTOR:

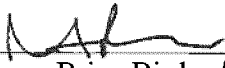
Gecko Grey, LLC,
a Utah limited liability company

By: 
Name: ~~Brian Bird~~ Matt Lewis
Title: Manager


Gecko Grey 2, LLC,
a Utah limited liability company

By: 
Name: ~~Brian Bird~~ Matt Lewis
Title: Manager


Gecko Grey 3, LLC,
a Utah limited liability company

By: 
Name: ~~Brian Bird~~ Matt Lewis
Title: Manager

Arrow 67120, LLC
a Utah limited liability company

By: 
Name: ~~Brian Bird~~ Matt Lewis
Title: Manager

Projek1, LLC
a Utah limited liability company

By: 
Name: ~~Brian Bird~~ Matt Lewis
Title: Manager

GRANTEE:

Salem Communications, LLC, a Utah limited liability company

By: 
Name: Brian Bird
Title: Manager

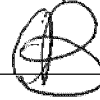
ACKNOWLEDGEMENT

STATE OF UTAH)
 : ss.
UTAH COUNTY)

Matt Lewis

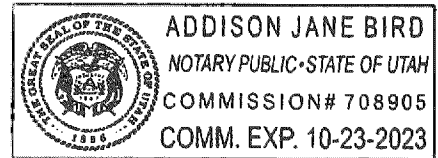
On July 28, 2023, before me, Addison Bird a notary public in and for the State of Utah, personally appeared ~~Brian Bird~~, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as the Manager of Gecko Grey, LLC, Gecko Grey 2, LLC, Gecko Grey 3, LLC, Arrow 67120, LLC, and Projek1, LLC.

Signature _____



ACKNOWLEDGEMENT

STATE OF UTAH)
 : ss.
UTAH COUNTY)



On July 28, 2023, before me, NIKOL STONE a notary public in and for the State of Utah, personally appeared Brian Bird, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as the Manager of Salem Communications, LLC.

Signature _____

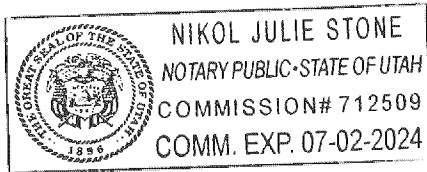


Exhibit A

Real Property Description

The real property located in Utah County and more specifically described as follows:

Parcel 1

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF ARROWHEAD TRAIL ROAD, SAID POINT BEING NORTH 01°17'04" WEST. ALONG THE SECTION LINE, 1223.30 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID RIGHT OF WAY LINE AND A FENCE THE FOLLOWING SEVEN (7) COURSES, 1) SOUTH 55 °47'56" WEST 475.36 FEET; 2) SOUTH 55°50'40" WEST 520.88 FEET; 3) SOUTH 55°45'55" WEST 1150.12 FEET; 4) SOUTH 55°41'16" WEST 1158.76 FEET; 5) SOUTH 43°30'28" WEST 577.35 FEET; 6) SOUTH 43°10'20" WEST 1019.42 FEET; 7) SOUTH 42°48'50" WEST 86.97 FEET; THENCE NORTH 46°18'46" WEST 201.24 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC 44.17 FEET TO THE RIGHT, HAVING A RADIUS OF 383.00 FEET, THE CHORD BEARS N 43°00'23" W 44.15 FEET; TO THE EASTERLY RIGHT OF WAY LINE OF 1750 WEST STREET; THENCE ALONG SAID RIGHT OF WAY NORTH 06°58'55" WEST 903.21 FEET; THENCE NORTH 83°26'39" EAST 192.67 FEET, THENCE NORTH 06°33'57" WEST 584.87 FEET, NORTH 06°34'50" WEST 752.84 FEET, THENCE NORTH 89°47'59" EAST ALONG FENCE 1211.19 FEET; THENCE NORTH 00°23'54" WEST ALONG FENCE 2027.56 FEET TO THE SOUTH RIGHT OF WAY LINE OF 8400 SOUTH STREET; THENCE NORTH 89°41'45" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 841.10 FEET; THENCE NORTH 00°06'15" WEST 25.68 FEET; THENCE NORTH 89°36'44" EAST 2063.71 FEET; THENCE NORTH 89°23'45" EAST 594.00 FEET; THENCE SOUTH 00°36'15" EAST 49.50 FEET; THENCE NORTH 89°23'45" EAST 660.00 FEET; THENCE NORTH 00°36'15" WEST 49.50 FEET; THENCE NORTH 89°23'45" EAST 594.00 FEET; THENCE SOUTH 33°21'44" EAST 65.66 FEET TO A FENCE CORNER; THENCE SOUTH 23°22'43" EAST ALONG SAID FENCE 97.49 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID ARROWHEAD TRAIL ROAD AND FENCE; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: 1) SOUTH 55°52'23" WEST 1251.30 FEET; 2) SOUTH 55°46'25" WEST 1034.42 FEET TO THE EAST LINE OF SAID SECTION 34 AND THE POINT OF BEGINNING.

CONTAINS 245.967 ACRES. MORE OR LESS

Less and excepting the follow parcel Deeded to Utah County, Entry Number 128228 recorded December 29, 2022 in the office of the Utah County Recorder:

A parcel of land in fee for a roadway project, being part of an entire tract of property, situate in the Northwest Quarter of the Southwest Quarter of Section 35, Township 8 South, Range 2 East, Salt Lake Meridian. The

boundaries of said parcel of land are described as follows:

Beginning at a point on the north line of said entire tract, which point being 724.452 feet North 89°50'28" East along the south section line and 2588.36 feet North 00°09'32" West from the Southwest corner of said Section 35 and running thence along said north line of entire tract North 89°23'45" East 193.55 feet to a point on a 1472.00 foot radius curve to the right; thence along the arc of said curve 557.68 feet, chord bears South 35°07'09" East 554.36 feet; thence South 74°19'08" East 41.91 feet; thence North 55°55'09" East 127.39 feet; thence North 60°52'20" East 220.94 feet to a point on the north right of way line of Arrowhead Trail Road; thence along said north right of way line South 55°53'14" West 574.52 feet; thence North 16°30'56" East 87.47 feet to a point on a 1341.00 foot radius curve to the left; thence along the arc of said curve 589.27 feet, chord bears North 36°03'52" West 584.54 feet; thence North 48°39'11" West 75.11 feet to the point of beginning.

Parcel 2

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING SOUTH 89°47'27" WEST ALONG THE SECTION LINE, 92.63 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 34 AND RUNNING THENCE SOUTH 89°47'27" WEST, ALONG THE SECTION LINE, 1395.50 FEET: THENCE NORTH 00°46'35" EAST 167.98 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF ARROWHEAD TRAIL ROAD; THENCE NORTH 55°35'11" EAST, ALONG SAID RIGHT OF WAY LINE, 1278.01 FEET: THENCE NORTH 55°51'52" EAST, ALONG SAID RIGHT OF WAY, 397.62 FEET; THENCE SOUTH 00°38'23" EAST 590.63 FEET; THENCE SOUTH 00°25'33" EAST 517.25 FEET TO THE SOUTH LINE OF SAID SECTION 34 AND THE POINT OF BEGINNING.

CONTAINS 20.446 ACRES, MORE OR LESS