

AFTER RECORDING, MAIL TO:

Ervin R. Holmes, Esq.
Van Cott, Bagley, Cornwall & McCarthy
50 South Main Street, Suite 1600
Salt Lake City, Utah 84144

6652797
05/27/97 09:50 AM 14.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
VANCOTT, BAGLEY, CORNWALL &
PO BOX 45340 MCCARTHY
SLC, UT 84145
REC BY:Z JOHANSON ,DEPUTY - WI

LEASE (SHORT FORM)

THIS LEASE (SHORT FORM) ("Lease"), dated as of the 19th day of January, 1996 is made and entered into between PARKWAY ASSOCIATES, L.L.C., a Utah limited liability company (hereinafter referred to as "Lessor"), as lessor, and APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC., a Utah professional corporation (hereinafter referred to as "Lessee"), as lessee.

IN CONSIDERATION of the rents, covenants, and agreements hereinafter mentioned and reserved to be paid, kept, and performed by one or the other of the parties hereto, Lessor and Lessee hereby enter into this Lease and agree as follows:

1. Leased Premises. Lessor leases and demises to Lessee, and Lessee rents from Lessor, those certain premises (the "Leased Premises") situated at approximately 600 West Sandy Parkway, Sandy City, Salt Lake County, State of Utah, more particularly described in Exhibit A attached hereto and by this reference made a part hereof, together with all improvements (other than those owned by Lessee) located upon the Leased Premises, together with and including (i) all and singular the appurtenances, rights, interests, easements, rights-of-way, and privileges in anywise appertaining to the Land; and (ii) all improvements to be constructed upon the Land by the Landlord pursuant to Section 3.1 of this Lease, of which this instrument is a short form (hereinafter sometimes referred to as the "Improvements"). The Land, the Improvements, and all appurtenant rights or interests are hereinafter sometimes collectively referred to as the "Premises."

2. Initial Term. The Lease shall be for an initial term of approximately twenty (20) years, beginning on January 19, 1996 and ending on December 31, 2016.

3. Short Form Lease. This instrument is a short form version of, and is executed and delivered pursuant to, that certain completed and executed Lease, dated January 19, 1996, between Lessor and Lessee. This instrument does not set forth all of the terms, conditions, and provisions which are contained in said completed Lease. All of such terms, conditions, and provisions are, however, by this reference incorporated herein and made a part hereof. In the event of any conflict or inconsistency between the contents of this instrument and the contents of the referenced completed Lease, the contents of said completed Lease shall control.

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IN WITNESS WHEREOF, Lessor and Lessee have executed and acknowledged this instrument as of the day and year first above written.

LESSOR:

PARKWAY ASSOCIATES, L.L.C.,
a Utah limited liability company,

By Erica S. Nordquist
Erica S. Nordquist
Manager

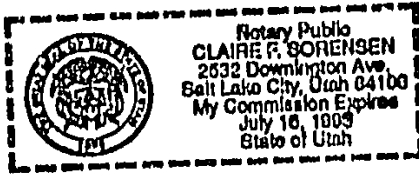
LESSEE:

APPLIED GEOTECHNICAL ENGINEERING
CONSULTANTS, INC., a Utah professional
corporation,

By James E. Nordquist
James E. Nordquist
President

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

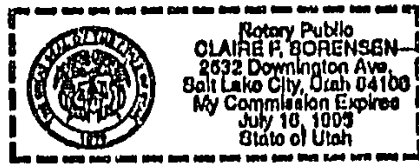
The foregoing instrument was acknowledged before me this 28 day of August, 1996, by ERICA S. NORDQUIST, the Manager of PARKWAY ASSOCIATES, L.L.C., a limited liability company.



Claire F. Sorensen
Notary Signature and Seal
expires 7/18/99
2532 E Downingtown Ave

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 28 day of August, 1996, by JAMES E. NORDQUIST, the President of APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC., a Utah professional corporation.



Claire F. Sorensen
Notary Signature and Seal
expires 7/18/99
2532 East Downingtown Ave -

Legal Description

Beginning at a point on the North line of Sandy Parkway, a roadway dedicated by Entry No. 3698852, Book 82-8, on Page 65, on August 3, 1982; said point also being on the top of the back of the curb at a point North, 1157.744 feet and East, 482.547 feet from the Southwest Corner of Section 36, Township 2 South, Range 1 West, Salt Lake Base and Meridian; running thence $N59^{\circ}57'35''W$, 71.35 feet; thence $N7^{\circ}07'59''E$, 332.816 feet; thence $N28^{\circ}32'28''E$, 73.093 feet; thence $S41^{\circ}02'41''E$, 12.30 feet; thence $N58^{\circ}44'23''E$, 28.00 feet; thence $S29^{\circ}55'32''E$, 56.508 feet; thence $S89^{\circ}50'46''E$, 139.083 feet to the Westerly Right of Way line of Allen Street; said point also being 8.50 feet West of the top of back of an existing concrete highback curb and gutter; thence South, 196.918 feet along the Westerly Right of Way line of Allen Street parallel and 8.50 feet West of the existing curb and gutter; thence Southwesterly, 257.398 feet along the arc of a 490.935 foot radius curve to the right (Note: Chord bears $S15^{\circ}01'13''W$, 254.46 feet) 8.50 feet West of the existing curb and gutter; thence Southwesterly, 39.266 feet along the arc of a 25.00 foot radius curve to the right (Note: Chord bears $S75^{\circ}02'42''W$, 35.352 feet); the right of way line transitions from 8.50 feet West of the existing curb and gutter to being on the back of the curb and gutter on Sandy Parkway; thence $N59^{\circ}57'35''W$, 131.307 feet along the back of the existing concrete curb and gutter to the point of beginning.

Contains 104,578 Square Feet or 2.4008 Acres.

EXHIBIT A

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