

**This Document Has Been Prepared by and  
once recorded should be returned to:**

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**LEASEHOLD DEED OF TRUST, ASSIGNMENT, SECURITY AGREEMENT AND FIXTURE FILING**

**by**

**CJM Limited Liability Limited Partnership,  
an Idaho Limited Liability Limited Partnership**

**to and in favor of**

**Wayne Z. Bennett, Esq.  
as Trustee,**

**and**

**First Bank of Wyoming, Division of Glacier Bank,  
as Beneficiary**

**This document serves as a Fixture Filing under the Utah Uniform Commercial Code.**

**LEASEHOLD DEED OF TRUST, ASSIGNMENT  
SECURITY AGREEMENT AND FIXTURE FILING**

This Leasehold Deed of Trust, Assignment, Security Agreement and Fixture Filing (“**Deed of Trust**”) is made as of the 12 day of November 2021, by **CJM Limited Liability Limited Partnership**, an Idaho limited liability limited partnership with an address of 621 Washington St. S, Twin Falls, ID 83301 (herein referred to as “**Grantor**”), whose address is 148 W Main Street, Lerone, ID 83338, to **Wayne Z. Bennett, Esq.** (“**Initial Trustee**”), whose address is c/o Clyde Snow, 201 South Main Street, Suite 2200, Salt Lake City, UT 84111, and First Bank of Wyoming, Division of Glacier Bank, its successors and assigns (“**Lender**” and “**Beneficiary**”), whose address is 1470 Sugarland Drive, Sheridan, WY 82801. Jerry L. **Ridley and Constance F. Ridley** joins this Deed of Trust for the limited purpose of signing the JOINDER AND SUBORDINATION AGREEMENT attached hereto and incorporated herein by this reference.

**RECITALS**

A. Grantor has requested that Lender make the Loan (as hereinafter defined) to Grantor.

B. As a condition precedent to making the Loan, Lender has required that Grantor execute and deliver this Leasehold Deed of Trust, Assignment, Security Agreement and Fixture Filing to Trustee and Lender.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor agrees as follows:

**GRANTS AND AGREEMENTS**

**ARTICLE 1. DEFINITIONS**

As used in this Deed of Trust, the terms defined in the Preamble hereto shall have the respective meanings specified therein, and the following additional terms shall have the meanings specified:

“**Accessories**” means all fixtures, equipment, systems, machinery, furniture, furnishings, appliances, inventory, goods, building and construction materials, supplies and other articles of personal property, of every kind and character, tangible and intangible (including software embedded therein), now owned or hereafter acquired by Grantor, which are now or hereafter attached to or situated in, on or about the Land or Improvements, or used in or necessary to the complete and proper planning, development, use, occupancy or operation thereof, or acquired (whether delivered to the Land or stored elsewhere) for use or installation in or on the Land or Improvements, and all Additions to the foregoing, all of which are hereby declared to be permanent accessions to the Land. The term “Accessories” does not include any of the foregoing that are owned by any tenant pursuant to the provisions of a “Lease” (as defined below).

“**Accounts**” means all accounts of Grantor within the meaning of the Uniform Commercial Code of the State, derived from or arising out of the use, occupancy or enjoyment of the Property or for services rendered therein or thereon.

“**Additions**” means any and all alterations, additions, accessions and improvements to the Property, substitutions therefor, and renewals and replacements thereof.

“**Affiliate**” means, with respect to any Person, another Person that directly, or indirectly through one or more intermediaries, Controls or is Controlled by or is under common Control with the Person specified.

**“Beneficiary”** means Lender and its successors and assigns.

**“Casualty”** means any act or occurrence of any kind or nature that results in damage, loss or destruction to the Property.

**“Claim”** means any liability, suit, action, claim, demand, loss, expense, penalty, fine, judgment or other cost of any kind or nature whatsoever, including fees, costs and expenses of attorneys, consultants, contractors and experts.

**“Condemnation”** means any taking of title to, use of, or any other interest in the Property under the exercise of the power of condemnation or eminent domain, whether temporarily or permanently, by any Governmental Authority or by any other Person acting under or for the benefit of a Governmental Authority.

**“Condemnation Awards”** means any and all judgments, awards of damages (including severance and consequential damages), payments, proceeds, settlements, amounts paid for a taking in lieu of Condemnation, or other compensation heretofore or hereafter made, including interest thereon, and the right to receive the same, as a result of, or in connection with, any Condemnation or threatened Condemnation.

**“Control”** means the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of a Person, whether through the ability to exercise voting power, by contract or otherwise. “Controlling” or “Controlled” have meanings correlative thereto.

**“Deed of Trust”** means this Deed of Trust, Security Agreement and Fixture Filing, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified.

**“Default”** means an event or circumstance which, with the giving of Notice or lapse of time, or both, would constitute an Event of Default under the provisions of this Deed of Trust.

**“Design and Construction Documents”** means, collectively, (a) all contracts for services to be rendered, work to be performed or materials to be supplied in the development of the Land or the construction or repair of Improvements, including all agreements with architects, engineers or contractors for such services, work or materials; (b) all plans, drawings and specifications for the development of the Land or the construction or repair of Improvements; (c) all permits, licenses, variances and other rights or approvals issued by or obtained from any Governmental Authority or other Person in connection with the development of the Land or the construction or repair of Improvements; and (d) all amendments of or supplements to any of the foregoing.

**“Encumbrance”** means any Lien, easement, right of way, roadway (public or private), condominium regime, cooperative housing regime, condition, covenant or restriction (including any CC&Rs in connection with any condominium development or cooperative housing development), Lease, Ground Lease or other matter of any nature that would affect title to the Property.

**“Event of Default”** means an event or circumstance specified in Article 6 and the continuance of such event or circumstance beyond the applicable grace and/or cure periods therefor, if any, set forth in Article 6.

**“Expenses”** means all reasonable and actual fees, charges, costs and expenses of any nature whatsoever incurred with unaffiliated third parties at any time and from time to time (whether before or after an Event of Default) by Beneficiary or Trustee in making, funding, administering or modifying the Loan, in negotiating or entering into any “workout” of the Loan, or in exercising or enforcing any rights, powers and remedies provided in this Deed of Trust or any of the other Loan Documents, including reasonable attorneys’ fees, court costs, receiver’s fees, management fees and costs incurred in the repair, maintenance and operation of, or taking possession of, or selling, the Property.

“**Governmental Authority**” means any governmental or quasi-governmental entity, including any court, department, commission, board, bureau, agency, administration, service, district or other instrumentality of any governmental entity.

“**Ground Lease**” means that certain Lease Agreement dated January 8, 2021, between Grantor (as “**Tenant**” thereunder) and Jerry L. Ridley and Constance F. Ridley ( collectively the “**Landlord**” thereunder) pursuant to which Grantor leased the Land and all improvements thereon from Landlord, as more particularly set forth in the Ground Lease.

“**Guarantor**” means, individually or collectively, those people identified as Guarantors under the Construction Loan Agreement.

“**Guaranty**” means that certain Guaranty Agreement of even date herewith executed by Guarantor for the benefit of Lender, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified.

“**Improvements**” means all buildings, structures and other improvements now or hereafter existing, erected or placed on the Land, together with any on-site improvements and off-site improvements in any way used or to be used in connection with the use, enjoyment, occupancy or operation of the Land.

“**Incentives**” means all amounts paid or reimbursed to the Grantor with respect to the Property from time to time by any individuals, entities, governmental or quasi-governmental entities or utility providers, including, without limiting the generality of the foregoing: (a) the Grantor’s right, title and interest in and to any and all so-called “TIF”, “TDD”, “CID”, “NID”, property tax abatement, federal or state rehabilitation or historic tax credits, or other public or quasi-public incentives, rights, revenues, proceeds and other benefits with respect to the Property; (b) the Grantor’s rights under any ordinance or other official action with respect to any of the foregoing; (c) the Grantor’s right to request the issuance of TIF, TDD, CID, NID or other bonds or notes (any such notes to be endorsed and delivered to the Beneficiary immediately upon receipt by the Grantor); and (d) the Grantor’s right to receive proceeds of any bonds and/or notes issued from time to time in connection with the Property.

“**Insurance Proceeds**” means the insurance claims under and the proceeds of any and all policies of insurance covering the Property or any part thereof, including all returned and unearned premiums with respect to any insurance relating to such Property, in each case whether now or hereafter existing or arising.

“**Land**” means the real property described in Exhibit A attached hereto and made a part hereof.

“**Laws**” means all federal, state and local laws, statutes, rules, ordinances, regulations, codes, licenses, authorizations, decisions, injunctions, interpretations, orders or decrees of any court or other Governmental Authority having jurisdiction as may be in effect from time to time.

“**Lien**” means any mortgage, deed of trust, pledge, security interest, assignment, judgment, lien or charge of any kind, including any conditional sale or other title retention agreement, any lease in the nature thereof, and the filing of, or agreement to give, any financing statement under the Uniform Commercial Code of any jurisdiction.

“**Loan**” means the loan from Beneficiary to Grantor, the repayment obligations in connection with which are evidenced by the Note.

“**Loan Documents**” means this Deed of Trust, the Note, Construction Loan Agreement and all documents described in the Construction Loan Agreement as Related Documents.

**“Net Proceeds,”** when used with respect to any Condemnation Awards or Insurance Proceeds, means the gross proceeds from any Condemnation or Casualty remaining after payment of all expenses, including attorneys’ fees, incurred in the collection of such gross proceeds.

**“Note”** means that certain Promissory Note of even date herewith in the original principal amount of TEN MILLION SIX HUNDRED FOUR THOUSAND NINE HUNDRED NINETEEN and No/100 Dollars (\$10,604,919.00) made by Grantor to the order of Lender, as the same may from time to time be extended, amended, restated, supplemented or otherwise modified.

**“Notice”** means a notice, request, consent, demand or other communication given in accordance with the provisions of Section 9.9 of this Deed of Trust entitled “Notices.”

**“Obligations”** means all present and future debts, obligations and liabilities of Grantor to Beneficiary and/or Trustee arising pursuant to, and/or on account of, the provisions of this Deed of Trust, the Assignment, the Note or any of the other Loan Documents, including the obligations: (a) to pay all principal, interest, late charges and other amounts due at any time under the Note; (b) to pay all Expenses, indemnification payments, fees and other amounts due at any time under this Deed of Trust or any of the other Loan Documents, together with interest thereon as herein or therein provided; (c) to perform, observe and comply with all of the other terms, covenants and conditions, expressed or implied, which Grantor is required to perform, observe or comply with pursuant to this Deed of Trust or any of the other Loan Documents; (d) to pay and perform all future advances and other obligations that Grantor or any successor in ownership of all or part of the Property may agree to pay and/or perform (whether as principal, surety or guarantor) for the benefit of Beneficiary, when a writing evidences the parties’ agreement that the advance or obligation be secured by this Deed of Trust; and (e) to pay and perform all obligations of Grantor under any Swap Contract.

**“Permitted Encumbrances”** means (a) any matters set forth in any policy of title insurance issued to Beneficiary and insuring Beneficiary’s interest in the Property which are acceptable to Beneficiary as of the date hereof, (b) the Liens and interests of this Deed of Trust, and (c) any other Encumbrance that Beneficiary shall expressly approve in its sole and absolute discretion, as evidenced by a “marked-up” commitment for title insurance initialed on behalf of Beneficiary. Beneficiary hereby acknowledges and agrees that, without limiting the foregoing, the Ground Lease shall constitute Permitted Encumbrances for purposes of this Deed of Trust subject to the subordination to this Deed of Trust.

**“Person”** means an individual, a corporation, a partnership, a joint venture, a limited liability company, a trust, an unincorporated association, any Governmental Authority or any other entity.

**“Personalty”** means all personal property of any kind or nature whatsoever, whether tangible or intangible and whether now owned or hereafter acquired, in which Grantor now has or hereafter acquires an interest and which is used in the construction of, or is placed upon, or is derived from or used in connection with the maintenance, use, occupancy or enjoyment of, the Property, including (a) the Accessories; (b) the Accounts; (c) all franchise, license, management or other agreements with respect to the operation of the Real Property or the business conducted therein (provided all of such agreements shall be subordinate to this Deed of Trust, and Beneficiary shall have no responsibility for the performance of Grantor’s obligations thereunder) and all general intangibles (including payment intangibles, trademarks, trade names, goodwill, software and symbols) related to the Real Property or the operation thereof; (d) all sewer and water taps, appurtenant water stock or water rights, allocations and agreements for utilities, bonds, letters of credit, permits, certificates, licenses, guaranties, warranties, causes of action, judgments, Claims, profits, security deposits, utility deposits, and all rebates or refunds of fees, Taxes, assessments, charges or deposits paid to any Governmental Authority related to the Real Property or the operation thereof; (e) all insurance policies held by Grantor with respect to the Property or Grantor’s operation thereof; (f) all Incentives; (g) all money, instruments and documents (whether tangible or electronic) arising from or by virtue of any transactions related to the

Property, and all deposits and deposit accounts of Grantor with Beneficiary related to the Property, including any such deposit account from which Grantor may from time to time authorize Beneficiary to debit and/or credit payments due with respect to the Loan; together with all Additions to and Proceeds of all of the foregoing; and (h) all of Grantor's rights and interests under all Swap Contracts, including all rights to the payment of money from Beneficiary under any Swap Contract and all accounts, deposit accounts and general intangibles, including payment intangibles, described in any Swap Contract. The term "Personalty" does not include any of the foregoing owned by the tenant pursuant to the provisions of any Lease.

**"Proceeds,"** when used with respect to any of the Property, means all proceeds of such Property, including all Insurance Proceeds and all other proceeds within the meaning of that term as defined in the Uniform Commercial Code of the State.

**"Property"** means the Personalty and all other rights, interests and benefits of every kind and character which Grantor now has or hereafter acquires in, to or for the benefit of the Real Property and/or the Personalty and all other property and rights used or useful in connection therewith, including all Subleases, all Rents, all Condemnation Awards, all Proceeds, and all of Grantor's right, title and interest in and to all Design and Construction Documents, all Refinancing Commitments and all Incentives.

**"Property Assessments"** means all Taxes, payments in lieu of taxes, water rents, sewer rents, assessments, condominium and owner's association assessments and charges, maintenance charges and other governmental or municipal or public or private dues, charges and levies and any Liens (including federal tax liens) which are or may be levied, imposed or assessed upon the Property or any part thereof, or upon any Subleases or any Rents, whether levied directly or indirectly or as excise taxes, as income taxes, or otherwise.

**"Real Property"** means the Land and Improvements, together with all estates, title interests, title reversion rights, remainders, increases, issues, profits, rights of way or uses, additions, accretions, servitudes, strips, gaps, gores, liberties, privileges, water rights, water courses, alleys, passages, ways, vaults, licenses, tenements, franchises, hereditaments, appurtenances, easements, rights-of-way, rights of ingress or egress, parking rights, timber, crops, mineral interests and other rights, now or hereafter owned by Grantor and belonging or appertaining to the Land or Improvements.

**"Refinancing Commitment"** means any commitment from or other agreement with any Person providing for the financing of the Property, some or all of the proceeds of which are intended to be used for the repayment of all or a portion of the Loan.

**"Rents"** means all of the rents, royalties, issues, profits, revenues, earnings, income, proceeds, royalties and other benefits of the Property, or arising from the use or enjoyment of the Property, including, without limitation, all such amounts paid under or arising from any of the Subleases, all fees, charges, accounts or other payments for the use or occupancy of rooms or other public facilities within the Real Property or any part thereof, lease termination fees, purchase option fees and expenses payable under any Sublease, all escrows, security deposits, impounds, reserves, tax refunds and other rights to monies from the Property and/or the businesses and operations conducted by the Grantor thereon (including all revenues, rentals, rent equivalents, receipts, income and profits from guest rooms, meeting rooms, food and beverage facilities, vending machines, telephone systems, guest laundry and any other items of revenue, receipts and/or income as identified in the Uniform System of Accounts for Hotels, 8th Edition, International Association of Hospitality Accountants (1986), as from time to time amended), to be applied against the Indebtedness (as hereinafter defined); provided, however, that the Mortgagor, so long as no Event of Default (as hereinafter defined) has occurred hereunder, may collect rent as it becomes due, but not more than one (1) month in advance thereof; proceeds, income, royalties

**"State"** means the state of Utah.

“**Subleases**” means all leases, subleases, license agreements and other occupancy or use agreements to which Grantor is a party (whether oral or written), now or hereafter existing, which cover or relate to the Property or any part thereof, together with all options therefor, amendments thereto and renewals, modifications and guaranties thereof, including any cash or security deposited under the Subleases to secure performance by the tenants of their obligations under the Subleases, whether such cash or security is to be held until the expiration of the terms of the Subleases or applied to one or more of the installments of rent coming due thereunder.

“**Taxes**” means all taxes and assessments, whether general or special, ordinary or extraordinary, or foreseen or unforeseen, which at any time may be assessed, levied, confirmed or imposed by any Governmental Authority or any community facilities or other private district on Grantor or on any of its properties or assets or any part thereof or in respect of any of its franchises, businesses, income or profits.

“**Transfer**” means any direct or indirect sale, assignment, conveyance or transfer, including any contract or agreement to sell, assign, convey or transfer, and including any management, operating, lease or other agreements with respect to the operation of the Real Property or the business conducted therein, all regardless of whether made voluntarily or by operation of Law or otherwise, and whether made with or without consideration.

“**Trustee**” means the Initial Trustee or its successor in trust who may be acting under and pursuant to this Deed of Trust from time to time.

## **ARTICLE 2. GRANTING CLAUSES; CONDITION OF GRANT**

2.1 **CONVEYANCES AND SECURITY INTERESTS.** In order to secure the prompt payment and performance of the Obligations, Grantor (a) grants, transfers, assigns, bargains and sells, conveys and confirms Grantor’s leasehold interest obtained through the Ground Lease unto Trustee in trust for the benefit of Beneficiary with power of sale and right of entry and possession; provided that Grantor may retain possession of the Real Property until the occurrence of an Event of Default; (b) grants to Beneficiary a security interest in the Personalty; (c) assigns to Beneficiary, and grants to Beneficiary a security interest in, all Condemnation Awards and all Insurance Proceeds; and (d) assigns to Beneficiary, and grants to Beneficiary a security interest in, all of Grantor’s right, title and interest in, but not any of Grantor’s obligations or liabilities under, any and all Design and Construction Documents, any and all Refinancing Commitments and any and all Incentives. All Persons who may have or acquire an interest in all or any part of the Property will be deemed to have notice of, and will be bound by, the terms of the Obligations and each other agreement or instrument made or entered into in connection with each of the Obligations. Such terms include any provisions in the Note or any other Loan Document which provide that the interest rate on one or more of the Obligations may vary from time to time.

2.2 **ABSOLUTE ASSIGNMENT OF SUBLEASES AND RENTS.** In consideration of the making of the Loan by Beneficiary to Borrower and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor absolutely and unconditionally assigns all Subleases and Rents to Beneficiary. This assignment is, and is intended to be, an unconditional, absolute and present assignment from Grantor to Beneficiary of all of Grantor’s right, title and interest in and to the Subleases and the Rents and not an assignment in the nature of a pledge of the Subleases and Rents or the mere grant of a security interest therein. So long as no Event of Default shall exist, however, and so long as Grantor is not in default in the performance of any obligation, covenant or agreement contained in the Subleases, Grantor shall have a license (which license shall terminate automatically upon the occurrence and continuation of an Event of Default or a default by Grantor under the Subleases, after applicable notice and cure period) to collect, but not prior to accrual, all Rents. Grantor agrees to collect and hold all Rents in trust for Beneficiary and to use the Rents for the payment of the cost of operating and maintaining the Property and for the payment of the other Obligations before using the Rents for any other purpose.

2.3 SECURITY AGREEMENT, FIXTURE FILING AND FINANCING STATEMENT. This Deed of Trust creates a security interest in the Personalty, and, to the extent the Personalty is not real property, this Deed of Trust constitutes a security agreement from Grantor to Beneficiary under the Uniform Commercial Code of the State. In addition to all of its other rights under this Deed of Trust and otherwise, Beneficiary shall have all of the rights of a secured party under the Uniform Commercial Code of the State, as in effect from time to time, or under the Uniform Commercial Code in force from time to time in any other state to the extent the same is applicable Law. This Deed of Trust shall be effective as a financing statement filed as a fixture filing with respect to all fixtures included within the Property and is to be filed for record in the real estate records of each county where any part of the Property (including such fixtures) is situated. This Deed of Trust shall also be effective as a financing statement with respect to any other Property as to which a security interest may be perfected by the filing of a financing statement and may be filed as such in any appropriate filing or recording office. The respective mailing addresses of Grantor and Beneficiary are set forth in the opening paragraph of this Deed of Trust. A carbon, photographic or other reproduction of this Deed of Trust or any other financing statement relating to this Deed of Trust shall be sufficient as a financing statement for any of the purposes referred to in this Section. Grantor hereby irrevocably authorizes Beneficiary at any time and from time to time to file any initial financing statements, amendments thereto and continuation statements as authorized by applicable Law, reasonably required by Beneficiary to establish or maintain the validity, perfection and priority of the security interests granted in this Deed of Trust. The foregoing authorization includes Grantor's irrevocable authorization for Beneficiary at any time and from time to time to file any initial financing statements and amendments thereto that indicate the Personalty (a) as "all assets" of Grantor or words of similar effect, regardless of whether any particular asset comprised in the Personalty falls within the scope of the Uniform Commercial Code of the State or the jurisdiction where the initial financing statement or amendment is filed, or (b) as being of an equal or lesser scope or with greater detail.

2.4 RELEASE OF DEED OF TRUST AND TERMINATION OF ASSIGNMENTS AND FINANCING STATEMENTS. If and when Grantor has paid and performed all of the Obligations, and no further advances are to be made under the Loan Documents, Beneficiary will provide a release of the Property from the lien of this Deed of Trust and termination statements for filed financing statements, if any, to Grantor. Grantor shall be responsible for the recordation of such release and the payment of any recording and filing costs.

### ARTICLE 3. REPRESENTATIONS AND WARRANTIES

Grantor makes the following warranties and representations to beneficiary:

3.1 TITLE TO REAL PROPERTY. Grantor (a) owns leasehold title to the Real Property pursuant to the Ground Lease, and (b) is lawfully seized and possessed of the Real Property pursuant to the Ground Lease. Grantor has the right and authority to encumber Ground Lessor's fee title to the Real Property with the lien of this Deed of Trust, subject to and in accordance with the provisions of the Ground Lease relating thereto. The Real Property is subject to no Encumbrances other than the Permitted Encumbrances.

3.2 TITLE TO OTHER PROPERTY. Grantor has good title to the Personalty, and the Personalty is not subject to any Encumbrance other than the Permitted Encumbrances. None of the Ground Lease, Subleases, Rents, Design and Construction Documents, Refinancing Commitments or Incentives, if existing, are subject to any Encumbrance other than the Permitted Encumbrances.

3.3 PROPERTY ASSESSMENTS. The Real Property is assessed for purposes of Property Assessments as a separate and distinct parcel from any other property, such that the Real Property shall never become subject to the Lien of any Property Assessments levied or assessed against any property other than the Real Property.



3.4 **INDEPENDENCE OF THE REAL PROPERTY.** No buildings or other improvements on property not covered by this Deed of Trust rely on the Real Property or any interest therein to fulfill any requirement of any Governmental Authority for the existence of such property, building or improvements; and none of the Real Property relies, or will rely, on any property not covered by this Deed of Trust or any interest therein to fulfill any requirement of any Governmental Authority. The Real Property has been properly subdivided from all other property in accordance with the requirements of any applicable Governmental Authorities.

3.5 **EXISTING IMPROVEMENTS.** The existing Improvements were constructed, and are being used and maintained, in accordance with all applicable Laws, including without limitation, zoning Laws and other land use regulations.

#### **ARTICLE 4. AFFIRMATIVE COVENANTS**

4.1 **OBLIGATIONS.** Grantor agrees to promptly pay and perform all of the Obligations, time being of the essence in each case.

4.2 **PROPERTY ASSESSMENTS; DOCUMENTARY TAXES.** Grantor (a) will promptly pay in full and discharge all Property Assessments, and (b) will furnish to Beneficiary, upon demand, the receipted bills for such Property Assessments prior to the day upon which the same shall become delinquent. Property Assessments shall be considered delinquent as of the first day any interest or penalty commences to accrue thereon. Grantor will promptly pay all stamp, documentary, recordation, transfer and intangible taxes and all other taxes that may from time to time be required to be paid with respect to the Loan, the Note, this Deed of Trust or any of the other Loan Documents.

4.3 **PERMITTED CONTESTS.** Grantor shall not be required to pay any of the Property Assessments, or to comply with any Law, so long as Grantor shall in good faith, and at its cost and expense, contest the amount or validity thereof, or take other appropriate action with respect thereto, in good faith and in an appropriate manner or by appropriate proceedings; provided that (a) such proceedings operate to prevent the collection of, or other realization upon, such Property Assessments or enforcement of the Law so contested, (b) there will be no sale, forfeiture or loss of the Property during the contest, (c) neither Beneficiary nor Trustee is subjected to any Claim as a result of such contest, and (d) Grantor provides assurances satisfactory to Beneficiary (including the establishment of an appropriate reserve account with Beneficiary) of its ability to pay such Property Assessments or comply with such Law in the event Grantor is unsuccessful in its contest. Each such contest shall be promptly prosecuted to final conclusion or settlement, and Grantor shall indemnify and save Beneficiary and Trustee harmless against all Claims in connection therewith. Promptly after the settlement or conclusion of such contest or action, Grantor shall comply with such Law and/or pay and discharge the amounts which shall be levied, assessed or imposed or determined to be payable, together with all penalties, fines, interests, costs and expenses in connection therewith.

4.4 **COMPLIANCE WITH LAWS.** Grantor will comply with and not violate, and cause to be complied with and not violated, all present and future Laws applicable to the Property and its use and operation.

4.5 **MAINTENANCE AND REPAIR OF THE PROPERTY.** Grantor, at Grantor's sole expense will (a) keep and maintain Improvements and Accessories in good condition, working order and repair, and (b) make all necessary or appropriate repairs and Additions to Improvements and Accessories, so that each part of the Improvements and all of the Accessories shall at all times be in good condition and fit and proper for the respective purposes for which they were originally intended, erected, or installed.

4.6 **ADDITIONS TO SECURITY.** All right, title and interest of Grantor in and to all Improvements and Additions hereafter constructed or placed on the Property and in and to any Accessories hereafter acquired shall, without any further deed of trust, conveyance, assignment or other act by Grantor, become subject to the Lien

of this Deed of Trust as fully and completely, and with the same effect, as though now owned by Grantor and specifically described in the granting clauses hereof. Grantor agrees, however, to execute and deliver to Trustee and/or Beneficiary such further documents as may be required by the terms of the other Loan Documents.

4.7 SUBROGATION. To the extent permitted by Law, Beneficiary shall be subrogated, notwithstanding its release of record, to any Lien now or hereafter existing on the Property to the extent that such Lien is paid or discharged by Beneficiary whether or not from the proceeds of the Loan. This Section shall not be deemed or construed, however, to obligate Beneficiary to pay or discharge any Lien.

4.8 LEASES.

a) Lender shall not be obligated to perform or discharge any obligation of Grantor under any lease including the Ground Lease or any Sublease. The assignment of Subleases provided for in the Loan Documents in no manner places on Lender any responsibility for (i) the control, care, management or repair of the Property, (ii) the carrying out of any of the terms and conditions of the Subleases, (iii) any waste committed on the Property, or (iv) any dangerous or defective condition on the Property (whether known or unknown).

b) No approval of any lease or sublease by Lender shall be for any purpose other than to protect Lender's security and to preserve Lender's rights under the Loan Documents, and no such approval shall result in a waiver of a Default or Event of Default.

4.9 INSURANCE. Grantor shall maintain the following insurance at its sole cost and expense:

a) Insurance against Casualty to the Property under a policy or policies covering such risks as are presently included in "special form" (also known as "all risk") coverage, including such risks as are ordinarily insured against by similar businesses, but in any event including fire, lightning, windstorm, hail, explosion, riot, riot attending a strike, civil commotion, damage from aircraft, smoke, vandalism, malicious mischief and acts of terrorism. Such insurance shall name Beneficiary as mortgagee or deed of trust beneficiary, and as loss payee. Unless otherwise agreed in writing by Beneficiary, such insurance shall be for the full insurable value of the Property, with a deductible amount, if any, reasonably satisfactory to Beneficiary. No policy of insurance shall be written such that the proceeds thereof will produce less than the minimum coverage required by this Section by reason of co-insurance provisions or otherwise. The term "full insurable value" means one hundred percent (100%) of the actual replacement cost of the Property (excluding foundation and excavation costs and costs of underground flues, pipes, drains and other uninsurable items).

b) Comprehensive (also known as commercial) general liability insurance on an "occurrence" basis against claims for "personal injury" liability and liability for death, bodily injury and damage to property, products and completed operations, in limits satisfactory to Beneficiary with respect to any one occurrence and the aggregate of all occurrences during any given annual policy period. Such insurance shall name Beneficiary as an additional insured.

c) Workers' compensation insurance for all employees of Grantor in such amount as is required by Law and including employer's liability insurance, if required by Beneficiary.

d) During any period of construction upon the Property, Grantor shall maintain, or cause others to maintain, builder's risk insurance (non-reporting form) of the type customarily carried in the case of similar construction for one hundred percent (100%) of the full replacement cost of work in place and materials stored at or upon the Property.

e) If at any time any portion of any structure on the Property is insurable against Casualty by flood and is located in a Special Flood Hazard Area under the Flood Disaster Protection Act of 1973, as amended, a flood insurance policy in form and amount acceptable to Beneficiary but in no amount less than the amount sufficient to meet the requirements of applicable Law as such requirements may from time to time be in effect.

4.10 ADJUSTMENT OF CONDEMNATION AND INSURANCE CLAIMS. Grantor shall give prompt Notice to Beneficiary of any Casualty or any Condemnation or threatened Condemnation. Beneficiary is authorized, at its sole and absolute option, to commence, appear in and prosecute, in its own or Grantor's name, any action or proceeding relating to any Condemnation or Casualty, and to make proof of loss for and to settle or compromise any Claim in connection therewith. In such case, Beneficiary shall have the right to receive all Condemnation Awards and Insurance Proceeds, and may deduct from said Condemnation Awards and/or Insurance Proceeds, any payment all of its Expenses. However, so long as no Event of Default has occurred and Grantor is diligently pursuing its rights and remedies with respect to a Claim, Lender will obtain Grantor's written consent (which consent shall not be unreasonably withheld or delayed) before making proof of loss for or settling or compromising such Claim. Grantor agrees to diligently assert its rights and remedies with respect to each Claim and to promptly pursue the settlement and compromise of each Claim subject to Beneficiary's approval, which approval shall not be unreasonably withheld or delayed. If, prior to the receipt by Beneficiary of any Condemnation Award or Insurance Proceeds, the Property shall have been sold pursuant to the provisions of this Deed of Trust, Beneficiary shall have the right to receive such funds (a) to the extent of any deficiency found to be due upon such sale with interest thereon (whether or not a deficiency judgment on this Deed of Trust shall have been sought or recovered or denied), and (b) to the extent necessary to reimburse Beneficiary for its Expenses. If any Condemnation Awards or Insurance Proceeds are paid to Grantor, Grantor shall receive the same in trust for Beneficiary. Within ten (10) days after Grantor's receipt of any Condemnation Awards or Insurance Proceeds, Grantor shall deliver such awards or proceeds to Beneficiary in the form in which they were received, together with any endorsements or documents that may be necessary to effectively negotiate or transfer the same to Beneficiary. Grantor agrees to execute and deliver from time to time, upon the request of Beneficiary, such further instruments or documents as may be requested by Beneficiary to confirm the grant and assignment to Beneficiary of any Condemnation Awards or Insurance Proceeds.

4.11 UTILIZATION OF NET PROCEEDS. Net Proceeds must be utilized either for payment of the Obligations or for the restoration of the Property. Net Proceeds may be utilized for the restoration of the Property only if no Default shall exist and only if in the reasonable judgment of Beneficiary (i) there has been no material adverse change in the financial viability of the construction or operation of the Improvements, (ii) the Net Proceeds, together with other funds deposited with Beneficiary for that purpose, are sufficient to pay the cost of the restoration pursuant to a budget and plans and specifications approved by Beneficiary, and (iii) the restoration can be completed prior to the final maturity of the Loan and prior to the date required by any Sublease. Otherwise, Net Proceeds shall be utilized for payment of the Obligations. If Net Proceeds are to be utilized for the restoration of the Property, the Net Proceeds, together with any other funds deposited with Beneficiary for that purpose, must be deposited in an interest-bearing account with Beneficiary, which account will be assigned to Beneficiary as additional security for the Loan. Disbursements of funds from the account will be made in a manner consistent with, and subject to, the requirements for the closing and funding of construction loans. Notwithstanding anything in this Deed of Trust to the contrary, Beneficiary hereby agrees that, in the event the Ground Lease requires condemnation and/or insurance proceeds to be utilized for the restoration of the improvements on the Property, such proceeds shall be used for such purpose as long as no uncured Event of Default exists under the Loan Documents.

4.12 BOOKS AND RECORDS; FINANCIAL STATEMENTS AND TAX RETURNS. Grantor will keep and maintain full and accurate books and records administered in accordance with sound accounting principles, consistently applied, showing in detail the earnings and expenses of the Property and the operation thereof. Grantor will keep and maintain its books and records, including recorded data of any kind and regardless of the medium of recording, at the address of Grantor set forth herein. Grantor shall permit Beneficiary, or any

Person authorized by Beneficiary, to inspect and examine such books and records (regardless of where maintained) and all supporting vouchers and data and to make copies and extracts therefrom at all reasonable times and as often as may be requested by Beneficiary (but not more than once per calendar year and with respect to no more than one calendar year per request). Grantor will furnish or cause to be furnished to Beneficiary annual financial statements, including balance sheets and income statements, for Grantor, each Guarantor and the Property, within ninety (90) days after each fiscal year end for the respective reporting party. In addition, Grantor will furnish or cause to be furnished to Beneficiary, with reasonable promptness, such interim financial statements of Grantor, each Guarantor and the Property, together with such additional information, reports or statements in connection therewith, as Beneficiary may from time to time request. All financial statements must be in form and detail acceptable to Beneficiary and must be certified as to accuracy by Grantor or the respective Guarantor, as the case may be. Grantor shall provide, upon Beneficiary's request, convenient facilities for the audit and verification of any such statement. All certifications and signatures on behalf of corporations, partnerships, limited liability companies and other entities shall be by a representative of the reporting party satisfactory to Beneficiary. All financial statements for individuals shall be on Beneficiary's then-current personal financial statement form or in another form satisfactory to Beneficiary.

#### **ARTICLE 5. NEGATIVE COVENANTS**

5.1 **ENCUMBRANCES.** Grantor will not permit any of the Property to become subject to any Encumbrance other than the Permitted Encumbrances. Within thirty (30) days after the filing of any mechanic's lien or other Lien or Encumbrance against the Property, Grantor will promptly discharge the same by payment or filing a bond or otherwise as permitted by Law. So long as Beneficiary's security has been protected by the filing of a bond or otherwise in a manner satisfactory to Beneficiary in its sole and absolute discretion, Grantor shall have the right to contest in good faith any Claim, Lien or Encumbrance, provided that Grantor does so diligently and without prejudice to Beneficiary or delay in completing construction of the Improvements. Grantor shall give Beneficiary Notice of any default under any Lien and Notice of any foreclosure or threat of foreclosure with respect to any of the Property.

5.2 **TRANSFER OF THE PROPERTY.** Grantor will not Transfer, or contract to Transfer, all or any part of the Property or any legal or beneficial interest therein (except for certain Transfers of the Accessories expressly permitted in this Deed of Trust). The Transfer of the general partnership interest in Grantor, if Grantor is a general partnership, or the Transfer of more than fifty-one percent (51%) of the limited partnership interests, stock, or membership interests, as the case may be, in Grantor (whether in one or more transactions during the term of the Loan) shall be deemed to be a prohibited Transfer of the Property.

5.3 **REMOVAL, DEMOLITION OR ALTERATION OF ACCESSORIES AND IMPROVEMENTS.** Except to the extent permitted by the following sentence, no Improvements or Accessories shall be removed, demolished or materially altered without the prior written consent of Beneficiary (which shall not be unreasonably withheld, conditioned or delayed). Grantor may remove and dispose of, free from the Lien of this Deed of Trust, such Accessories as from time to time become worn out or obsolete, provided that, either (a) at the time of, or prior to, such removal, any such Accessories are replaced with other Accessories which are free from Liens other than Permitted Encumbrances and have a value at least equal to that of the replaced Accessories (and by such removal and replacement Grantor shall be deemed to have subjected such Accessories to the Lien of this Deed of Trust), or (b) so long as a prepayment may be made without the imposition of any premium pursuant to the Note, such Accessories are sold at fair market value for cash and the net cash proceeds received from such disposition are paid over promptly to Beneficiary to be applied to the prepayment of the principal of the Loan. Additionally, notwithstanding the foregoing or anything in this Deed of Trust to the contrary, Grantor may remove, demolish and/or materially alter the Improvements on the Property, so long as the value of such Improvements is not materially, negatively affected following the completion of such work.

5.4 **ADDITIONAL IMPROVEMENTS.** Grantor will not construct any Improvements other than those presently on the Land without the prior written consent of Beneficiary (which shall not be unreasonably withheld, conditioned or delayed). Grantor will complete and pay for, within a reasonable time, any Improvements which Grantor is permitted to construct on the Land. Grantor will construct and erect any permitted Improvements (a) strictly in accordance with all applicable Laws and any private restrictive covenants, (b) entirely on lots or parcels of the Land, (c) so as not to encroach upon any easement or right of way or upon the land of others, and (d) wholly within any building restriction and setback lines applicable to the Land.

5.5 **RESTRICTIVE COVENANTS, ZONING, ETC.** Without the prior written consent of Beneficiary (which shall not be unreasonably withheld, conditioned or delayed), Grantor will not initiate, join in, or consent to any change in, any restrictive covenant, easement, zoning ordinance, or other public or private restrictions limiting or defining the uses which may be made of the Property, including any Incentives. Grantor (a) will promptly perform and observe, and cause to be performed and observed, all of the terms and conditions of all agreements affecting the Property and all state, federal or local regulations affecting the Property, and (b) will do or cause to be done all things necessary to preserve intact and unimpaired any and all easements, appurtenances and other interests and rights in favor of, or constituting any portion of, the Property.

#### **ARTICLE 6. EVENTS OF DEFAULT**

The occurrence or happening, from time to time, of any one or more of the following shall constitute an Event of Default under this Deed of Trust:

6.1 **PAYMENT OBLIGATIONS.** Grantor fails to pay any of the Obligations when due, whether on the scheduled due date or upon acceleration, maturity or otherwise.

6.2 **TRANSFERS.** Grantor violates the Transfers prohibitions set forth in Section 5.2 of this Deed of Trust, entitled "Transfer of Property."

6.3 **OTHER OBLIGATIONS.** Grantor fails to promptly perform or comply with any of the Obligations set forth in this Deed of Trust (other than those expressly described in other Sections of this Article VI), and such failure continues uncured for a period of thirty (30) days after Notice from Beneficiary to Grantor, unless (a) such failure, by its nature, is not capable of being cured within such period, and (b) within such period, Grantor commences to cure such failure and thereafter diligently prosecutes the cure thereof, and (c) Grantor causes such failure to be cured no later than ninety (90) days after the date of such Notice from Beneficiary.

6.4 **EVENT OF DEFAULT UNDER OTHER LOAN DOCUMENTS.** An Event of Default (as defined therein) beyond any applicable notice and cure period occurs under any of the Loan Documents, or Grantor or Guarantor fails to promptly pay, perform, observe or comply with any obligation or agreement contained in any of the other Loan Documents (within any applicable grace or cure period).

6.5 **EXECUTION; ATTACHMENT.** Any execution or attachment is levied against any of the Property, and such execution or attachment is not set aside, discharged or stayed within thirty (30) days after the same is levied.

#### **ARTICLE 7. RIGHTS AND REMEDIES**

Upon the happening of any Event of Default, Beneficiary, or Trustee at the direction of Beneficiary, shall have the right, in addition to any other rights or remedies available to Beneficiary under any of the Loan Documents or applicable Law, to exercise any one or more of the following rights, powers or remedies:

7.1 ACCELERATION. Beneficiary may accelerate all Obligations under the Loan Documents whereupon such Obligations shall become immediately due and payable, without notice of default, notice of acceleration or intention to accelerate, presentment or demand for payment, protest, notice of protest, notice of nonpayment or dishonor, or notices or demands of any kind or character (all of which are hereby waived by Grantor).

7.2 FORECLOSURE; POWER OF SALE. Trustee, if and as directed by Beneficiary, shall have all of the rights and may exercise all of the powers set forth under the applicable Law of the State. Trustee may sell the Property in its entirety or in parcels, and by one or by several sales, as deemed appropriate by Trustee in its sole and absolute discretion. If Trustee chooses to have more than one foreclosure sale, Trustee may cause the foreclosure sales to be held simultaneously or successively, on the same day, or on such different days and at such different times as Trustee may elect. Trustee shall receive and apply the proceeds from the sale of the Property, or any portion thereof, in accordance with any applicable provision of Law. Immediately upon the first delivery or publication of any advertisement or notice of sale and continuing until all Expenses incident to any foreclosure proceedings have been paid in full to Grantor, there shall be due and owing by Grantor all Expenses incident to any and all foreclosure proceedings under this Deed of Trust.

7.3 JUDICIAL ACTION. Beneficiary shall have the right from time to time to sue Grantor for any sums (whether interest, damages for failure to pay principal or any installments thereof, taxes, or any other sums required to be paid under the terms of this Deed of Trust, as the same become due), without regard to whether or not any of the other Obligations shall be due, and without prejudice to the right of Beneficiary thereafter to enforce any appropriate remedy against Grantor, including an action of foreclosure or an action for specific performance, for a Default or Event of Default existing at the time such earlier action was commenced.

7.4 COLLECTION OF RENTS. Upon the occurrence of an Event of Default, the license granted to Grantor to collect the Rents pursuant to the Loan Documents shall be automatically and immediately revoked as provided therein, without further notice to or demand upon Grantor. Beneficiary may, but shall not be obligated to, perform any or all obligations of the landlord under any or all of the Subleases, and Beneficiary may, but shall not be obligated to, exercise and enforce any or all of Grantor's rights under the Subleases. Without limitation to the generality of the foregoing, Beneficiary may notify the tenants under the Subleases that all Rents are to be paid to Beneficiary, and following such notice all Rents shall be paid directly to Beneficiary and not to Grantor or any other Person other than as directed by Beneficiary, it being understood that a demand by Beneficiary on any tenant under the Subleases for the payment of Rent shall be sufficient to warrant payment by such tenant of Rent to Beneficiary without the necessity of further consent by Grantor. Grantor hereby irrevocably authorizes and directs the tenants under the Subleases to pay all Rents to Beneficiary instead of to Grantor, upon receipt of written notice from Beneficiary, without the necessity of any inquiry of Grantor and without the necessity of determining the existence or non-existence of an Event of Default. Grantor hereby appoints Beneficiary as Grantor's attorney-in-fact with full power of substitution, which appointment shall take effect upon the occurrence of an Event of Default and is coupled with an interest and is irrevocable prior to the full and final payment and performance of the Obligations, in Grantor's name or in Beneficiary's name: (a) to endorse all checks and other instruments received in payment of Rents and to deposit the same in any account selected by Beneficiary; (b) to give receipts and releases in relation thereto; (c) to institute, prosecute and/or settle actions for the recovery of Rents; (d) to modify the terms of any Subleases including terms relating to the Rents payable thereunder; (e) to cancel any Subleases; (f) to enter into new Subleases; and (g) to do all other acts and things with respect to the Subleases and Rents which Beneficiary may deem necessary or desirable to protect the security for the Obligations. Any Rents received shall be applied first to pay all Expenses and next in reduction of the other Obligations. Grantor shall pay, on demand, to Beneficiary, the amount of any deficiency between (i) the Rents received by Beneficiary, and (ii) all Expenses incurred together with interest thereon as provided in the Loan Documents.

7.5 **TAKING POSSESSION OR CONTROL OF THE PROPERTY.** As a matter of right without regard to the adequacy of the security, and to the extent permitted by Law without notice to Grantor, Beneficiary shall be entitled, upon application to a court of competent jurisdiction, to the immediate appointment of a receiver for all or any part of the Property, whether such receivership may be incidental to a proposed sale of the Property or otherwise, and Grantor hereby consents to the appointment of such a receiver. In addition, to the extent permitted by Law, and with or without the appointment of a receiver, or an application therefor, Beneficiary may (a) enter upon, and take possession of (and Grantor shall surrender actual possession of), the Property or any part thereof, without notice to Grantor and without bringing any legal action or proceeding, or, if necessary by force, legal proceedings, ejectment or otherwise, and (b) remove and exclude Grantor and its agents and employees therefrom.

7.6 **MANAGEMENT OF THE PROPERTY.** Upon obtaining possession of the Property, Beneficiary, Trustee or the receiver, as the case may be, may, at its sole option, (a) make all necessary or proper repairs and Additions to or upon the Property, (b) operate, maintain, control, make secure and preserve the Property, and (c) complete the construction of any unfinished Improvements on the Property and, in connection therewith, continue any and all outstanding contracts for the erection and completion of such Improvements and make and enter into any further contracts which may be necessary, either in their or its own name or in the name of Grantor (the costs of completing such Improvements shall be Expenses secured by this Deed of Trust and shall accrue interest as provided in the Loan Documents). Beneficiary, Trustee or such receiver shall be under no liability for, or by reason of, any such taking of possession, entry, holding, removal, maintaining, operation or management, except for negligence or willful misconduct. The exercise of the remedies provided in this Section shall not cure or waive any Event of Default, and the enforcement of such remedies, once commenced, shall continue for so long as Beneficiary shall elect, notwithstanding the fact that the exercise of such remedies may have, for a time, cured the original Event of Default.

7.7 **UNIFORM COMMERCIAL CODE.** Beneficiary may proceed under the Uniform Commercial Code as to all or any part of the Personalty, and in conjunction therewith may exercise all of the rights, remedies and powers of a secured creditor under the Uniform Commercial Code. Upon the occurrence of any Event of Default, Grantor shall assemble all of the Accessories and make the same available within the Improvements. Any notification required by the Uniform Commercial Code shall be deemed reasonably and properly given if sent in accordance with the Notice provisions of this Deed of Trust at least ten (10) days before any sale or other disposition of the Personalty. Disposition of the Personalty shall be deemed commercially reasonable if made pursuant to a public sale advertised at least twice in a newspaper of general circulation in the community where the Property is located, or if made pursuant to other acceptable means of disposition under applicable Law. It shall be deemed commercially reasonable for the Trustee to dispose of the Personalty without giving any warranties as to the Personalty and specifically disclaiming all disposition warranties.

7.8 **APPLICATION OF PROCEEDS.** Unless otherwise provided by applicable Law, all proceeds from the sale of the Property or any part thereof pursuant to the rights and remedies set forth in this Article 7 and any other proceeds received by Beneficiary from the exercise of any of its other rights and remedies hereunder or under the other Loan Documents shall be applied first to pay all Expenses and next in reduction of the other Obligations, in such manner and order as Beneficiary may elect in Beneficiary's sole discretion.

7.9 **OTHER REMEDIES.** Beneficiary shall have the right from time to time to protect, exercise and enforce any legal or equitable remedy against Grantor provided under the Loan Documents or by applicable Laws.

## **ARTICLE 8. TRUSTEE**

8.1 **LIABILITY OF TRUSTEE.** Trustee shall have no liability or responsibility for, and make no warranties in connection with, the validity or enforceability of any of the Loan Documents or the description, value or status of title to the Property. Trustee shall be protected in acting upon any notice, request, consent, demand,

statement, note or other paper or document believed by Trustee to be genuine and to have been signed by the party or parties purporting to sign the same. Trustee shall not be liable for any error of judgment, nor for any act done or step taken or omitted, nor for any mistakes of law or fact, nor for anything which Trustee may do or refrain from doing in good faith, nor generally shall Trustee have any accountability hereunder except for willful misconduct or negligence. The powers and duties of Trustee hereunder may be exercised through such attorneys, agents or servants as Trustee may appoint, and Trustee shall have no liability or responsibility for any act, failure to act, negligence or willful conduct of such attorney, agent or servant, so long as the selection was made with reasonable care. In addition, Trustee may consult with legal counsel selected by Trustee, and Trustee shall have no liability or responsibility by reason of any act or failure to act in accordance with the opinions of such counsel. Trustee may act hereunder and may sell or otherwise dispose of the Property or any part thereof as herein provided, although Trustee has been, may now be or may hereafter be, an attorney, officer, agent or employee of Beneficiary, in respect of any matter or business whatsoever. Trustee, however, shall have no obligation to sell all or any part of the Property following an Event of Default or to take any other action authorized to be taken by Trustee hereunder except upon the demand of Beneficiary.

8.2 INDEMNIFICATION OF TRUSTEE. Grantor agrees to indemnify Trustee and to hold Trustee harmless from and against any and all Claims and Expenses directly or indirectly arising out of or resulting from any transaction, act, omission, event or circumstance in any way connected with the Property or the Loan, including but not limited to any Claim arising out of or resulting from any assertion or allegation that Trustee is liable for any act or omission of Grantor or any other Person in connection with the ownership, development, financing, operation or sale of the Property; provided, however, that Grantor shall not be obligated to indemnify Trustee with respect to any Claim arising solely from the negligence or willful misconduct of Trustee. The agreements and indemnifications contained in this Section shall apply to Claims arising both before and after the repayment of the Loan and shall survive the repayment of the Loan, any foreclosure or deed in lieu thereof, or other conveyance in lieu thereof or other assignment in lieu thereof, and any other action by Trustee to enforce the rights and remedies of Beneficiary or Trustee hereunder or under the other Loan Documents.

8.3 SUBSTITUTION OF TRUSTEE; MULTIPLE TRUSTEES. Beneficiary shall have, and is hereby granted with warranty of further assurances, the irrevocable power to appoint a new or replacement or substitute Trustee. Such power may be exercised, in Beneficiary's sole discretion, at any time without notice, without cause and without specifying any reason therefor, by filing for record in the office where this Deed of Trust is recorded a Deed of Appointment. The power of appointment of a successor Trustee may be exercised as often as and whenever Beneficiary may choose, and the exercise of the power of appointment, no matter how often, shall not be an exhaustion thereof. Upon the recordation of such Deed or Deeds of Appointment, the Trustee so appointed shall thereupon, without any further act or deed of conveyance, become fully vested with identically the same title and estate in and to the Property and with all the rights, powers, trusts and duties of its predecessor in the trust hereunder with like effect as if originally named as Trustee hereunder. Whenever in this Deed of Trust reference is made to Trustee, it shall be construed to mean each Person appointed as Trustee for the time being, whether original or successor in trust. All title, estate, rights, powers, trusts and duties granted to Trustee shall be in each Person appointed as Trustee so that any action hereunder by any Person appointed as Trustee shall for all purposes be deemed to be, and as effective as, the action of all Trustees.

## **ARTICLE 9. MISCELLANEOUS**

9.1 RIGHTS, POWERS AND REMEDIES CUMULATIVE. Each right, power and remedy of Beneficiary or Trustee as provided for in this Deed of Trust, or in any of the other Loan Documents or now or hereafter existing by Law, shall be cumulative and concurrent and shall be in addition to every other right, power or remedy provided for in this Deed of Trust, or in any of the other Loan Documents or now or hereafter existing by Law, and the exercise or beginning of the exercise by Beneficiary or Trustee of any one or more of such rights,



powers or remedies shall not preclude the simultaneous or later exercise by Beneficiary or Trustee of any or all such other rights, powers or remedies.

9.2 NO WAIVER BY BENEFICIARY OR TRUSTEE. No course of dealing or conduct by or among Beneficiary, Trustee and Grantor shall be effective to amend, modify or change any provisions of this Deed of Trust or the other Loan Documents. No failure or delay by Beneficiary or Trustee to insist upon the strict performance of any term, covenant or agreement of this Deed of Trust or of any of the other Loan Documents, or to exercise any right, power or remedy consequent upon a breach thereof, shall constitute a waiver of any such term, covenant or agreement or of any such breach, or preclude Beneficiary or Trustee from exercising any such right, power or remedy at any later time or times. By accepting payment after the due date of any of the Obligations, neither Beneficiary nor Trustee shall be deemed to waive the right either to require prompt payment when due of all other Obligations, or to declare an Event of Default for failure to make prompt payment of any such other Obligations. Neither Grantor nor any other Person now or hereafter obligated for the payment of the whole or any part of the Obligations shall be relieved of such liability by reason of (a) the failure of Beneficiary to comply with any request of Grantor or of any other Person to take action to foreclose this Deed of Trust or otherwise enforce any of the provisions of this Deed of Trust, or (b) any agreement or stipulation between any subsequent owner or owners of the Property and Beneficiary, or (c) Beneficiary's extending the time of payment or modifying the terms of this Deed of Trust or any of the other Loan Documents without first having obtained the consent of Grantor or such other Person. Regardless of consideration, and without the necessity for any notice to or consent by the holder of any subordinate Lien on the Property, Beneficiary may release any Person at any time liable for any of the Obligations or any part of the security for the Obligations and may extend the time of payment or otherwise modify the terms of this Deed of Trust or any of the other Loan Documents without in any way impairing or affecting the Lien of this Deed of Trust or the priority of this Deed of Trust over any subordinate Lien. The holder of any subordinate Lien shall have no right to terminate any lease or sublease regardless of whether or not such lease or sublease is subordinate to this Deed of Trust. Beneficiary may resort to the security or collateral described in this Deed of Trust or any of the other Loan Documents in such order and manner as Beneficiary may elect in its sole discretion.

9.3 WAIVERS AND AGREEMENTS REGARDING REMEDIES. To the full extent Grantor may do so, Grantor hereby:

a) agrees that it will not at any time plead, claim or take advantage of any Laws now or hereafter in force providing for any appraisal, valuation, stay extension or redemption, and waives and releases all rights of redemption, valuation, appraisal, stay of execution, extension and notice of election to accelerate the Obligations.

b) waives any right to bring or utilize any defense, counterclaim (except compulsory counterclaims) or setoff, other than one which denies the existence or sufficiency of the facts upon which any foreclosure action is grounded. If any defense, counterclaim or setoff, other than one permitted by the preceding clause, is timely raised in a foreclosure action, such defense, counterclaim or setoff shall be dismissed. If such defense, counterclaim or setoff is based on a Claim which could be tried in an action for money damages, such Claim may be brought in a separate action which shall not thereafter be consolidated with the foreclosure action. The bringing of such separate action for money damages shall not be deemed to afford any grounds for staying the foreclosure action; and

c) waives and relinquishes any and all rights and remedies which Grantor may have or be able to assert by reason of the provisions of any Laws pertaining to the rights and remedies of sureties.

9.4 SUCCESSORS AND ASSIGNS. All of the grants, covenants, terms, provisions and conditions of this Deed of Trust shall run with the Land and shall apply to and bind the successors and assigns of Grantor (including any permitted subsequent owner of the Property), and inure to the benefit of Beneficiary, its successors and assigns and to the successors in trust of Trustee.

9.5 NO WARRANTY BY BENEFICIARY OR TRUSTEE. By inspecting the Property or by accepting or approving anything required to be observed, performed or fulfilled by Grantor or to be given to Beneficiary or Trustee pursuant to this Deed of Trust or any of the other Loan Documents, Beneficiary and Trustee shall not be deemed to have warranted or represented the condition, sufficiency, legality, effectiveness or legal effect of the same, and such acceptance or approval shall not constitute any warranty or representation with respect thereto by Beneficiary or Trustee.

9.6 AMENDMENTS. This Deed of Trust may not be modified or amended except by an agreement in writing, signed by the party against whom enforcement of the change is sought.

9.7 SEVERABILITY. In the event any one or more of the provisions of this Deed of Trust or any of the other Loan Documents shall for any reason be held to be invalid, illegal or unenforceable, in whole or in part or in any other respect, or in the event any one or more of the provisions of the Loan Documents operates or would prospectively operate to invalidate this Deed of Trust or any of the other Loan Documents, then and in either of those events, at the option of Beneficiary, such provision or provisions only shall be deemed null and void and shall not affect the validity of the remaining Obligations, and the remaining provisions of the Loan Documents shall remain operative and in full force and effect and shall in no way be affected, prejudiced or disturbed thereby.

9.8 NOTICES. All Notices required or which any party desires to give hereunder or under any other Loan Document shall be in writing and, unless otherwise specifically provided in such other Loan Document, shall be deemed sufficiently given or furnished if delivered by personal delivery, by nationally recognized overnight courier service or by certified United States mail, postage prepaid, addressed to the party to whom directed at the applicable address specified in the Preamble to this Deed of Trust (unless changed by similar notice in writing given by the particular party whose address is to be changed) or by facsimile. Any Notice shall be deemed to have been given either at the time of personal delivery or, in the case of courier or mail, as of the date of first attempted delivery at the address and in the manner provided herein, or, in the case of facsimile, upon receipt; provided that service of a Notice required by any applicable statute shall be considered complete when the requirements of that statute are met. Notwithstanding the foregoing, no notice of change of address shall be effective except upon actual receipt. This Section shall not be construed in any way to affect or impair any waiver of notice or demand provided in this Deed of Trust or in any other Loan Document or to require giving of notice or demand to or upon any Person in any situation or for any reason, except as otherwise provided in the Loan Documents.

9.9 RULES OF CONSTRUCTION. The words "hereof," "herein," "hereunder," "hereto," and other words of similar import refer to this Deed of Trust in its entirety. The terms "agree" and "agreements" mean and include "covenant" and "covenants." The words "include" and "including" shall be interpreted as if followed by the words "without limitation." The headings of this Deed of Trust are for convenience of reference only and shall not be considered a part hereof and are not in any way intended to define, limit or enlarge the terms hereof. All references (a) made in the neuter, masculine or feminine gender shall be deemed to have been made in all such genders, (b) made in the singular or plural number shall be deemed to have been made, respectively, in the plural or singular number as well, (c) to the Loan Documents are to the same as extended, amended, restated, supplemented or otherwise modified from time to time unless expressly indicated otherwise, (d) to the Land, Improvements, Personalty, Real Property or Property shall mean all or any portion of each of the foregoing, respectively, and (e) to Articles or Sections are to the respective Articles or Sections contained in this Deed of Trust unless expressly indicated otherwise. Any term used or defined in the Uniform Commercial Code of the State, as in effect from time to time, which is not defined in this Deed of Trust shall have the meaning ascribed to that term in the Uniform Commercial Code of the State. If a term is defined in Article 9 of the Uniform Commercial Code of the State differently than in another Article of the Uniform Commercial Code of the State, the term shall have the meaning specified in Article 9.

9.10 GOVERNING LAW. This Deed of Trust shall be construed, governed and enforced in accordance with the Laws in effect from time to time in the State.

9.11 ENTIRE AGREEMENT. The Loan Documents constitute the entire understanding and agreement between Grantor and Beneficiary with respect to the transactions arising in connection with the Loan, and supersede all prior written or oral understandings and agreements between Grantor and Beneficiary with respect to the matters addressed in the Loan Documents. In particular, and without limitation, the terms of any commitment by Beneficiary to make the Loan are merged into the Loan Documents. Except as incorporated in writing into the Loan Documents, there are no representations, understandings, stipulations, agreements or promises, oral or written, with respect to the matters addressed in the Loan Documents.

9.12 EXHIBITS AND RECITALS INCORPORATED. All of the recitals to this Agreement and exhibits attached hereto are incorporated into this Agreement.

9.13 TIME. Time is of the essence of each and every term of this Agreement.

9.14 NO THIRD PARTIES BENEFITED. No person other than Grantor, Trustee and Beneficiary and their permitted successors and assigns shall have any right of action under this Agreement.

**(End of Agreement - Signature Page to Follow)**



**EXHIBIT A**

**LEGAL DESCRIPTION**

Lot 2, the Marketplace at Eagle Mountain Town Center Subdivision, Eagle Mountain, Utah County, Utah, according to the official plat thereof.

**JOINDER AND SUBORDINATION AGREEMENT**

GIVEN by Jerry L. Ridley and Constance F. Ridley (collectively the "**Fee Owner**"), of Twin Falls, Idaho, in favor of Wayne Z. Bennett ("**Trustee**") for the benefit of First Bank of Wyoming, Division of Glacier Bank ("**Beneficiary**").

RECITALS

A. This Joinder and Subordination Agreement is attached to and made a part of that certain Leasehold Deed of Trust, Assignment, Security Agreement and Fixture Filing (the "**Deed of Trust**") of even date herewith from **CJM Limited Liability Limited Partnership**, an Idaho LLLP with an address of 621 Washington St S, Twin Falls, ID, 83301 (the "**Borrower**"), to Trustee for the benefit of Beneficiary, securing indebtedness of Borrower to Beneficiary in the principal amount of \$10,604,919.00 (the "**Loan**").

B. Fee Owner is the owner of the Real Property (as defined in the Deed of Trust).

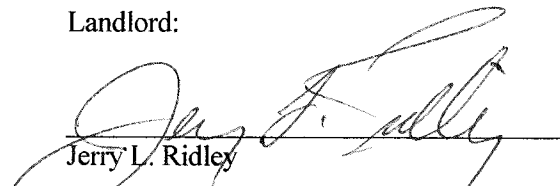
C. Borrower and Beneficiary have required that Fee Owner enter into this Agreement as a condition to Beneficiary's making of the Loan, and Fee Owner is willing to do so on the terms hereinafter set forth.

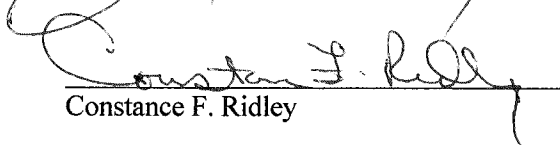
NOW THEREFORE, Fee Owner for and in consideration of the direct benefits to be received by Fee Owner from the advance of Loan Proceeds by Beneficiary to Borrower and, for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and to induce Beneficiary to make the Loan to Borrower and with the understanding and knowledge that Beneficiary would not make the Loan without the execution and delivery of this document by Fee Owner, hereby covenants and agrees as follows:

1. The recitals to this Joinder and Subordination Agreement are hereby incorporated herein.
2. Capitalized terms used but not defined herein are used as defined in the Deed of Trust.
3. Fee Owner hereby acknowledges and agrees to the execution of the Deed of Trust by the Grantor therein and acknowledges the ownership of Tenant's property pursuant to the Ground Lease.
4. In the event of a default by Grantor under the Deed of Trust, Fee Owner acknowledges the Trustee's rights and the Lender's rights as a beneficiary under the Deed of Trust to take possession of the Property and assume the rights of Tenant under the Ground Lease as set forth therein.

IN WITNESS WHEREOF, Fee Owner has executed this Joinder and Subordination Agreement as of this 22 day of November 2021.

Landlord:

  
 \_\_\_\_\_  
 Jerry L. Ridley

  
 \_\_\_\_\_  
 Constance F. Ridley



STATE OF Wyoming )  
 ) ss  
COUNTY OF Sheridan )

On November 12 2021, before me, Jay Martinson, a Notary Public, personally appeared before me **Jerry L Ridley** and **Constance F. Ridely**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they execute the same. I certify under penalty of perjury under the laws of the State of Wyoming that the foregoing is true and correct.

Witness my hand and official seal.

[Signature]  
My commission expires 9/26/22

