

WHEN RECORDED MAIL TO:

Boyer Holbrook Industrial 3, L.C.  
101 South 200 East, Suite 200  
Salt Lake City, Utah 84111

ENT9395:2022 PG 1 of 8  
**Andrea Allen**  
**Utah County Recorder**  
2022 Jan 21 03:35 PM FEE 40.00 BY AR  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

File No.: 150361-ETF

## AMENDMENT TO MEMORANDUM OF LEASE

In Reference to Tax ID Number(s):

41-984-0109 and 41-984-0110

WHEN RECORDED, MAIL TO:

Boyer Holbrook Industrial, L.C.  
101 South 200 East, Suite 200  
Salt Lake City, Utah 84111

**AMENDMENT TO MEMORANDUM OF LEASE**

THIS AMENDMENT TO MEMORANDUM OF LEASE (the "Amendment") is made and entered into as of January 5, 2022, by and between BOYER HOLBROOK FARM, L.C., a Utah limited liability company, as to an undivided fifty percent (50%) interest (together with its successors and/or assigns, "**Farm**"), VANTAGGIO HOLBROOK INDUSTRIAL, LLC, a Utah limited liability company, as to an undivided fifty percent (50%) interest (together with its successors and/or assigns, "**Vantaggio**"; and together with Farm, individually and collectively, as the context may require, the "**Landlord**"), and BOYER HOLBROOK INDUSTRIAL, L.C., a Utah limited liability company, as to an undivided fifty percent (50%) interest ("**Boyer**") and VANTAGGIO HOLBROOK INDUSTRIAL LEASING, LLC, a Utah limited liability company, as to an undivided fifty percent (50%) interest ("**Vantaggio Leasing**") and together with Boyer, and together with its successors and/or assigns, "**Tenant**")

WITNESSETH:

WHEREAS, the parties hereto have mutually executed and delivered that certain Ground Lease Agreement dated August 27, 2020 (the "Lease"), which is evidenced of record by that certain Memorandum of Lease recorded March 12, 2021, as Entry No. 48092:2021 in the official records of the Utah County Recorder's Office (the "Memorandum"); and

WHEREAS, the parties subsequently amended the Lease to remove a portion of the Property (as defined in the Memorandum) from the Lease.

WHEREAS, it is the desire of the parties to execute, deliver and record this Amendment for the purpose of evidencing of record the removal of such portion of the Property.

NOW, THEREFORE, the parties mutually consent and agree as follows:

1. Exhibit "A" attached to the Memorandum is hereby deleted and replaced with the Exhibit "A" attached to this Amendment and by this reference made a part hereof. The term "Property" as used in the Memorandum shall be deemed to mean and refer to the real property described on Exhibit "A" attached to this Amendment.

2. This Amendment shall not amend or modify the Lease in any manner whatsoever. All rights, duties and responsibilities of the parties with relation to the subject matter thereof shall be controlled by the Lease and shall be unaffected hereby. This Amendment may be executed in counterparts

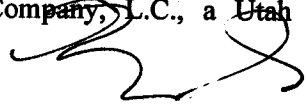
[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Amendment as of the date first written above.

LANDLORD:

BOYER HOLBROOK FARM, L.C., a Utah limited liability company, by its manager

The Boyer Company, L.C., a Utah limited liability company



By:

Name: Brian Gochnour  
Title: Manager

VANTAGGIO HOLBROOK INDUSTRIAL, LLC, a Utah limited liability company

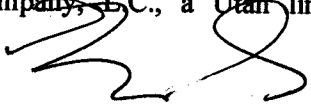
By:

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

TENANT:

BOYER HOLBROOK INDUSTRIAL, L.C., a Utah limited liability company, by its manager

The Boyer Company, L.C., a Utah limited liability company



By:

Name: Brian Gochnour  
Title: Manager

VANTAGGIO HOLBROOK INDUSTRIAL LEASING, LLC, a Utah limited liability company

By:

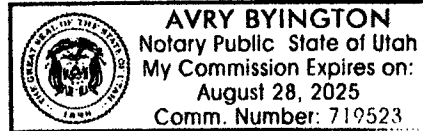
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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

On this 5 day of January, 2022, personally appeared before me Brian Gohmour, a Manager of The Boyer Company, L.C., a Utah limited liability company, the manager of BOYER HOLBROOK INDUSTRIAL, L.C., a Utah limited liability company, who executed the foregoing instrument on behalf of said limited liability company.

My Commission Expires: 8/28/2025

Avry Byington  
NOTARY PUBLIC  
Residing at: Davis County



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

On this \_\_\_\_ day of January, 2022, personally appeared before me \_\_\_\_\_, a \_\_\_\_\_ of VANTAGGIO HOLBROOK INDUSTRIAL LEASING, LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said limited liability company.

\_\_\_\_\_  
NOTARY PUBLIC

IN WITNESS WHEREOF, Landlord and Tenant have executed this Amendment as of the date first written above.

LANDLORD:

BOYER HOLBROOK FARM, L.C., a Utah limited liability company, by its manager

The Boyer Company, L.C., a Utah limited liability company

By: \_\_\_\_\_  
Name:  
Title:

VANTAGGIO HOLBROOK INDUSTRIAL, LLC, a Utah limited liability company

By: *[Signature]*  
Name: *Kevin Anglesey*  
Title: *manager*

TENANT:

BOYER HOLBROOK INDUSTRIAL, L.C., a Utah limited liability company, by its manager

The Boyer Company, L.C., a Utah limited liability company

By: \_\_\_\_\_  
Name:  
Title:

VANTAGGIO HOLBROOK INDUSTRIAL LEASING, LLC, a Utah limited liability company

By: *[Signature]*  
Name: *Kevin Anglesey*  
Title: *manager*

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

On this \_\_\_\_ day of January, 2022, personally appeared before me \_\_\_\_\_, a Manager of The Boyer Company, L.C., a Utah limited liability company, the manager of BOYER HOLBROOK FARM, L.C., a Utah limited liability company, who executed the foregoing instrument on behalf of said limited liability company.

My Commission Expires:

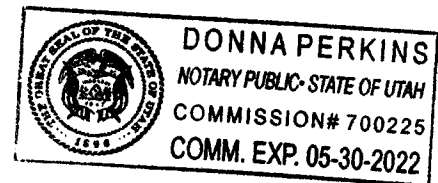
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at:

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

On this 10 day of January, 2022, personally appeared before me Kevin Anglesey a Manager of VANTAGGIO HOLBROOK INDUSTRIAL, LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said limited liability company.

My Commission Expires:  
5-30-2022

Donna Perkins  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: Salt Lake



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

On this \_\_\_\_ day of January, 2022, personally appeared before me \_\_\_\_\_, a Manager of The Boyer Company, L.C., a Utah limited liability company, the manager of BOYER HOLBROOK INDUSTRIAL, L.C., a Utah limited liability company, who executed the foregoing instrument on behalf of said limited liability company.

My Commission Expires:

\_\_\_\_\_  
NOTARY PUBLIC  
Residing at:

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

On this 10 day of January, 2022, personally appeared before me Kevin Anglesey, a Manager of VANTAGGIO HOLBROOK INDUSTRIAL LEASING, LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said limited liability company.

Donna Perkins  
\_\_\_\_\_  
NOTARY PUBLIC



**EXHIBIT "A"**

**TO**

**MEMORANDUM OF LEASE**

**Lots 101 and 102, HOLBROOK INDUSTRIAL SUBDIVISION, according to the official plat thereof recorded November 10, 2020 as Entry No. 178173:2020 in the office of the Utah County Recorder.**