

WHEN RECORDED RETURN TO:

MEMORANDUM OF LEASE

This Memorandum of Lease is entered into this 23 day of January, 1998 by and between City of Chandler, ("Landlord") and Boyer Arizona Place, L.C. ("Tenant"). The Landlord and Tenant have this day entered into a Lease dated Jan. 23, 1998.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease the day and year first hereinabove written.

CITY OF CHANDLER, an Arizona municipal corporation

By: Jay Tibshraeny
Name: Jay Tibshraeny
Title: MAYOR

LANDLORD

BOYER ARIZONA PLACE, L.C., a Utah limited liability company

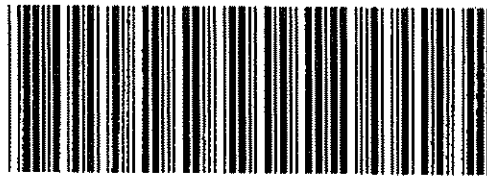
BY: THE BOYER COMPANY, L.C., a Utah limited liability company, its manager

By: H. Roger Boyer
Name: H. Roger Boyer
Title: CHAIRMAN AND MANAGER

TENANT

Office

TRANSNATION TITLE INS. CO.
WHEN RECORDED RETURN TO:



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

98-0074031 01/30/98 03:32

RECKY 5 OF 133

The Boyer Arizona Place LC
127 South 500 East, Suite 100
Salt Lake City, UT 84102
Attn: Mark Pace

209735 2/22

MEMORANDUM OF LEASE

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IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease the day and year first hereinabove written.

See Exhibit "B" attached hereto and made a part hereof.

CITY OF CHANDLER, an Arizona municipal corporation

By: Jay Tibshroeny
Name: Jay Tibshroeny
Title: MAYOR

LANDLORD

BOYER ARIZONA PLACE, L.C., a Utah limited liability company

BY: THE BOYER COMPANY, L.C., a Utah limited liability company, its manager

By: H. Roger Boyer
Name: H. Roger Boyer
Title: CHAIRMAN AND MANAGER

TENANT

STATE OF ARIZONA)
)ss.
County of Maricopa)

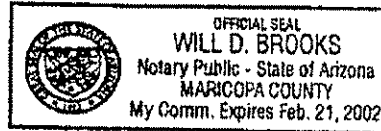
This instrument was acknowledged before me the undersigned Notary Public this 23rd day of January, 1998 by Jay Tibshraeny as Mayor of City of Chandler, an Arizona municipal corporation

my commission expires:

Will D. Brooks

Notary Public

STATE OF ARIZONA)
)ss.
County of Maricopa)

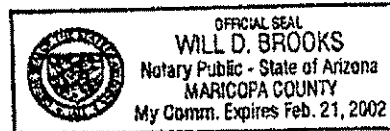


This instrument was acknowledged before me the undersigned Notary Public this 23rd day of January 1998 by H. Roger Boyer as Manager The Boyer Company L.C., a Utah limited liability company as manager of Boyer Arizona Place, L.C., a Utah limited liability company

my commission expires:

Will D. Brooks

Notary Public



980074031

EXHIBIT B

Order Number: 209735

LEGAL DESCRIPTION

Lot 1, Replat of Lots 116 thru 127 of the Map of the Townsite of Chandler, according to Book 459 of Maps, page 44, records of Maricopa County, Arizona.

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CITY OF CHANDLER, an Arizona municipal corporation

By: Jay Libshman
Name: Jay Libshman
Title: Mayor

LANDLORD

BOYER ARIZONA PLACE, L.C., a Utah limited liability company

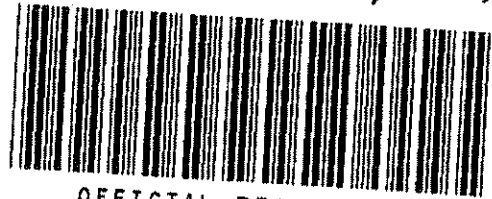
BY: THE BOYER COMPANY, L.C., a Utah limited liability company, its manager

By: H. Roger Boyer
Name: H. Roger Boyer
Title: Chairman and Manager

TENANT

garage

TRANSNATION TITLE INS. CO.
WHEN RECORDED RETURN TO:



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
98-0074032 01/30/98 03:32
BECKY 6 OF 139

Boyer Arizona Place LG
127 South 500 East, Suite 200
Salt Lake City, UT 84102
Attn: Mark Pace

209731 1 of 1

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CITY OF CHANDLER, an Arizona municipal corporation

See Exhibit "B" attached hereto and made a part hereof.

By: Jay Liberman
Name: Jay Liberman
Title: Mayor

LANDLORD

BOYER ARIZONA PLACE, L.C., a Utah limited liability company

BY: THE BOYER COMPANY, L.C., a Utah limited liability company, its manager

By: H. Roger Boyer
Name: H. Roger Boyer
Title: Chairman and Manager

TENANT

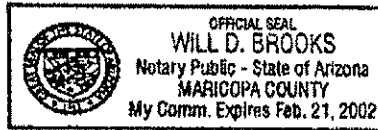
STATE OF ARIZONA)
)ss.
County of Maricopa)

This instrument was acknowledged before me the undersigned Notary Public this 23rd day of January, 1998 by Jay Tibshraeny as Mayor of City of Chandler, an Arizona municipal corporation

my commission expires:

Will D. Brooks

Notary Public



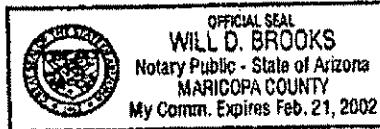
STATE OF ARIZONA)
)ss.
County of Maricopa)

This instrument was acknowledged before me the undersigned Notary Public this 23rd day of January 1998 by H. Roger Boyer as Manager The Boyer Company L.C., a Utah limited liability company as manager of Boyer Arizona Place, L.C., a Utah limited liability company

my commission expires:

Will D. Brooks

Notary Public



980074032

EXHIBIT B

Order Number: 209731

LEGAL DESCRIPTION

Lot 1, Replat of Lots 101 thru 115 and Lots 418 thru 425 of the Map of the Townsite of Chandler, according to Book 459 of Maps, page 43, records of Maricopa County, Arizona.

Mark 899-0666
