

When Recorded, Mail to:

Dentons US LLP
303 Peachtree Street, N.E., Suite 5300
Atlanta, Georgia 30308
Attention: Jess A. Pinkerton, Esq.

APN(s): 1608180047,
1608179028, 1608179029, and
1608179030

MEMORANDUM OF CONTRACT FOR THE PURCHASE OF REAL ESTATE

THIS MEMORANDUM OF CONTRACT FOR THE PURCHASE OF REAL ESTATE (“**Memorandum**”) is made and entered into this 7th day of May, 2026, by and between **843 PLACE, LLC**, a Utah limited liability company (hereinafter referred to as “**Seller**”), and **LCD ACQUISITIONS, LLC**, a Delaware limited liability company, or its nominee or assignee (hereinafter referred to as “**Purchaser**”).

Seller and Purchaser have executed a Contract for the Purchase of Real Estate dated as of May 7, 2026 (as modified and amended from time to time, the “**Purchase Agreement**”), pursuant to which Seller has agreed to sell, transfer and convey to Purchaser all right, title and interest of Seller in certain real property located in Salt Lake County, Salt Lake City, Utah, which real property is more particularly described on Exhibit “A” attached hereto and by this reference made a part hereof (the “**Property**”).

This Memorandum is prepared for recordation in the land records of the Salt Lake County, Utah with the purpose and intent, *inter alia*, to give notice to third parties of Purchaser’s interest to acquire the Property pursuant to the terms and conditions set forth in the Purchase Agreement. Seller has agreed, and does hereby agree, to sell the Property to Purchaser, and Purchaser has agreed, and does hereby agree, to purchase the Property from Seller, which purchase and sale shall be on and subject to all of the terms and conditions set forth in the Purchase Agreement, which terms and conditions are hereby incorporated herein by this reference. In the event of any inconsistency between this Memorandum and the Purchase Agreement, the terms of the Purchase Agreement shall control. The Purchase Agreement sets forth the entire agreement of the parties concerning the proposed purchase and sale of the Property, and this Memorandum does not, and is not intended to, alter, amend, or change in any respect or to any extent, the terms and conditions of the Purchase Agreement. All of the rights, titles, interests, privileges, duties, and obligations of the parties hereto with respect to the Property are, and shall be, governed by and are, and shall be, subject to the terms of the Purchase Agreement.

All of the covenants, agreements, conditions and restrictions set forth in the Purchase Agreement (a) shall be binding upon and inure to the benefit of the parties thereto and their respective successors and permitted assigns and transferees, and (b) are intended to be and shall be construed as covenants running with the land, binding upon and enforceable against the Seller and any successor owner of the Property or any portion thereof. This Memorandum shall be governed and controlled by, and interpreted in accordance with, the laws of the State of Utah. This Memorandum may be executed in any number of counterparts, each of which shall be deemed an original, and all of such counterparts shall constitute one Memorandum.

In the event that the Purchaser shall have terminated the Purchase Agreement in writing (or in the event that a court of competent jurisdiction issues an order stating that the Purchase Agreement has been terminated), this Memorandum shall terminate and be of no further force and effect, without any further action of Seller or Purchaser, provided, however, that Purchaser and Seller agree to promptly execute any such agreement reasonably requested in writing by the other party in the event that the Purchase Agreement is terminated for any reason whatsoever in order to evidence any such termination.

[SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, Seller and Purchaser have executed this Memorandum under seal as of the date first above written.

SELLER:

843 PLACE, LLC, a Utah limited liability company

By:

Name: Eldin Diglisic

Title: Owner/Manger

Eldin Diglisic

STATE OF Utah)

COUNTY OF Salt Lake)

ss.

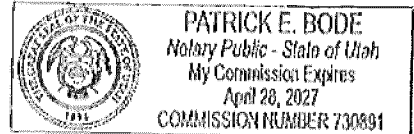
On May 6, 2026, before me, Patrick Bode,
Notary Public, personally appeared Eldin Diglisic, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

[Signature]

(Seal)



[SIGNATURES CONTINUE ON NEXT PAGE]

**LCD ACQUISITIONS, LLC, a
Delaware limited liability company**

By: W. Christopher Hart
Name: W. Christopher Hart
Title: Authorized Signatory

STATE OF GEORGIA)
)
COUNTY OF Clarke) SS.

On May 7, 2026, before me, Megane L. Watkins,
Notary Public, personally appeared W. Christopher Hart, who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.

Signature Megan R. Watkins (Seal)

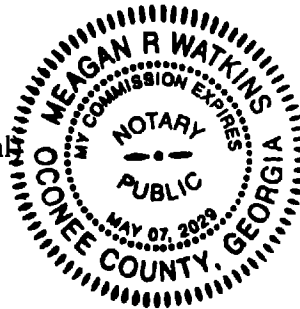


EXHIBIT A

PROPERTY

Parcel No. 1

Beginning at the Northwest corner of Lot 23, Block 1, Woodmansee Subdivision; thence East 379.5 feet; thence South 495 feet; thence West 82.5 feet; thence South 45 feet; thence West 297 feet; thence North 540 feet, more or less, to the point of beginning. (Being a portion of Block 1, Woodmansee Subdivision & Part of Block 1, Plat B, Salt Lake City Survey)

Tax ID No.: 16-08-180-047

Parcel No. 2

The South 15 feet of Lot 38 and the North 25 feet of Lot 39, Block 2, Woodmansee Subdivision, of Block 1, Plat B, Salt Lake City Survey.

Tax ID No.: 16-08-179-028

Parcel No. 3

The South 5 feet of Lot 39 and the North 27.5 feet of Lot 40, Block 2, Woodmansee Subdivision, of Block 1, Plat B, Salt Lake City Survey.

Tax ID No.: 16-08-179-029

Parcel 4

The South 2.5 feet of Lot 40 and all of Lot 41, Block 2, Woodmansee Subdivision, of Block 1, Plat B, Salt Lake City Survey.

Tax ID No.: 16-08-179-030