

When Recorded Return to:

LEASE AGREEMENT

For value received in the amount of \$25.00 initially and thereafter \$1.00 annually and other good and valuable consideration (in part, the deeding of real estate title inherited as a child of Jesse S. Wilson and Lilith P. Wilson), Sunset Cliffs, Inc., a Utah corporation ("Lessor") hereby leases to _____, ("Lessee") the following described property located on the Sunset Cliffs property in which _____ does own an interest.

Property Description:

Duration of the Lease:

This lease shall be in perpetuity and non assignable except to the spouse or a blood descendant of _____. This lease is non revocable by the Lessor unless the Lessee or assigns breach the duties and obligations of this lease. The Lessor and Lessee acknowledge that the property rights are governed by and are contingent to the laws, rules and regulations of the County of Garfield, State of Utah and the United States of America and that failure of either party to comply with government regulations including payment of dues, taxes, fees and personal or corporate obligations, could result in property liens or ownership changes which may affect this leased property.

Privileges:

The Lessee shall have the right to use this property to build upon or maintain an existing or secondary home or cabin, to have right of ingress and egress over existing or additional roads and trails. Lessee is granted use of the Sunset Cliffs owned culinary water by connecting to the existing water main line or any extensions, modifications or improvements on said water distribution line and shall be granted privileges as enacted by the Property Owners Association and the Conditions and Covenants therein; which shall run with the lease and its activity use, along with the Lessee's respective successors, assigns, heirs', devisees and personal representatives.

Obligations:

By virtue of association with a cabin, either separate or shared, Lessee must have membership in the Property Owners Association and shall be governed by the rules enacted by them and the Conditions, Covenants, Restrictions, Reservations, Easements, and Assessments contained therein, along with the Lessee's respective successors, assigns, heirs, devisees, and personal representatives.

Taxes:

Lessee shall pay any and all real estate taxes assessed on the property described in this lease during each calendar year.

Insurance:

Lessee shall maintain hazard insurance on said improvements, which includes personal liability.

Lease Termination:

This lease will be terminated when Lessee or their successors and assigns fail to follow any covenant in this lease document or any requirement of the Property Owners Association.

SIGNATURES

Lessee

Date

President, Sunset Cliffs, Inc.

Date

Attest: Secretary

Date