

**Park City Film Series  
Park City Municipal Corporation  
2014 Property Lease**

THIS AGREEMENT is made by and between Park City Municipal Corporation (hereinafter referred to as "Landlord") and the Park City Film Series (hereinafter referred to as "Tenant") to set forth the terms and conditions under which Landlord will lease space in the Park City Library & Education at 1255 Park Avenue, Park City Utah (hereinafter referred to as "Library Building") to Tenant. The parties agree as follows:

1. Property. The property leased is within Library Building as described in Exhibit A (attached and hereafter referred to as Premises). The leased space includes the exclusive use of Room 301 for office space, an area behind the theatre stage for storage space, and, subject to the use periods defined below in paragraph 5, non-exclusive use of the Santy Auditorium, commercial kitchen, and Room 314N one hour and half prior to screening time until one hour and half after screening concludes for concession operations only on dates that screenings are booked.

In addition, the Tenant will have the option to rent other flexible community meeting space within the Carl Winters building four times a year free of charge. Any additional rental of space must be booked through the normal rental process with the city's Special Event Department and will be subject to normal rental conditions, which shall not include the Sundance Film Festival.

The Tenant has the option to secure other open spaces on the third floor of the Carl Winters building during all screening dates at normal rental rates, subject to availability at the same terms as the general public, which shall not include the Sundance Film Festival.

2. Term. The Lease term shall commence on July 1, 2014, and shall run for six (6) consecutive twelve-month (12) month terms, through June 30, 2020. This Agreement will be reviewed annually by both parties. If no amendments are requested, the agreement will automatically renew for each year unless either party provides written notice of its intent not to renew by March 30th prior to expiration of any term. The Tenant agrees to suspend activity and vacate the Premises through the duration of the term of the Use Area for the Sundance Film Festival each year as approved by the City pursuant to the approval of the Master Festival License. Rent shall be waived of a pro rata basis for each period of suspension and calculated into the monthly rent amount.

3. Renovation of Library Building. The Landlord will be renovating the Library Building from July 1, 2014 through May 31, 2015. The 3<sup>rd</sup> Floor and Santy Auditorium is expected to be substantially complete by January 5, 2015 to allow for the projector room build out and the Sundance Film Festival, which ends on February 1, 2015. Between July 1, 2014 and February 6, 2015 the tenant will relocate in their entirety to an alternative location and no rent shall be due. In an effort to help mitigate impacts for

vacating the Library Building during that time, the city will provide one-time cash payment of \$25,000 to partially cover the following:

- Increased rent at an alternative location within the city
- Relocation & storage of film projection equipment
- Potential lost revenue due to relocation
- Increased marketing costs associated with relocation.

Temporary Occupancy: Landlord will have sole discretion on whether Tenant will have use of the Santy Auditorium from February 6 – May 31, 2015 for weekend dates until a Certificate of Occupancy for the entire third floor is gained. The Landlord will determine what areas will be available on the weekends during this period, subject to limited occupancy until the fire suppression system is operable. If temporary occupancy is delayed past February 6, 2015, both parties will meet to determine what additional mitigation efforts (if any) are needed until temporary occupancy can be granted.

4. Rent. The rent for the leased space within the Library Building shall be as follows:

(1) Rate: Rent starting in July 2014 will be Twenty Thousand Seventy Dollars and Eighty Five Cents (\$20,070.85) but will be prorated based on temporary occupancy pending construction at a rate mutually agreeable by both parties. Starting in July 2015 the rent will be Twenty Thousand, Six Hundred Seventy Two Dollars and Ninety Eight Cents (\$ 20,672.98) for the twelve month term.

(2) Payments: In 2015, Rent shall be paid in Twelve (12) equal monthly installments of One Thousand and Seven Hundred and Twenty Two Dollars and Seventy Five Cents (\$1,722.75). Rent shall be due on the first of each month, and past due if not paid by the tenth (10<sup>th</sup>) of the month. A late fee of \$25 will be charged every 5 days that payment is past due.

(3) Deposit: A refundable deposit of \$2,500.00 is required to cover any damage and cleaning/removal of items needed at the end of the lease term.

(4) Rent Adjustment: Beginning each July 1 the annual rent shall increase 3%, for example on July 1, 2015 the annual rent will increase to \$20,672.98. A proposed rent schedule for each lease term is provided as Exhibit B

(4) Credit for Early Payment. If Tenant pays Landlord the annual rent in full by September 15, then rent will be reduced by two percent (2%).

5. Film Series Obligation. The Park City Film Services (“Film Series”) shall conduct the programed screening of independent, documentary and foreign films, and film-related events, that are unique to the Park City community. The Film Series is allowed a maximum of 130 screenings per year in the Auditorium on Fridays, Saturdays, Sundays, and one (1) screening per month on any Thursday. Additional screenings will be charged at the normal fee per the Santy Auditorium fee schedule and be subject to availability. The screenings will take place from September 1st through June 30th, on dates which have not been previously booked by the Special Events and Facilities Department and that do not conflict with the Sundance Film Festival. Any screening starting later than 10

pm on Friday, Saturday or Sunday as designated herein, and any screening proposed for any other day or night require the advanced approval of the City.

6. Tax-Exempt Status. In the event Film Series loses its tax-exempt status, the City shall have the option of terminating the contract, or increasing the rental to the fair market value of the space occupied by the Film Series on the date that the tax exemption was revoked.

7. Storage of Equipment and Supplies. The Film Series shall be permitted to use an area which will be designated by the City in the backstage area of the auditorium & commercial kitchen for storage of equipment and supplies related to the Film Series operations. No hazardous material shall be stored in this designated area. Equipment and supplies stored in this area shall be in compliance with applicable Building codes and stored such that they do not cause risk of injury to individuals inside or outside of the area. The Film Series will be responsible for securing this area and the City is not responsible for any lost or damaged items stored in this area.

8. Use, Maintenance and Replacement of Film Projection Equipment. The Tenant's ownership, use of and obligation for maintenance and replacement of the film projection equipment are outlined in the Three Party Agreement (Exhibit C) of this contract.

9. Accounting. The Park City Film Series agrees to keep and maintain its financial books and records in accordance with generally accepted accounting principles. The City or its independent auditor reserves the right to conduct its own annual audit of the financial books and records at reasonable times and places during ordinary business hours provided that thirty (30) days written notice of the audit is provided to the Park City Film Series and such notice contains a reasonable explanation for the audit. Any audit performed by Park City pursuant to this Agreement shall be performed at Park City's sole expense.

10. Scale of Event. The Film Series hereby acknowledges that no event shall exceed the occupancy limit on any space inside the building as determined by the Park City Building Department and Planning approvals. The Film Series shall arrange to mitigate parking, traffic, and noise impacts associated with any screening not limited to marketing efforts and directional signage. A written plan will need to be approved by City officials annually. Security and emergency lighting/exits/evacuation for all screenings are solely the responsibility of the Tenant.

11. Scheduling. The Film Series is subject to the following Auditorium scheduling requirements: (1) The Film Series must submit a tentative annual schedule by July 1st of each year; (2) The Film Series will permit one weekend per quarter to be used by the Park City Municipal Corporation for any purpose if such dates are agreed upon by July 1st of each year; and (3) No Film Series screening shall occur during the Sundance Film Festival, as scheduled annually. Nothing herein shall allow the City to regulate the content or otherwise censor the Film Series' screenings nor speech.

12. Assignment/Sublease. The Tenant has no right to assign or sublet any or all portions of the leased space for any purpose whatsoever, including subleases or assignments to other non-profit organizations, or assignments for the benefit of creditors. Any attempt to sublet or assign shall cause this contract to immediately terminate.

13. Utility Service. Landlord shall be responsible for natural gas, electricity, sewer, security systems, refuse collection and water for the leased space. Tenant will be responsible for any other utilities such as telephone and cable television and shall establish an account with each of these utilities in its own name.

14. Use of the Premises. The premises shall be used by the Tenant only for film programs sponsored and organized by the Park City Film Series.

15. Telephone, Cable, Internet and Microwave. The Tenant will install its own telephone, television, computer and other communication equipment in the leased space. Except for specialized communication facilities, equipment, wiring, cables or installations necessary to install, run and maintain the digital projector and ancillary equipment necessary under the Three Party Agreement, any other specialized communication facilities, equipment, wiring, cables or installations will be the Tenant's responsibility, with prior approval by Landlord. The remodeled space will include wiring, cables or chases for a wide variety for communications between spaces within the building and externally. Any specialized communication facilities, equipment, wiring, cables or installations beyond that necessary for the Three Party Agreement will be the Tenant's responsibility.

16. Insurance. Tenant will carry a primary and non-contributory policy of general liability insurance, in an amount of at least Two Million Dollars (\$2,000,000) per incident or occurrence and Four Million Dollars (\$4,000,000) policy aggregate limits, to cover Tenant's patrons and employees during the course of its business. Tenant shall carry a primary and non-contributory property insurance policy covering property and contents located in Tenant's space, which are owned or leased by the Tenant.

Tenant's policies shall include an endorsement naming Landlord an additional insured on the policy, and an endorsement Waiver of Transfer of Rights of Recovery Against Others To Us (form CG 24 04 10 93), as part of the policy. A certificate of insurance with a thirty (30) day cancellation notice provision shall be provided to Landlord on or before the lease commencement date, and maintained continuously during the term of the lease.

Landlord will carry property insurance covering the structure for casualty loss, and boiler and machinery insurance for boiler and mechanical systems loss.

The Tenant will not store or keep any product or equipment within the space that will, because of its nature, increase the risk of casualty losses to the overall building, or that will require additional premiums or specialty coverage.

17. Payment of Taxes and Other Assessments. As a tax exempt entity, the Landlord does not expect to be assessed real estate and personal property taxes and other related assessments or taxes on the Premises. However should the Tenant change the tax status or should other circumstances cause taxes or assessments to be imposed on the Premises, then Tenant shall pay a pro-rata share of real estate and personal property taxes and other related assessments or taxes for the Tenant's Premises during the term of this lease.

18. Liens. Tenant shall not permit any liens to attach to the property for work done at Tenant's request or for Tenant's benefit. If Landlord received notice of any such against the property, Tenant shall promptly discharge the lien at Landlord's request, or post funds sufficient to satisfy the lien during any period of good faith contest of the lien by Tenant. In the event Landlord reasonably feels its title to the property is in jeopardy because of any lien Tenant has elected to attach to the property, Landlord may discharge the lien and collect the amount paid from the Tenant. The Tenant agrees to pay all reasonable costs incurred by the Landlord in the defense or discharge of any liens on the property.

19. Tenant Improvements. The Premises are being leased to Tenant in as-is condition. Any additional interior finish or furnishings desired by the Tenant must be approved in advance by the Landlord in writing and are the responsibility of the Tenant, with no allowance made for the costs of the Tenant improvements unless agreed to by Landlord in writing. At the expiration or termination of the Lease, all Tenant improvements that could be deemed fixtures under the law become property of the Landlord unless specifically exempted in writing prior to installation.

20. Signs. Landlord reserves the right to specifically review and approve or reject proposed signs on or in the building. Landlord's approval for signs will not be unreasonably withheld, so long as the sign is directional rather than promotional, meets the requirements of the Park City Sign Code, and conforms with the historic nature and architectural detailing of the building. Signs shall be removed and any damage resulting from removal shall be repaired when the tenant vacates the leased space.

21. Remedies. In the event the Tenant fails to pay monthly installment payments when due, or violates or reaches any other term or condition of the Lease, Landlord shall have the right to exercise the following remedies, and any other remedies available at law or equity:

(1) Landlord may, by written notice to Tenant, demand that Tenant either pay rental installments due within ten (10) days, or quit the premises within fifteen (15) days;

(2) Landlord may permit the Tenant to remain in possession and sue for the installments that are past due;

(3) Landlord may re-let the premises for Tenant's account at the rate and on such terms as are commercially reasonable at the time and under the

circumstances, and charge Tenant for any difference in the rental received and the rental agreed to herein, provided that any re-letting shall be done in good faith under the circumstances;

(4) Landlord may agree to a payment of damages in such amount as the parties then agree, and release the Tenant from obligations under this Lease entirely. Unless Landlord has released Tenant's continued performance under this Lease, Tenant is deemed to be in possession of the Premises, and any re-letting by Landlord in on Tenant's account. Tenant is responsible for all payments and obligations under the Lease until Landlord releases Tenant.

22. Covenant of Quiet Possession. Landlord covenants with Tenant that Landlord owns or controls the Premises and that Tenant's possession will not be disturbed by acts or omissions of the Landlord so long as Tenant faithfully performs the obligations of this Lease. However, Tenant acknowledges the Premises are part of a larger public building. Therefore, Tenant may experience temporary impacts to operations, noise, and parking access customarily found with public buildings.

23. Maintenance. The Landlord shall be responsible for all structural maintenance of the Premises, including the roof, foundation, structural members, and exterior wall surfaces. The Landlord will be responsible for janitorial service in areas used in common with the Library Building and other tenants and cleaning the outside of the glass and replacement in the event of damage from an outside source. Tenant shall be responsible for all interior maintenance, including mechanical and electrical fixtures to the extent that they are located within the exclusive use area (Room 301 – office) of the Tenant and exclusively benefit the Premises, janitorial service, and glass maintenance (both cleaning the inside and replacement in the event of damage from an inside source) which is within the leased premises or solely serves the Premises. Landlord shall be responsible for mechanical systems, which serve space as reasonably necessary to maintain the structure and to service common utility facilities. Exterior maintenance of the site and snow removal shall be Landlord's responsibility.

24. Access to Other Spaces. Tenant shall not interfere with the access to other spaces within the building or obstruct the entrances to those other spaces in any way. Landlord shall have such access through Tenant's space as reasonably necessary to maintain the structure, service common utility facilities, and program use. With reasonable notice, Landlord shall have the right to inspect the leased space during the Tenant's normal business hours.

25. Force Majeure. This Lease Agreement shall automatically terminate upon any holding, interpretation, or determination by a court, legislative, or administrative body that Landlord may not lease to a private educational entity or similar establishment or that the Landlord may not lease to a private entity either under existing state and federal law regulation or future state and federal law regulation.

26. Increased Insurance Risk. Tenant will not permit said premises to be used for any purpose which would render the fire insurance on the building or the premises void or cause cancellation thereof or increase the insurance risk or increase the insurance premium in effect at the time of the terms of this Lease. Tenant will not keep, use or sell, or allow to be kept, used or sold in or about the Premises any article or materials which are prohibited by law or by standard fire insurance policies of the kind customarily in force with respect to the Premises of the same general type as those covered by this Agreement.

27. Care and Repair of Premises by Tenant. Tenant will inspect and accept the Premises for the purposes of this agreement prior to taking occupancy. Tenant will not commit any waste on Premises nor shall it use or permit the use of the Premises in violation of any state law or county or municipal ordinance or regulation applicable thereto. Tenant may, with the prior written consent of the Landlord, but at its own cost and expense, in a good workmanlike manner, make such alterations and repairs to the leased space as Tenant may require for the conduct of its business without, however, materially altering the basic character for the building or improvements or weakening the structure on the leased premises. Any permanent alterations or improvements to the Premises shall become the property of the Landlord upon expiration or termination of this Lease unless specifically exempted in writing prior to commencing work.

28. Damage or Destruction. If the Premises or any part thereof shall be damaged or destroyed by fire or other casualty, Landlord shall promptly repair all such damage and restore the premises without expense to the Tenant subject to delays due to adjustment in insurance claims, strikes and other causes beyond the Landlord's control. If such damage or destruction shall render the Premises uninhabitable in whole or in part, the rent shall be abated wholly or proportionately until the damage shall be repaired and the premises restored. If the damage or destruction shall require removal of Tenant's operations from the Premises, either Landlord or Tenant may elect to terminate this lease by written notice to the other within thirty (30) days after the occurrence of such damage or destruction. Tenant shall receive permission from Landlord to use space heaters and/or any other electrical equipment which may overload the system.

29. Surrender of Premise. Tenant agrees to surrender the Premises at the expiration or sooner termination of this Agreement or any extension thereof in the same condition or as altered pursuant to the provisions of this Agreement. Ordinary wear, tear and damage by the elements or other acts of God excepted.

30. Hold Over. Should Tenant hold over the Premises or any part thereof after the expiration of the term of this Lease unless otherwise agreed in writing, Tenant shall pay the same monthly rental provided for herein, plus ten (10%) increase, and any and all damages as available to Landlord, including attorney fees for eviction and statutory penalties/treble damages.

31. Indemnity.

(1) The Tenant shall indemnify and hold the City and its agents, employees, and officers, harmless from and shall process and defend at its own expense any and all claims, demands, suits, at law or equity, actions, penalties, losses, damages, or costs, of whatsoever kind or nature, brought against the City arising out of, in connection with, or incident to the execution of this Agreement and/or the Tenant's defective performance or failure to perform any aspect of this Agreement; provided, however, that if such claims are caused by or result from the concurrent negligence of the City, its agents, employees, and officers, this indemnity provision shall be valid and enforceable only to the extent of the negligence of the Tenant; and provided further, that nothing herein shall require the Tenant to hold harmless or defend the City, its agents, employees and/or officers from any claims arising from the sole negligence of the City, its agents, employees, and/or officers. The Tenant expressly agrees that the indemnification provided herein constitutes the Tenant's limited waiver of immunity as an employer under Utah Code Section 34A-2-105; provided, however, this waiver shall apply only to the extent an employee of Tenant claims or recovers compensation from the City for a loss or injury that Tenant would be obligated to indemnify the City for under this Agreement. This limited waiver has been mutually negotiated by the parties, and is expressly made effective only for the purposes of this Agreement. The provisions of this section shall survive the expiration or termination of this Agreement.

(2) No liability shall attach to the City by reason of entering into this Agreement except as expressly provided herein.

32. Landlord Liable only for Negligence. Except where caused by Landlord's negligence, Landlord shall not be liable for any failure of water supply, natural gas supply or electrical supply; or for any injury or damage to persons or property caused by gasoline, oil, steam, gas or electricity; or hurricane, tornado, flood, earthquake, wind or similar storms or disturbances; or water, rain or snow which may leak or flow from the street, sewer, gas mains or any subsurface area or from any part of the building or buildings or for an interference with light.

33. Nondiscrimination. Tenant agrees not to discriminate against anyone on the basis of race, color, national origin, age, sex or handicap in its hiring practices, services or operation of its business hereunder.

34. Waiver of Covenants. It is agreed that the waiver of any of the covenants of this Lease Agreement by either party shall be limited to the particular instance and shall not be deemed to waive any other breaches of such covenant or any provisions herein.

35. Rights of Successors and Assigns. The covenants and agreements contained within the Lease shall apply to the benefit of successors in interest and legal representatives, except as expressly otherwise hereinbefore provided.

36. Building Security. The Landlord will install doors with locking hardware. The Tenant is entitled to put locks on the doors to its space, provided the Landlord is given keys for reasonable access and building maintenance. Both parties will attempt to keep the exterior doors locked after their use of the building is completed for the day, and the Tenant shall have the obligation of checking all exterior doors and setting of alarm at the conclusion of each day to make sure that they are locked, and that windows in the rooms used by the Tenant are secured. Lights should be turned off at the conclusion of the Tenant's use each day.

37. Notice Provision. Any and all notices required by this Lease Agreement shall be in writing and delivered personally to the party to whom the notice is to be given, or mailed by certified mail, postage prepaid, and addressed as follows:

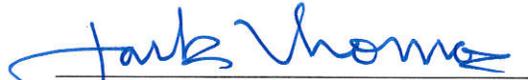
If to Landlord:  
Jonathan Weidenhamer  
Park City Municipal Corporation  
P.O. Box 1480  
Park City, Utah 84060

If to Tenant:  
Katharine Wang, Executive Director  
Park City Film Series  
1255 Park Avenue/ P.O. Box 683058  
Park City, UT 84060

38. Entire Agreement. This agreement constitutes the entire and only agreement between parties and it cannot be altered or amended except by written instrument, signed by both parties.

DATED this 7th day of August 2014.

PARK CITY MUNICIPAL  
CORPORATION

  
\_\_\_\_\_  
Jack Thomas, Mayor

Attest:

  
\_\_\_\_\_  
Marci Heil, City Recorder



Approved as to form:

[Signature]  
City Attorney's Office

NAME OF TENANT  
**Park City Film Series**

[Signature]  
SIGNATURE  
Katherine Wang, Executive Director  
PRINT NAME AND TITLE

**ACKNOWLEDGMENT**

STATE OF UTAH            )  
  ) ss.  
COUNTY OF SUMMIT    )

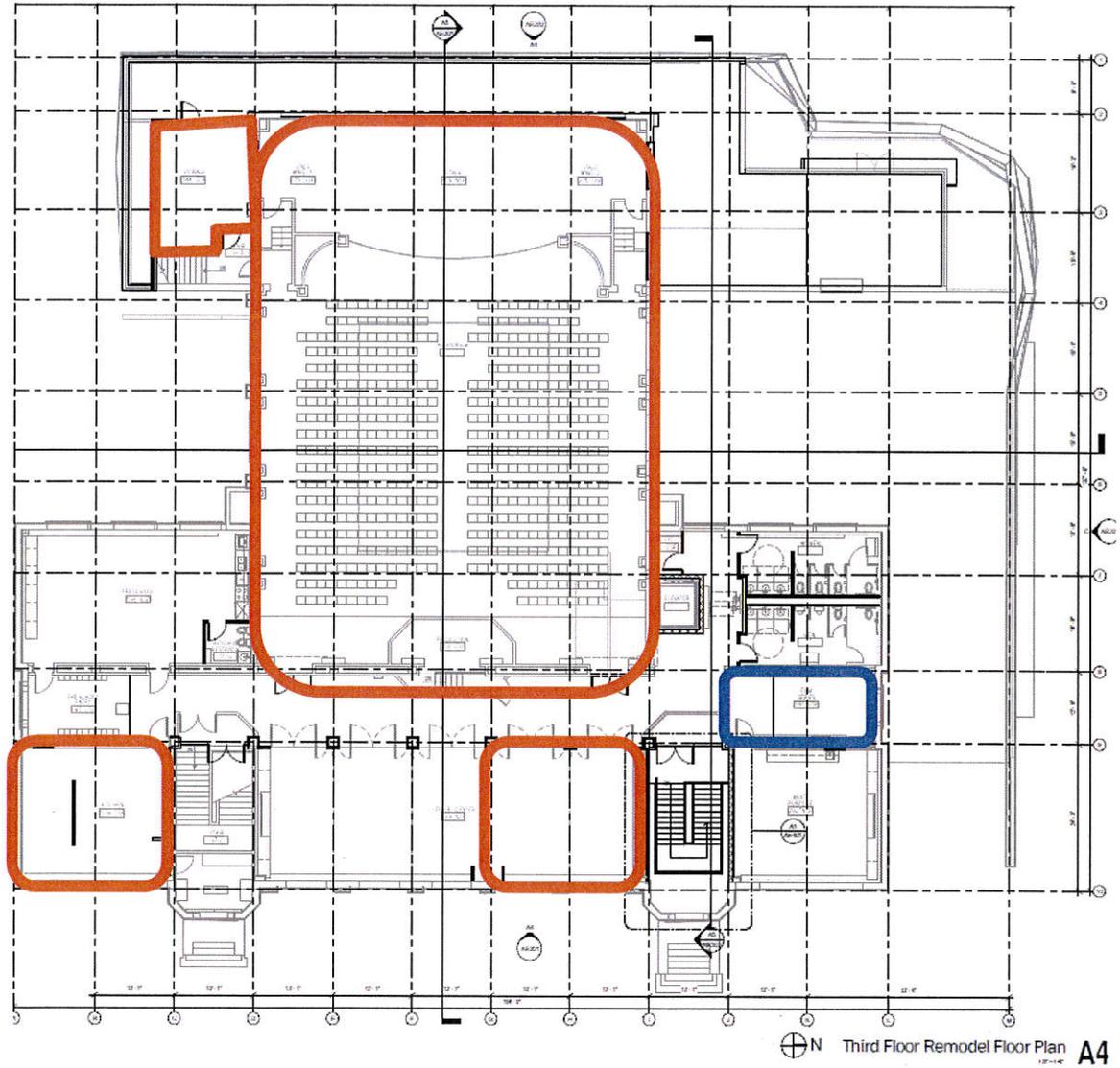
On this 5 day of August, 2014, before me, the undersigned notary, personally appeared Katherine Wang, personally known to me/proved to me through identification documents allowed by law, to be the person who executed the within instrument as Executive Director (Title of Signer), the corporation therein named, and acknowledged to me that **Park City Film Series** executed the same for the purposes therein stated.

[Signature]  
Notary Public



[Faint Signature]

Exhibit A



-  - Non - Exclusive Use
-  - Exclusive Use

EXHIBIT B – RENT SCHEDULE

YEAR	TOTAL RENT	THEATRE RENT	OFFICE SPACE	OFFICE \$/SqFT	SCREENINGS	PER SCREENING	MONTHLY RENT
2014	\$ 20,070.85	\$ 17,089.41	\$ 2,981.44	\$ 1.24	130	\$ 131.46	\$ 1,672.57
2015	\$ 20,672.98	\$ 17,602.09	\$ 3,070.89	\$ 1.28	130	\$ 135.40	\$ 1,722.75
2016	\$ 21,293.17	\$ 18,130.16	\$ 3,163.01	\$ 1.32	130	\$ 139.46	\$ 1,774.43
2017	\$ 21,931.97	\$ 18,674.06	\$ 3,257.91	\$ 1.36	130	\$ 143.65	\$ 1,827.66
2018	\$ 22,589.92	\$ 19,234.28	\$ 3,355.64	\$ 1.40	130	\$ 147.96	\$ 1,882.49
2019	\$ 23,267.62	\$ 19,811.31	\$ 3,456.31	\$ 1.44	130	\$ 152.39	\$ 1,938.97
2020	\$ 23,965.65	\$ 20,405.65	\$ 3,560.00	\$ 1.48	130	\$ 156.97	\$ 1,997.14

## FIRST ADDENDUM TO 2014 PROPERTY LEASE

This FIRST ADDENDUM is made and entered into in duplicate this <sup>23</sup> day of July \_\_\_\_\_, 2020, by and between PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation, (“City”), and PARK CITY FILM, a Utah non-profit corporation, (“Tenant”), to amend the Park City Municipal Corporation 2014 Property Lease signed and executed by the parties on August 7, 2014.

WITNESSETH:

WHEREAS, the parties entered into a Park City Municipal Corporation 2014 Property Lease on August 7, 2014, (hereinafter “Property Lease”);

WHEREAS, the term of the Property Lease is due to end June 30, 2020; and

WHEREAS, due to the unforeseen impacts of Covid-19, the parties desire to extend the Property Lease for one year (1) under the current terms.

NOW, THEREFORE, in consideration of the mutual promises made herein and other valuable consideration, the parties hereto now amend the Property Lease as follows:

**1. AMENDMENTS:**

**EXTENSION OF TERM.** The term of the Property Lease shall be extended to a termination date of June 30, 2021.

**2. OTHER TERMS.**

All other terms and conditions of the Property Lease shall continue to apply.

**3. ENTIRE AGREEMENT.** This First Addendum is a written instrument pursuant to Section 38 of the Property Lease between the parties and cannot be altered or amended except by written instrument, signed by all parties.

**4. COUNTERPARTS.** This First Addendum may be executed in counterparts, each of which will be deemed an original and all of which together will constitute one and the same instrument.

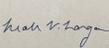
**5. ELECTRONIC SIGNATURES.** Each party agrees that the signatures of the parties included in this First Addendum, whether affixed on an original document manually and later electronically transmitted or whether affixed by an electronic signature through an electronic signature system such as DocuSign, are intended to authenticate this writing and to create a legal and enforceable agreement between the parties hereto.

IN WITNESS WHEREOF the parties hereto have caused this First Addendum to be executed the day and year first herein above written.

**PARK CITY MUNICIPAL CORPORATION**, a  
Utah municipal corporation  
445 Marsac Avenue  
P.O. Box 1480  
Park City UT 84060-1480

DocuSigned by:  
*Matt Dias*  
\_\_\_\_\_  
MATT DIAS, City Manager

Attest:

DocuSigned by:  
  
\_\_\_\_\_  
B629134DAB1D4C9  
City Recorder's Office

Approved as to form:

DocuSigned by:  
*Mark Harrington*  
\_\_\_\_\_  
B7478B7734C7490  
City Attorney's Office

**TENANT:**

Name: Park City Film, a Utah non-profit corporation

Address: 1255 Park Ave./PO Box 683058

City/State/Zip: Park City, Utah 84068

Tax ID#:

PC Business License #: B-014110

katharine wang

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Printed Name

DocuSigned by:

*Katharine Wang*

Signature 00397A66B22D4E6...

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Executive Director

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Title

**THE CITY REQUIRES THE TENANT TO COMPLETE EITHER THE NOTARY BLOCK OR THE UNSWORN DECLARATION, WHICH ARE BELOW.**

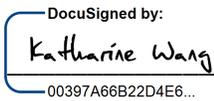
STATE OF UTAH )  
 ) ss.  
COUNTY OF SUMMIT )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, \_\_\_\_\_  
personally appeared before me, whose identity is personally known to me or/proven to  
me on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that  
he/she is \_\_\_\_\_ (position), of \_\_\_\_\_  
(organization), and that said document was signed by her on behalf of said corporation by  
authority of its Bylaws, or Resolution of its Board of Directors, and he/she acknowledged  
to me that she executed the First Addendum to the Park City Municipal Corporation 2014  
Property Lease.

\_\_\_\_\_  
Notary Public

I declare under criminal penalty under the law of Utah that the foregoing is true and  
correct. Signed on the <sup>24<sup>th</sup></sup> day of <sup>June</sup> \_\_\_\_\_, 2020, at  
Park City, UT \_\_\_\_\_ (insert State and County here).

Printed name Katharine wang

Signature:  \_\_\_\_\_  
00397A66B22D4E6...