

*Richfield Beer Hut, LLC  
1864 South 3730 West  
Salt Lake City, Utah 84104*

NOTICE TO LESSEE

*29* January 2019

CentraCom  
Richfield, Utah

Re: Tower Site Agreement (the "Lease") dated 22 March 2018 relating to property located at 2200 South Red Hills Drive, Richfield, Utah 84701 (the "Property"), with CentraCom as "Lessee" and Southern Utah Beverage Company, LLC, as "Lessor"

Dear Sir or Madam:

Please be advised that: (1) Lessor has conveyed and assigned its right, title and interest in the Property, including its interest as Lessor under the Lease, to Richfield Beer Hut, LLC, a Utah limited liability company ("*Richfield Beer Hut*"); and (2) Richfield Beer Hut has assumed Lessor's obligations under the Lease.

Accordingly, effective as of the date of this letter, you are hereby notified and directed to deliver to Richfield Beer Hut at the above address: (1) all future rent payments due under the Lease made payable to "Richfield Beer Hut, LLC"; (2) any notices, inquiries or requests relating to the Lease or the Property; and (3) to the extent required under, or previously provided in connection with, the Lease a certificate of insurance naming Richfield Beer Hut, LLC as an additional insured under commercial general liability insurance policies with respect to the Property.

A photocopy of an image of this letter bearing a signature will serve as the delivery of an original. Please acknowledge your receipt of this notice by signing an enclosed copy of this letter where indicated below and returning a copy to Richfield Beer Hut in the envelope provided.

RICHFIELD BEER HUT, LLC,  
a Utah limited liability company

By:   
DANE CARLSON  
Manager

Acknowledged by Lessor:

SOUTHERN UTAH BEVERAGE COMPANY, LLC

By: \_\_\_\_\_  
KIM WINKEL  
Manager and/or Member

*Richfield Beer Hut, LLC  
1864 South 3730 West  
Salt Lake City, Utah 84104*

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29 January 2019

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Richfield, Utah

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a Utah limited liability company

By: \_\_\_\_\_  
DANE CARLSON  
Manager

Acknowledged by Lessor:

SOUTHERN UTAH BEVERAGE COMPANY, LLC

By:  \_\_\_\_\_  
KIM WINKEL  
Manager and/or Member

Notice to Lessee  
Property located at 2200 South Red Hills Drive  
Richfield, Utah  
\_\_ January 2019  
Page 2

Acknowledged by Lessee:

CENTRACOM

By: \_\_\_\_\_  
Brad Welch, COO

4845-9677-6837, v. 1

**PRINCE, YEATES AND GELDZAHLER**  
A PROFESSIONAL CORPORATION  
15 West South Temple, Suite 1700  
Salt Lake City, Utah 84101  
Telephone No. (801) 524-1000 \*\*\* Facsimile No. (801) 524-1098

*Transmittal Memorandum*  
*(via Federal Express)*

<b>TO:</b> Brad Welch CentraCom 35 South State, P.O. Box 7 Fairview, UT 84629	<b>RE:</b> Outdoor Advertising Lease dated 22 Mar 2018 for property at Red Hills Drive, Richfield, Utah
<b>FROM:</b> Richard H. Thornton	<b>DATE:</b> 26 February 2019

- For your records (Acknowledgment)
- For your review
- Please sign, have signatures notarized  
(if applicable) and return to me
- Per your request
- Other: For processing (Notice)

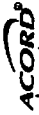
Documents enclosed:

- Notice to Lessee (one original for your records; please sign and return copy as noted)

**COMMENTS:**

Per section 11 of the lease agreement, please provide a certificate of insurance naming Richfield Beer Hut, LLC, 1864 South 3730 West, Salt Lake City, Utah 84104 as an additional insured.

cc: Dane Carlson (without enclosures)



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/1/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER UNITEL 1128 Lincoln Mall Sulfig 200 Lincoln, NE 68503	CONTRACT NUMBER UNITEL 402-434-7245 FAX 402-434-7272
INSURER A: National Farmers Union P&C	INSURER B: Hartford Insurance Company
INSURER C:	INSURER D:
INSURER E:	INSURER F:

COVERAGES CERTIFICATE NUMBER: 47538916 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY POLICY OR CONTRACT, THIS CERTIFICATE IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE OF INSURANCE	CLASS CODE	POLICY EFF. DATE	POLICY EXPI. DATE	LIMITS
A COMMERCIAL GENERAL LIABILITY	0000	11/17/2018	11/17/2019	EACH OCCURRENCE \$1,000,000 MED EXP (per person) \$2,000,000 PRELIM \$25 (per occurrence) \$5,000
GENL AGGREGATE LIMIT APPLIES PER POLICY	LOC			PERSONAL & ADJ INJURY \$1,000,000 GENERAL AGGREGATE \$NONE PRODUCTS - COMP/OP AGG \$2,000,000
OTHER				
AUTOMOBILE LIABILITY	0000	11/17/2018	11/17/2019	COMBINED SINGLE LIMIT \$1,000,000 BODILY INJURY (per person) \$1,000,000 BODILY INJURY (per accident) \$1,000,000 PROPERTY DAMAGE (per occurrence) \$1,000,000 TOTAL \$1,000,000
UMBRELLA/LIAB	0000	11/17/2018	11/17/2019	EACH OCCURRENCE \$20,000,000 AGGREGATE \$20,000,000
EXCESS UMB	0000	11/17/2018	11/17/2019	EACH OCCURRENCE \$20,000,000 AGGREGATE \$20,000,000
EXCESS UMB	0000	11/17/2018	11/17/2019	EACH OCCURRENCE \$20,000,000 AGGREGATE \$20,000,000
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EXCESS UMB	0000	11/17/2018	11/17/2019	EACH OCCURRENCE \$20,000,000 AGGREGATE \$20,000,000
EXCESS UMB	0000	11/17/2018	11/17/2019	EACH OCCURRENCE \$20,000,000 AGGREGATE \$20,000,000

DESCRIPTION OF OPERATIONAL LOCATIONS LOCATED IN VEHICLES (ACORD 101, Additional Business Schedule, may be attached if more space is required)

Certificate Holder is listed as an Additional Insured with respect to General Liability.

CERTIFICATE HOLDER Rightfield Beer, LLC 1824 South 3730 West Salt Lake City UT 84104	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Ric Stobbes
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