LEASE AGREEMENT

This Lease Agreement (the "Lease") is made effective as of the 7th day of November, 2013, by and between RT Marten, an individual, ("Lessor"), and Ivins City, a Utah municipality ("Lessee"), Lessor and Lessee sometimes collectively referred to herein as the "parties."

RECITALS

WHEREAS, Lessor is the sole and fee owner of the property depicted on Exhibit "A" attached hereto and commonly known as 918 N Coyote Gulch Ct., Ivins City, Utah (the "Property"):

WHEREAS, Lessor desires to lease the Property, together with the building and improvements constructed thereon to Lessee for use as a two-bay firehouse to house Lessee's fire vehicles and equipment.

WHEREAS, the term "Premises" as used in this Lease includes the Property, building and all improvements constructed on the Property.

WHEREAS, the parties desire to enter into a lease agreement defining their rights, duties, and liabilities relating to the Premises;

NOW THEREFORE, in consideration of the terms and conditions set forth herein, the parties hereby stipulate and agree as follows:

AGREEMENT

1. Lease of Premises. The Lessor hereby leases to Lessee the Premises for Lessee's use as a two-bay firehouse to house Ivins City Fire Department vehicles and equipment and for incidental purposes related thereto; provided, however, that Lessee shall not use the Premises in such a manner as to violate any applicable law, rule, ordinance or regulations of any governmental body which would have a material impact upon Lessee's ability to use the Premises.

2. Term. Lessor leases the above Premises for a term of five (5) years commencing upon the issuance of a Certificate of Occupancy for the Premises (the "Commencement Date"). Use of the word "term" within this Lease shall include the initial term, together with any renewals or extensions, unless the context requires otherwise. Lessee may terminate this Lease at any time and at the sole discretion of Lessee, upon Ninety (90) days notice to Lessor.

3. Rent: The monthly rent under this Lease for the term shall be Eight Hundred Dollars ($800.00), which sum includes all utilities.

4. Option to Renew. Lessee shall have the right to renew the Lease for additional one (1) year terms, to be exercised pursuant to written notice from Lessee to Lessor at least ninety (90) days prior to the expiration of the initial term on the following conditions: the renewal term shall

be on the same terms, covenants and conditions as provided in this Lease, excepting that it is anticipated that mutually agreed upon adjustments may be made by the parties for rent.

5. Taxes. Lessor shall pay all real property taxes and real property assessments that may be assessed against the Premises. Lessee shall pay all taxes that may be assessed against personal property that may be used by Lessee on the Premises.

6. Utilities. Lesssee shall pay any separately metered utility charges that may be incurred in conjunction with Lessee's use of the Premises, such as water, gas, electricity, and/or telephone Lessor shall pay for solid waste removal and any utilities that are not separately metered.

7. Insurance.

a. Lessor shall carry all risks insurance coverage on the Premises during the entire term of this Lease in the amount equal to at least one hundred percent (100%) of the valuation of the buildings and all other improvements made thereon or thereabouts by either party.

b. Lessee shall be solely responsible for furnishing fire and extended coverage insurance on its personal property used on the Premises.

8. Alterations, Additions and Improvements. All additions, changes, and other improvements, other than trade fixtures, erected or placed on the Premises by Lessee shall remain thereon and shall not be removed therefrom, and shall become the property of Lessor as made. No alterations, additions or improvements in and to the Premises shall be made nor shall any exterior signs be erected without Lessor's permission, which shall not be unreasonably withheld.

9. Repairs and Maintenance.

a. Lessee shall perform the following repairs and maintenance of the Premises:

i. Replacement of all broken glass.

ii. Cleaning of the interior of the Premises.

iii. Repairs of doors, floors, interior walls, lighting fixtures and equipment and plumbing fixtures and equipment requiring repair directly due to Lessee's use of the Premises.

iv All repairs of damages to the Premises (including replacement of damaged items, where necessary) that are caused by the negligence or fault of Lessee, its employees, agents, customers, invitees, licensees or guests.

All repairs and maintenance work done by Lessee shall be performed in such a manner as to maintain the Premises in a clean condition and in a good state of repair.

b. With the exception of repairs of damages caused by the negligence or fault of Lessee, its employees, agents, customers, invitees, licensees or guests, Lessor shall make all repairs to the exterior walls, roof, walkways, landscape, driveways and parking lot. In addition, except where the replacement is made necessary because of the failure of Lessee to properly maintain, Lessor shall replace air conditioning/heating units, as necessary. Lessee shall cooperate with Lessor's performance of repair work and shall make such accommodations in its use of the Premises as shall be reasonably necessary to allow Lessor to complete these repairs.

10. Indemnity. The parties shall indemnify the other party against all expenses, liabilities and claims by or on behalf of any person or entity, including reasonable attorney's fees, arising out of either (1) a failure by one party to perform any of the terms or conditions of this Lease, (2) any injury or damage happening on or about the demised Premises, caused by the fault or negligence of the other party, or (3) a failure to comply with any law of any governmental authority.

11. Access to Premises. At reasonable hours, during which Lessee has a designated agent present, Lessee shall permit Lessor or its agents to enter the Premises to inspect the Premises or make repairs required of Lessor and also to show the Premises to prospective buyers.

12. Quiet Enjoyment. Lessor warrants that Lessee shall be granted peaceable and quiet enjoyment of the Premises free from any eviction or interference by Lessor if Lessee pays the rent and other charges provided herein, and otherwise performs the terms and conditions of this Lease.

13. Destruction of Premises. In the event of a total destruction of the Premises not caused by the negligence or fault of Lessee, its employees, agents, customers, invitees, licensees or guests, the Lease term shall end and rent shall be apportioned to that. In the event of a partial destruction of the Premises during the term, Lessor shall forthwith repair the same, provided the repairs can be made within ninety (90) days under the laws and regulations of applicable governmental authorities. A partial destruction is defined as any destruction of a substantial portion, but less than all, of the Premises not caused by the negligence or fault of Lessee, its employees, agents, customers, invitees, licensees or guests. Any partial destruction shall neither annul nor void this Lease, except that Lessee shall be entitled to a proportionate reduction of rent while the repairs are being made, any proportionate reduction being based on the extent to which the making of repairs shall interfere with the business carried on by Lessee on the Premises. If the repairs cannot be made in the specified time, the Lease term may be terminated at the option of either party. Any destruction less than substantial, or destruction caused by the negligence or fault of Lessee, its employees, agents, customers, invitees, licensees or guests shall be treated as repairs and maintenance under the provisions of paragraph 9 above.

14. Notices. All notices to be given with respect to this Lease shall be in writing. Each notice shall be sent by registered or certified mail, postage prepaid and return receipt requested, to the party to be notified at its last known address. Every notice shall be deemed to have been given at the time it shall be deposited in the United States mail in the manner prescribed herein. Nothing herein shall be constructed to preclude personal service of any notice in the manner prescribed for personal service of a summons or other legal process.

15. Assignment, Mortgage or Sublease. Lessee shall not assign, mortgage, pledge, sublet or encumber this Lease or the demised Premises in whole or in part, nor permit the Premises to be used or occupied by others, nor shall this Lease be assigned or transferred by operation of law, without the prior consent of Lessor.

16. Surrender of Possession. Lessee shall, on the last day of the term, or on earlier termination or forfeiture of the Lease, peaceably and quietly surrender and deliver the Premises to Lessor free of subtenancies, all in good repair and clean and sanitary condition, normal wear and tear for the intended use excepted.

17. Attorney Fees. Should any party default in any of the covenants or agreements herein contained, that defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, which may arise or accrue from enforcing this Lease or in pursuing any remedy provided hereunder or by applicable law, whether such remedy is pursued by filing suit or otherwise.

18. Miscellaneous. This Lease contains the entire agreement between the parties and cannot be changed or terminated except by a written instrument subsequently executed by the parties hereto. This Lease and the terms and conditions hereof apply to and are binding on the heirs, legal representatives, successors and assigns of both parties. This Lease shall be governed by and construed in accordance with the laws of the State of Utah.

IN WITNESS WHEREOF, the parties have executed this Lease effective the above referenced date.

"LESSEE"
IVINS CITY

By: _____
Chris Hart, Mayor

IVINS CITY Corporate Seal WASHINGTON COUNTY

ATTEST: _____
Kari Jimenez, City Recorder

"LESSOR"

_____
RT MARTEN, an individual

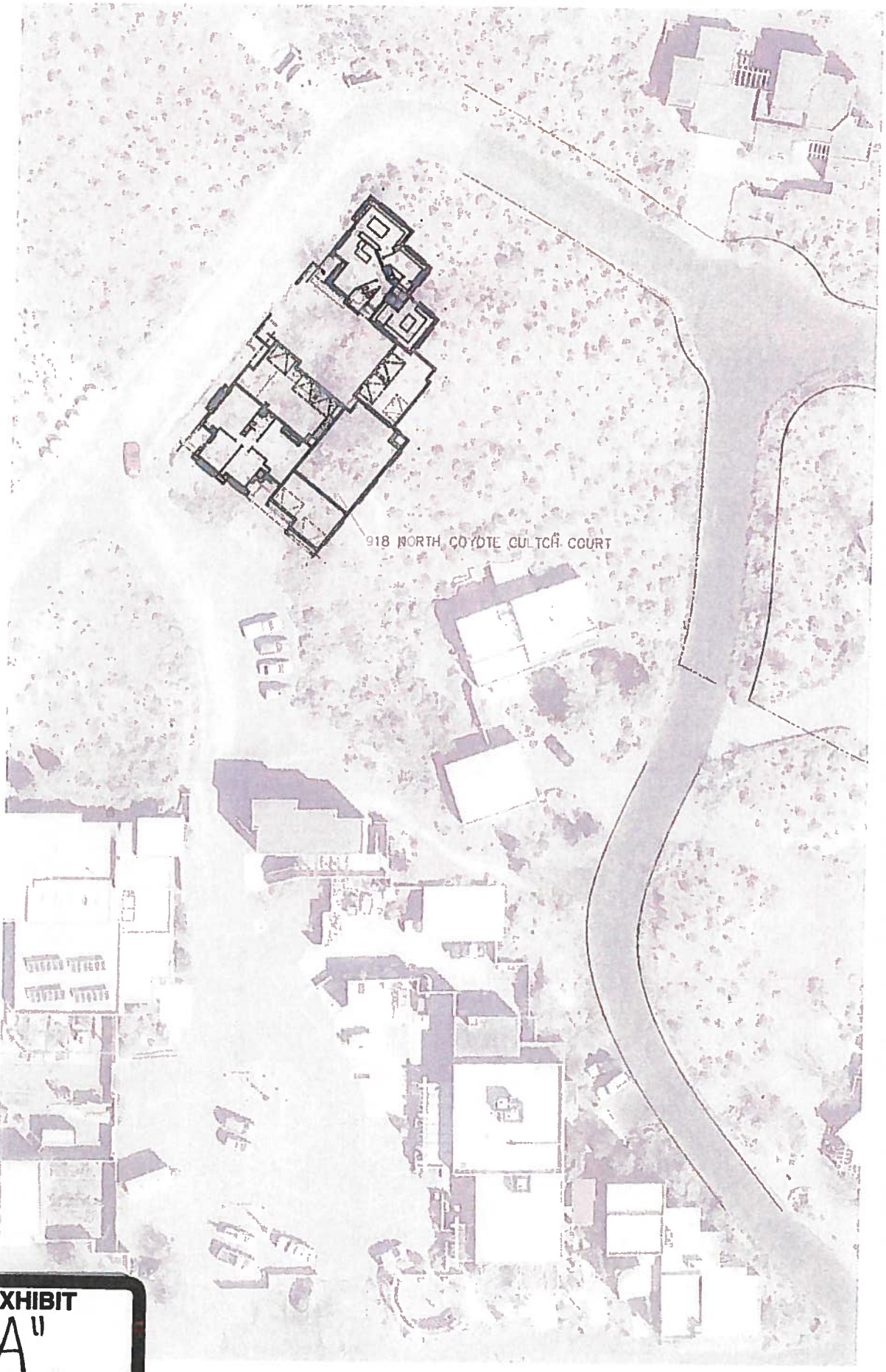


EXHIBIT
"A"