

EASEMENT AGREEMENT FOR CROSS ACCESS AND PARKING

This Easement agreement is made this 12th day of September, 2023 by and between **Parkway Crossroads, LLC**, a Utah limited liability company and party of the first part, and **Zabriskie Properties #6, LLC**, a Utah limited liability company and party of the second part.

WITNESSETH:

That for ten dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

Whereas, the party of the first part herein perpetually grants to the party of the second part, its successors and assigns, and its agents, employees, consultants, affiliates, tenants, customers, guests, and invitees, creating and establishing for the mutual benefit of both parties, a non-exclusive easement for cross access and parking, over and across the following described property located in Eagle Mountain, Utah County, Utah to wit:

See Attached Exhibit "A"

Zabriskie Properties #6, LLC does agree to pay Parkway Crossroads, LLC a lump sum of **\$133,000** by ACH transfer or another method agreed upon by the parties.

Zabriskie Properties #6, LLC, its successors or assigns, does also agree to be responsible for any and all repairs related to damage caused either negligently or intentionally by Zabriskie Properties #6, LLC, its successors and assigns, and also its agents, employees, consultants, affiliates, tenants, customers, guests, and invitees.

[Signature Page to Follow]

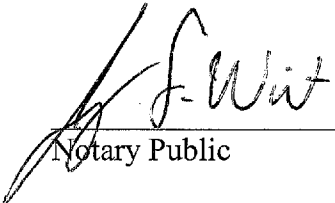
Dated this 12th day of September, 2023

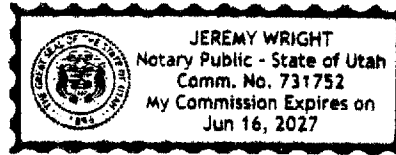
Parkway Crossroads, LLC, a Utah limited liability company


By: Scot Hazard, Manager

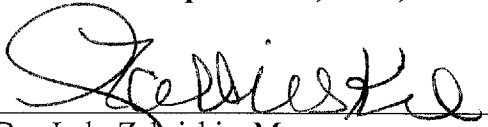
State of Utah)
)ss
County of Utah)

On this 12th day of September, 2023, personally appeared before me Scot Hazard, Manager of Parkway Crossroads, LLC, signer of the within instrument who duly acknowledged to me that he executed the same.


Notary Public

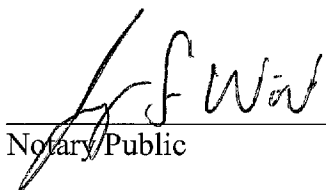


Zabriskie Properties #6, LLC, a Utah limited liability company


By: Jody Zabriskie, Manager

State of Utah)
)ss
County of Utah)

On this 12th day of September, 2023, personally appeared before me Jody Zabriskie, Manager of Zabriskie Properties #6, LLC, signer of the within instrument who duly acknowledged to me that she executed the same.


Notary Public

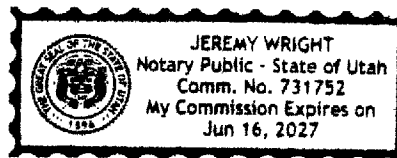


Exhibit A

A PERMANENT PARKING EASEMENT, WITH CROSS EASEMENTS FOR PARKING AND DRIVE ISLES

22 undesignated parking stalls at 3535 Ranches Parkway, Eagle Mountain, UT 84005, Utah County Parcel IDs 49:675:0001 and 49:675:0006, more particularly described as: Plat A Parkway Crossroads Lot 1 and Lot 6.