

GATE AGREEMENT

1124 Valley Ave, LLC (Owner) owns certain property located at 1036 Valley Ave. NW, Puyallup, WA (the Property). Owner intends to warrant certain provisions to the City of Puyallup regarding the gate accessing the Premises.

Accordingly, Owner hereby agrees as follows:

1. Owner shall cause the access gate to the Property to remain open when occupied during business hours.
2. This Agreement shall apply to both Owner and any future Tenant occupying the Property.
3. The terms of this Gate Agreement shall be binding to all heirs, successors and assigns of Owner.
4. This agreement shall terminate if the entry and gate is substantially changed though future redevelopment permitted by the City of Puyallup.

Signed and Accepted

1124 Valley Ave, LLC

Jim Honan
Member