

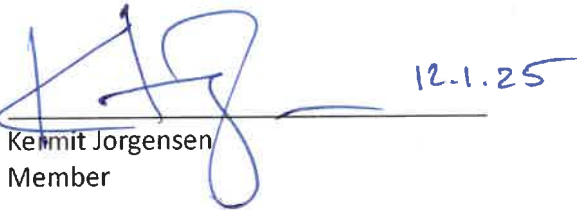
GATE AGREEMENT MODIFICATION

1124 Valley Ave, LLC (Owner) entered into a Gate Agreement dated November 25, 2024 for the property located at 1036 Valley Ave. NW, Puyallup, WA (the Property). Owner subsequently entered into a lease agreement with Bass Pro Shops (Tenant) for the entirety Property. Bass Pro Shops intends to install a new access point between 1036 Valley Ave NW and 1212 Valley Ave NW, Puyallup per City of Puyallup Permit Number PRCCP20251209, the "New Access Point" and close the gate from Valley Avenue entering the Property. Accordingly, Owner and the City of Puyallup intend to modify the Gate Agreement for the duration of Bass Pro Shops Tenancy as follows:

1. Upon completion of the New Access Point, the Gate Agreement concerning 1036 Valley Ave dated November 25, 2024 is hereby suspended for the duration of Bass Pro Shop's tenancy.
2. During the period of Bass Pro Shop's tenancy, the gate accessing 1036 Valley Ave NW shall remain closed at all times and be secured with a knox box for emergency vehicle access only.
3. At the end of Bass Pro Shop's tenancy, this Gate Agreement Modification shall be automatically rescinded, with the internal access between parcels 0420163077 and 6026520020 permanently shut, and the original Gate Agreement will be in full force and effect allowing access from Valley Avenue onto the 1036 Valley Ave NW site.

Signed and Accepted

1124 Valley Ave, LLC


Kermit Jorgensen
Member

City of Puyallup
