

GATE AGREEMENT

2401 INTER LLC (Owner) is the owner of the property located at 2401 Inter Avenue SE, Puyallup, WA 98372 (the Property). The Property is currently occupied by tenants including EJ Poultry and Red Dot. Red Dot also operates on the adjoining property located at 2504 E Main Street, Puyallup, WA 98372. As part of the proposed civil improvements associated with City of Puyallup Permit Number PRCCP20250176, a gate is proposed on the north side of the Property to provide internal vehicle access between 2401 Inter Avenue SE and the remainder of Red Dot's site at 2504 E Main Street. The City of Puyallup has requested that a gate agreement be established to restrict vehicle access associated with Red Dot to only entering and exiting from the north. Accordingly, Owner and the City of Puyallup agree as follows:

1. Vehicle access associated with Red Dot shall be restricted to entering and exiting from the north side of the Property only.
2. Red Dot shall use the proposed north gate/internal access point to access the remainder of its site at 2504 E Main Street, Puyallup, WA 98372.
3. Red Dot shall not use the Property to enter or exit from any other access point unless otherwise approved by the City of Puyallup.
4. The north gate/internal access point shall be maintained and controlled as necessary to restrict Red Dot vehicle access consistent with this Agreement.
5. The gate shall be secured in a manner acceptable to the City of Puyallup while maintaining emergency vehicle access as required.
6. This Gate Agreement shall remain in effect for the duration of Red Dot's tenancy, unless otherwise modified or rescinded with approval from the City of Puyallup.

Signed and Accepted

2401 Inter LLC

City of Puyallup

Mike Phair
Owner