

EASEMENT AND MAINTENANCE AGREEMENT

THIS EASEMENT AND MAINTENANCE AGREEMENT (this "Agreement") is made as of this 21st day of August, 2024 (the "Effective Date"), by and among MAIN & MAIN CAPITAL GROUP, LLC, a Texas limited liability company ("Main & Main" or "Lot 8A User"), VR SLICEROO LLC, a Colorado limited liability company ("Owner"), VR SLICEROO LLC, a Colorado limited liability company ("VRS") or "Lot 9A User", and VR SLICEROO LLC, a Colorado limited liability company ("VRS") or "Lot 10B User". Main & Main, Owner, Lot 9A User, and Lot 10B User are sometimes collectively referred to as "Parties" or individually referred to as "Party."

RECITALS

A. Owner owns that certain real property located in Parker, Colorado, more particularly described on **Exhibit A-1** (the "Property").

B. Main & Main is under contract to purchase a portion of the Property pursuant to that certain Real Estate Purchase Agreement between Owner and Main & Main dated March 7, 2023 (as amended, the "PSA"), commonly known as Lot 8A, as such portion is more particularly described on **Exhibit A-2** ("Lot 8A"). Main & Main, or the successor tenant or owner of Lot 8A, is sometimes referred to herein as "Lot 8A User."

C. Owner plans to sell a portion of the Property, commonly known as Lot 9A, to a third party in the future as such portion is more particularly described on **Exhibit A-3** ("Lot 9A"). Owner, or the successor tenant or owner of Lot 9A, is sometimes referred to herein as "Lot 9A User."

D. Owner plans to sell a portion of the Property, commonly known as Lot 10B, to a third party in the future as such portion is more particularly described on **Exhibit A-4** ("Lot 10B"). Owner, or the successor tenant or owner of Lot 10B, is sometimes referred to herein as "Lot 10B User."

E. The Property, which is comprised of Lot 8A, Lot 9A, and Lot 10B, (sometimes referenced herein collectively as the "Lots," and each, individually as a "Lot"), is depicted on **Exhibit B** attached hereto and incorporated herein by reference.

F. Owner has agreed to grant easements on, over, through, under and across portions of the Property in accordance with the terms and conditions of this Agreement.

G. Main & Main has agreed to construct certain improvements related to the Property, and Main & Main, the Lot 9A User, and Lot 10B User (sometimes referenced herein collectively as the “Lot Users,” and each, individually as a “Lot User”) shall split the costs of such construction in accordance with the terms and conditions of this Agreement.

H. A business improvement district has been or will be created for the project, including the Lots (“BID”). Upon completion of the Improvements by Main & Main, the BID will maintain and repair the Improvements and Main & Main, the Lot 9A User, and Lot 10B User shall reimburse the BID for the costs of such maintenance and repair in accordance with the terms and conditions of this Agreement.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises contained herein, the Parties, for themselves and their respective successors and assigns, agree as follows:

1. Grant of Easements. Subject to the terms of this Agreement, the Party(s) hereby establish, declare, reserve and grant the following nonexclusive and perpetual easements appurtenant to the Property (collectively, the “Easements”):

(a) Main & Main, Owner, the Lot 9A User and the Lot 10B User, as grantor, hereby grants to the other Party(s), as grantee, for the benefit of the other Party’s Lot and for the use by said Party and its contractors, employees, guests, invitees and licensees (collectively, its “Permittees”), a non-exclusive, perpetual easement for vehicular and pedestrian ingress, egress and access over, across and through the Lot of the granting Party for construction and use of a common access drive which shall provide vehicular access across Lot 8A, Lot 9A and Lot 10B to Sliceroo Drive as depicted on **Exhibit C** (“Common Access Drive Easement”). Main & Main, Owner, the Lot 9A User and the Lot 10B User agree that no barricade or other divider will be constructed on the Common Access Drive Easement and such Party(s) will do nothing to prohibit or discourage the free and uninterrupted flow of vehicular or pedestrian traffic on the Common Access Drive Easement without the prior written consent of all Lot Owners.

(b) Main & Main, Owner, Lot 9A User, and Lot 10B User, as grantors, each hereby grant to every other Party, as grantees, for the benefit of each Party’s Lot and for the use by said Party and its contractors, employees, guests, invitees and licensees (collectively, its “Permittees”), a non-exclusive, perpetual easement for vehicular and pedestrian ingress, egress and access over, across and through the roadways, driveways aisles, walkways and sidewalks located on the property of the granting Party which are established for such purposes (the “Access Easement”). Main & Main, Owner, Lot 9A User and Lot 10B User agree that no barricade or other divider will be constructed on the Access Easement and such Party(s) will do nothing to prohibit or discourage the free and uninterrupted flow of vehicular or pedestrian traffic on the Access Easement without the prior written consent of all Lot Owners.

(c) Owner, as grantor, hereby grants to Main & Main, as grantee, an easement on, over, through, under and across the portions of Lot 9A and Lot 10B as reasonably

necessary for Main & Main and its Permittees to construct a common access road to provide vehicular access to Sliceroo Drive as depicted on **Exhibit C** ("Common Access Drive"), a shared parking lot as depicted on **Exhibit D** ("Shared Parking Lot"), the Water Line as depicted on **Exhibit E** ("Water Line"), and the common trash enclosure depicted on **Exhibit F** (the "Common Trash Enclosure") in accordance with this Agreement (collectively, the "Temporary Construction Easement"). Any such construction by Main & Main in the Temporary Construction Easement area shall be performed in a good and workmanlike, lien-free manner.

(d) The owners of Lot 8A, Lot 9A and Lot 10B, as grantor, hereby grants to the BID, as grantee, an easement on, over, through, under and across the portions of Lot 8A, Lot 9A and Lot 10B as reasonably necessary for the BID and its contractors, consultants and agents to perform maintenance and repair on such improvements as set forth in this Agreement.

2. Reservation of Rights. Each Lot User reserves the right to use, and to grant others the right to use, the Property for any and all purposes not inconsistent with the terms of this Agreement or any applicable purchase and sale agreement or lease.

3. Common Access Drive.

(a) Construction of Common Access Drive. In connection with Main & Main's development of Lot 8A, Main & Main shall commence construction of the Common Access Drive, as depicted on **Exhibit C**, in accordance with Section 6(c) of this Agreement (collectively, the "Common Access Drive Improvements"). Upon completion of the Common Access Drive Improvements, Lot 9A User and Lot 10B User shall each pay to Main & Main thirty-three percent (33%) of Main & Main's out-of-pocket costs and expenses (including, without limitation, third party construction management fees) related to the construction of the Common Access Drive Improvements. Such amount shall be paid within thirty (30) days after receipt by Lot 9A User and Lot 10B User of a request for payment from Main & Main which is accompanied by a lien waiver from the general contractor who constructed the Common Access Drive Improvements and a copy of the construction contract for the Common Access Drive Improvements and any associated change orders. In the event Lot 9A User or Lot 10B User disputes the amounts due, they shall notify Main & Main in writing regarding such dispute within such thirty (30) day period and the parties shall work in good faith to resolve such dispute. Main & Main shall enforce all warranties related to the Common Access Drive Improvements.

(b) Maintenance and Repair of Common Access Drive. The BID shall perform all reasonable maintenance (including snow and ice removal), repair and replacement of the Common Access Drive Improvements. The BID shall allocate and bill all maintenance, repair and replacement costs of the Common Access Drive Improvements (collectively, the "Common Access Drive Costs") equally between Lot 8A, Lot 9A and Lot 10B. The BID shall give Lot 8A User, Lot 9A User and Lot 10B User an invoice for each Lot User's share of the Common Access Drive Costs. Lot 8A User, Lot 9A User and Lot 10B User shall pay the BID within thirty (30) days of receiving the invoice. In the event that the BID fails to adequately maintain, repair and replace the Common Access Drive Improvements, Lot

8A User, Lot 9A User or Lot 10B User may, after providing the BID prior written notice and thirty (30) days to cure, perform such maintenance, repair and replacement and present the other Users with an invoice for such User's shares (which share is set forth in Section 3(a) above) of the Common Access Drive Costs. Such other User(s) shall pay the invoice within thirty (30) days after receipt. Such other Users may request backup information regarding the amounts included on the invoice prior to payment of the same.

4. Shared Parking Lot.

(a) Construction of Shared Parking Lot. In connection with Main & Main's development of Lot 8A, Main & Main shall construct the Shared Parking Lot as depicted on **Exhibit D** (collectively, the "Shared Parking Lot Improvements"). The Shared Parking Lot Improvements shall be performed in accordance with Section 6(c) of this Agreement. Upon completion of the Shared Parking Lot Improvements, Lot 9A User shall pay to Main & Main fifty percent (50%) of the out-of-pocket costs and expenses (including, without limitation, third party construction management fees) related to the construction of the Shared Parking Lot Improvements. Such amount shall be paid within thirty (30) days after receipt by the Lot 9A User of a request for payment from Main & Main which is accompanied by a lien waiver from the general contractor who constructed the Shared Parking Lot Improvements and a copy of the construction contract for the Shared Parking Lot Improvements and all change orders. In the event Lot 9A User disputes the amounts due, they shall notify Main & Main in writing regarding such dispute within such thirty (30) day period and the parties shall work in good faith to resolve such dispute. Main & Main shall enforce all warranties related to the Shared Parking Lot Improvements.

(b) Maintenance and Repair of Shared Parking Lot. The BID shall perform all reasonable maintenance (including snow and ice removal), repair and replacement of the Shared Parking Lot Improvements. The BID shall allocate and bill all maintenance, repair and replacement costs of the Shared Parking Lot Improvements (collectively, the "Shared Parking Lot Costs") equally between Lot 8A and Lot 9A. The BID shall give Lot 8A User and Lot 9A User an invoice each Lot User's share of the Shared Parking Lot Costs. Lot 8A User and Lot 9A User shall pay the BID within thirty (30) days of receiving the invoice. In the event that the BID fails to adequately maintain, repair and replace the Shared Parking Lot Improvements, Lot 8A User or Lot 9A User may, after providing the BID prior written notice and thirty (30) days to cure, perform such maintenance, repair and replacement and present the other Lot User with an invoice for such Lot User's share (which share is set forth in Section 4(a) above) of the Shared Parking Lot Costs. The other Lot User shall pay the invoice within thirty (30) days after receipt. Such other User may request backup information regarding the amounts included on the invoice prior to payment of the same.

5. Water Line Improvements.

(a) Construction of Water Line Improvements. In connection with Main & Main's development of Lot 8A, Main & Main shall commence construction of the water line improvements as depicted on **Exhibit E** (collectively, the "Water Line Improvements") in accordance with Section 6(c) of this Agreement. Upon completion of the Water Line Improvements, the owners of Lot 9A and Lot 10B shall pay to Main & Main one-third

(1/3) of the out-of-pocket costs and expenses (including, without limitation, third party construction management fees) related to the construction of the Water Line Improvements. Such amount shall be paid within thirty (30) days after receipt by the Lot 9A and Lot 10B Users of a request for payment from Main & Main which is accompanied by a lien waiver from the general contractor who constructed the Water Line and a copy of the construction contract for the Water Line Improvements and all changes orders. In the event the Lot 9A User or the Lot 10B User disputes the amounts due, they shall notify Main & Main in writing regarding such dispute within such thirty (30) day period and the parties shall work in good faith to resolve such dispute. Main & Main shall provide the letter of credit required under that certain Water and/or Sewer Main Improvement Agreement for Les Schwab Tire Center by and between the Parker Water and Sanitation District (the "Parker District") and Owner dated July 31, 2024 (the "Improvement Agreement") in accordance with the terms of the Improvement Agreement, and shall ensure that such letter of credit does not lapse prior to final acceptance by the Parker District. Main & Main agrees to be responsible for Owner's obligations under the Improvement Agreement. Main & Main shall enforce all warranties related to the Water Line Improvements.

(b) Maintenance and Repair of Water Line Improvements. The BID shall perform all maintenance, repair and replacement of the Water Line Improvements upon completion of the Water Line Improvements and acceptance of the same. The BID shall allocate and bill all maintenance, repair and replacement costs of the Water Line Improvements (collectively, the "Water Line Costs") equally between Lot 8A, Lot 9A and Lot 10B. The BID shall give Lot 8A User, Lot 9A User and Lot 10B User an invoice for each Lot User's share of the Water Line Costs. Lot 8A User, Lot 9A User and Lot 10B User shall pay the BID within thirty (30) days of receiving the invoice. In the event that the BID fails to adequately maintain, repair and replace the Water Line Improvements, Lot 8A User, Lot 9A User or Lot 10B User may, after providing the BID prior written notice and thirty (30) days to cure, perform such maintenance, repair and replacement and present the other Users with an invoice for such User's share of the Water Line Costs. Such other Lot User(s) shall pay the invoice within thirty (30) days after receipt. Such other Users may request backup information regarding the amounts included on the invoice prior to payment of the same. Notwithstanding anything herein to the contrary, at such time as the Parker District accepts the Water Line Improvements for Maintenance in accordance with the Improvement Agreement, the BID shall be released from its maintenance obligations with respect to the Water Line Improvements only.

6. Common Trash Enclosure.

(a) Construction of Common Trash Enclosure Improvements. In connection with Main & Main's development of Lot 8A, Main & Main shall commence construction of the Common Trash Enclosure improvements as depicted on **Exhibit F** (collectively, the "Common Trash Enclosure Improvements") in accordance with Section 6(c) of this Agreement. Upon completion of the Common Trash Enclosure Improvements, the owners of Lot 9A and Lot 10B shall pay to Main & Main one-third (1/3) of the out-of-pocket costs and expenses (including, without limitation, third party construction management fees) related to the construction of the Common Trash Enclosure Improvements. Such amount shall be paid within thirty (30) days after receipt by the Lot 9A and Lot 10B Users of a

request for payment from Main & Main which is accompanied by a lien waiver from the general contractor who constructed the Common Trash Enclosure and a copy of the construction contract for the Common Trash Enclosure Improvements and all change orders. In the event the Lot 9A User or the Lot 10B User disputes the amounts due, they shall notify Main & Main in writing regarding such dispute within such thirty (30) day period and the parties shall work in good faith to resolve such dispute. Main & Main shall enforce all warranties related to the Common Trash Enclosure Improvements.

(b) Maintenance and Repair of Common Trash Enclosure Improvements. The BID shall perform all maintenance, repair and replacement of the Common Trash Enclosure Improvements. The BID shall allocate and bill all maintenance, repair and replacement costs of the Common Trash Enclosure Improvements (collectively, the "Common Trash Enclosure Costs") equally between Lot 8A, Lot 9A and Lot 10B. The BID shall give the Lot 8A User, Lot 9A User and Lot 10B User an invoice for each Lot User's share of the Common Trash Enclosure Costs. Lot 8A User, Lot 9A User and Lot 10B User shall pay the BID within thirty (30) days of receiving the invoice. In the event that the BID fails to adequately maintain, repair and replace the Common Trash Enclosure Improvements, Lot 8A User, Lot 9A User or Lot 10B User may, after providing the BID prior written notice and thirty (30) days to cure, perform such maintenance, repair and replacement and present the other Users with an invoice for such User's share of the Common Trash Enclosure Costs. Such other Lot User(s) shall pay the invoice within thirty (30) days after receipt. Such other Users may request backup information regarding the amounts included on the invoice prior to payment of the same.

(c) Except as set forth in this Agreement, Main & Main, Lot 9A User and Lot 10B User shall be responsible for all maintenance, repair and replacement costs for their respective portions of their Lots owned by each that are not related to the maintenance, repair and replacement of the Common Access Drive Improvements, the Shared Parking Lot Improvements, the Water Line Improvements, and the Common Trash Enclosure Improvements (collectively, the "Improvements").

7. Design; Permitting; Construction of Improvements. Main & Main will design the Improvements (the "Plans"). Main & Main will provide the Plans to Lot 9A User and Lot 10B User for review and approval, which review and comment or approval shall occur within ten (10) business days of receipt of the Plans by the Lot 9A User and Lot 10B User and which approval shall not be unreasonably conditioned, delayed or withheld. Following approval of the Plans by Lot 9A User and Lot 10B User, Main & Main shall exercise commercially reasonable efforts to pursue and obtain all necessary governmental approvals to construct the Improvements (the "Approvals"). Main & Main shall complete construction of the Improvements within the earlier to occur of (i) two hundred seventy (270) days of obtaining the Approvals, or (ii) three hundred sixty (360) days after the Closing Date ("Completion Date", provided that Main & Main shall be entitled to delay the completion of construction by the total number days on which construction activity was reasonably cancelled or delayed due to adverse or inclement weather or other acts of God so long as Main & Main promptly provides notice to Lot 9A User and Lot 10B User of such delay. All of the Improvements shall be constructed in accordance with the approved Plans and the Approvals. In the event Main & Main has failed to complete the work on or before the Completion Date, the Lot 9A User or the Lot 10B User shall have the right, at their sole discretion,

to take over and perform the incomplete work on the Improvements under the existing contracts, or new contracts, as reasonably determined by such assuming party, and Main & Main and the non-assuming party shall pay the assuming party as the constructing party in accordance with the terms of Sections 3, 4, 5 and 6 as if the assuming party was Main & Main.

8. Insurance.

(a) General Liability Insurance. Lot 8A User, Lot 9A User, Lot 10B User shall each maintain property insurance for the portion of the Improvements located on such Lot Users property, and an occurrence form commercial general liability policy at all times following Main & Main's substantial completion of the Improvements. Each User's property insurance shall be for the replacement cost of the Improvements on such User's property. In addition, each User's policy shall afford protection of at least One Million and 00/100 Dollars (\$1,000,000.00) for injury or death to a single person, of at least One Million and 00/100 Dollars (\$1,000,000.00) for any single occurrence, and of at least Five Hundred Thousand and 00/100 Dollars (\$500,000.00) for property damage and provide that such policy is primary and non-contributory in a case where the policy is relied upon by its insured due to its liability hereunder. Each Lot User shall, upon written request, provide each other Lot User, the BID and Owner with a certificate of such insurance from time to time to evidence that such insurance is in force. Such insurance may be written by additional endorsement on any master policy of insurance carried by Lot 8A User, Lot 9A User and Lot 10B User, which insurance may cover property in addition to Lot 8A, Lot 9A or Lot 10B. Such insurance shall provide that it may not be cancelled without at least ten (10) days' prior notice to the other Lot Users, the BID and the Owner and any parties named in the policy.

(b) Self-Insurance. So long as Main & Main or the Lot 8A User has a net worth which exceeds Twenty-Five Million and 00/100 Dollars (\$25,000,000.00) or (i) participates in a program of self-insurance with other members of the Les Schwab Tires business enterprise that together maintain a net worth in excess of One Hundred Million and 00/100 Dollars (\$100,000,000.00), and (ii) the participants in the program of self-insurance have a contractual obligation to satisfy Main & Main's liability obligations in the amount specified herein, Main & Main shall have the right to self-insure the risk incurred by Main & Main that would otherwise be covered by the liability insurance policy required to be maintained by Main & Main under Section 8(a) of this Agreement. In the event any one of the self-insurance requirements set forth in this Section 8(b) of this Agreement is not met, Main & Main shall promptly provide the Parties written notice of such event accompanied by a certificate of insurance from a third-party insurance company which evidences the existence of general liability insurance coverage maintained by Main & Main in accordance with Section 8(a) of this Agreement. As used in this Section 8(b), "Main & Main" shall also refer to any tenant of Main & Main or Lot 8A User that has assumed the obligations of Main & Main hereunder.

(c) BID Insurance. The BID shall obtain insurance in the amounts of at least One Million and 00/100 Dollars (\$1,000,000.00) for injury or death to a single person, of at least One Million and 00/100 Dollars (\$1,000,000.00) for any single occurrence, and of at least Five Hundred Thousand and 00/100 Dollars (\$500,000.00) for property damage

and provide that such policy is primary and non-contributory in a case where the policy is relied upon by its insured due to its liability hereunder for any damage related to the BID's maintenance, repair or replacement of the Improvements in accordance with the terms of this Agreement. Lot 8A User, Lot 9A User and Lot 10B User shall reimburse the BID for each Lot User's proportionate share of the costs of such Insurance set forth in this Section 8(c) within thirty (30) days of written request from the BID.

9. Quiet Enjoyment. The Parties will take reasonable measures to minimize the resulting impact upon the use and enjoyment of the Easements by the other Parties and their Permittees.

10. Indemnity/Waiver. Each Party, and its successors and assigns, will, to the extent permitted by law, indemnify, defend and hold harmless the other Parties, and their successors and assigns, from and against all losses, damages, costs, liabilities, expenses (including reasonable attorneys' fees) or claims arising from the negligent or intentional acts or omissions of the indemnifying Party or its Permittees in exercising the rights and obligations set forth herein.

11. No Public Dedication. Nothing herein will be deemed to be a grant or dedication of any portion of the Property to or for the general public or for any public purposes whatsoever, it being the intention of the Parties that this Agreement be strictly limited to the purposes expressed herein.

12. Transfer of Property. In the event a Party transfers its fee simple or leasehold interest in all or part of its portion of the Property, such Party shall automatically be relieved, from and after the date of such transfer, of all liability under this Agreement with respect to the portion of the Property transferred, except for payment or performance of any obligations incurred prior to such transfer, and except as otherwise provided in this Agreement. The successor owner of Lot 8A, Lot 9A or Lot 10B, as applicable, shall automatically be deemed to have assumed the obligations of its predecessor-in-interest upon transfer, except as otherwise provided in this Agreement, and such successor owner indemnifies the previous owner from the obligations under this Agreement which occur after the date of such transfer.

13. Cooperation; Additional Documents. Each Party agrees to cooperate with the other Party and to execute such additional documents as may be reasonably requested by the other Party in order to carry out the provisions of this Agreement.

14. Attorneys' Fees and Costs. In the event of any controversy, claim or dispute between the Parties relating to this Agreement, or the provisions thereof, the prevailing Party shall be awarded all of its costs and reasonable expenses, including reasonable attorneys' fees.

15. No Merger. It is the intent and express declaration of Owner that the covenants, conditions, restrictions, easements and other provisions of this Agreement shall not merge into the Property; but, to the contrary, shall survive, continue and run with the land and shall inure to and pass with Lot 8A, Lot 9A and Lot 10B, and will inure to the benefit of and bind all of the successors in interest to Lot 8A, Lot 9A and Lot 10B, all pursuant to the specific terms of this Agreement.

16. Notices. All notices required or desired to be given under this Agreement shall be in writing and may be delivered by personal delivery or by deposit in the United States mail,

postage prepaid, as certified mail, return receipt requested, or sent by overnight courier, and addressed as follows:

If to Owner: VR SLICEROO, LLC
9635 Maroon Circle, Suite 125
Englewood, Colorado 80112
Attn: Grant Nelson

With a copy to: Messner Reeves LLP
6465 Greenwood Plaza Blvd., Suite 650
Greenwood Village, CO 80111
Attn: Valerie Bromley

If to Main & Main: MAIN & MAIN CAPITAL GROUP, LLC
10601 Clarence Dr., Ste 265
Frisco, TX 75024
Attn: Eric Reed

With a copy to: SFP-E, LLC

Mail: P.O. Box 5350
Bend, Oregon 97708
Attn: Real Estate

Delivery: 20900 Cooley Road
Bend, Oregon 97701
Attn: Real Estate

If to BID: Chambers Commercial Center Business Improvement
District
1700 Lincoln Street, Suite 2000
Denver, CO 80203
Attn: David O'Leary

Any notice delivered by personal delivery or overnight courier shall be deemed received by the addressee upon actual delivery; any notice delivered by United States certified mail shall be deemed received by the addressee on the third day after deposit. The addresses to which notices are to be delivered may be changed by giving notice of such change in accordance with this notice provision.

17. Severability. If any term, covenant, condition or provision of this Agreement is, at any time or to any extent, declared invalid or unenforceable, the remainder of this Agreement will not be affected, it being the intent of the Parties that this Agreement and each provision hereof will be enforceable and enforced to the fullest extent permitted by law.

18. Entire Agreement. This Agreement and any other contracts or agreements specifically referred to herein represent the entire agreement between the Parties with respect to

the subject matter hereof, and all prior or extrinsic agreements, understandings, or negotiations will be deemed merged herein. All Exhibits referenced in and attached to this Agreement are incorporated into this Agreement and made a part hereof.

19. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Colorado.

20. Modification and Waiver. No purported modification of the terms of this Agreement, or purported waiver by a Party of any of its rights and interests hereunder, will be binding unless and except to the extent specifically set forth in a written instrument executed by the Party against whom enforcement of the purported modification or waiver is sought.

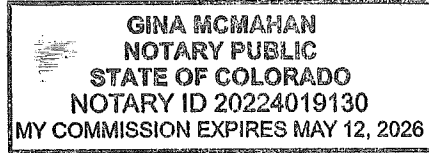
21. Counterparts; Recording. This Agreement may be executed in one or more counterparts, each of which shall be deemed to constitute an original, but all of which, when taken together, shall constitute one and the same instrument. This Agreement shall be recorded in the real property records of Larimer County, Colorado.

22. Binding Effect. This Agreement shall be binding upon the Parties and their successors and assigns.

[Signature pages follow]

WHEREAS, the parties hereto have executed this Maintenance and Easement Agreement as of the Effective Date.

OWNER:



VR SLICEROO, LLC,
a Colorado limited liability company

By: 
Grant Nelson, Manager

STATE OF COLORADO)
) ss:
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 15th day of August, 2024, by Grant Nelson as Manager of VR Sliceroo, LLC a Colorado limited liability company.

Witness my hand and official seal.


My commission expires: May 12, 2026.


Notary Public

[Signatures continue on following page]

LOT 8A USER:

MAIN AND MAIN CAPITAL GROUP, LLC,
a Texas limited liability company

By: 

Name: Eric Reed

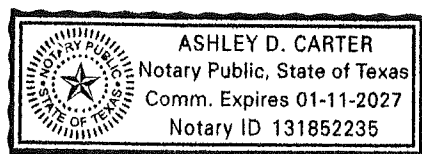
Its: Manager

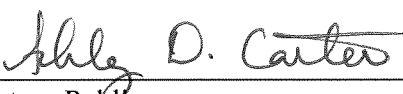
STATE OF TEXAS)
) ss:
COUNTY OF COLLIN)

The foregoing instrument was acknowledged before me this 15th day of August, 2024, by Eric Reed as Manager of MAIN AND MAIN CAPITAL GROUP, LLC, a Texas limited liability company.

Witness my hand and official seal.

My commission expires: 01-11-2027.




Notary Public

[Signatures continue on following page]

EXHIBIT A-1

Legal Description of the Property

Lots 5, 6 and 7,
Douglas 234 Filing No. 6, Amendment 1,
County of Douglas, State of Colorado; and

Lot 9A,
Douglas 234 Filing No. 6, Amendment 2,
County of Douglas, State of Colorado.

EXHIBIT A-2

Legal Description of Lot 8A

Lot 8A, Douglas 234 Filing 6, Amendment 2, according to the plat thereof recorded January 25, 2024, at Reception No. 2024003020, County of Douglas, State of Colorado.

EXHIBIT A-3

Legal Description of Lot 9A

Lot 9A, Douglas 234 Filing 6, Amendment 2, according to the plat thereof recorded January 25, 2024, at Reception No. 2024003020, County of Douglas, State of Colorado.

EXHIBIT A-4

Legal Description of Lot 10B

Lot 10B, Douglas 234 Filing 6, Amendment 2, according to the plat thereof recorded January 25, 2024, at Reception No. 2024003020, County of Douglas, State of Colorado.

EXHIBIT B

Depiction of the Property

[attached on the following page]

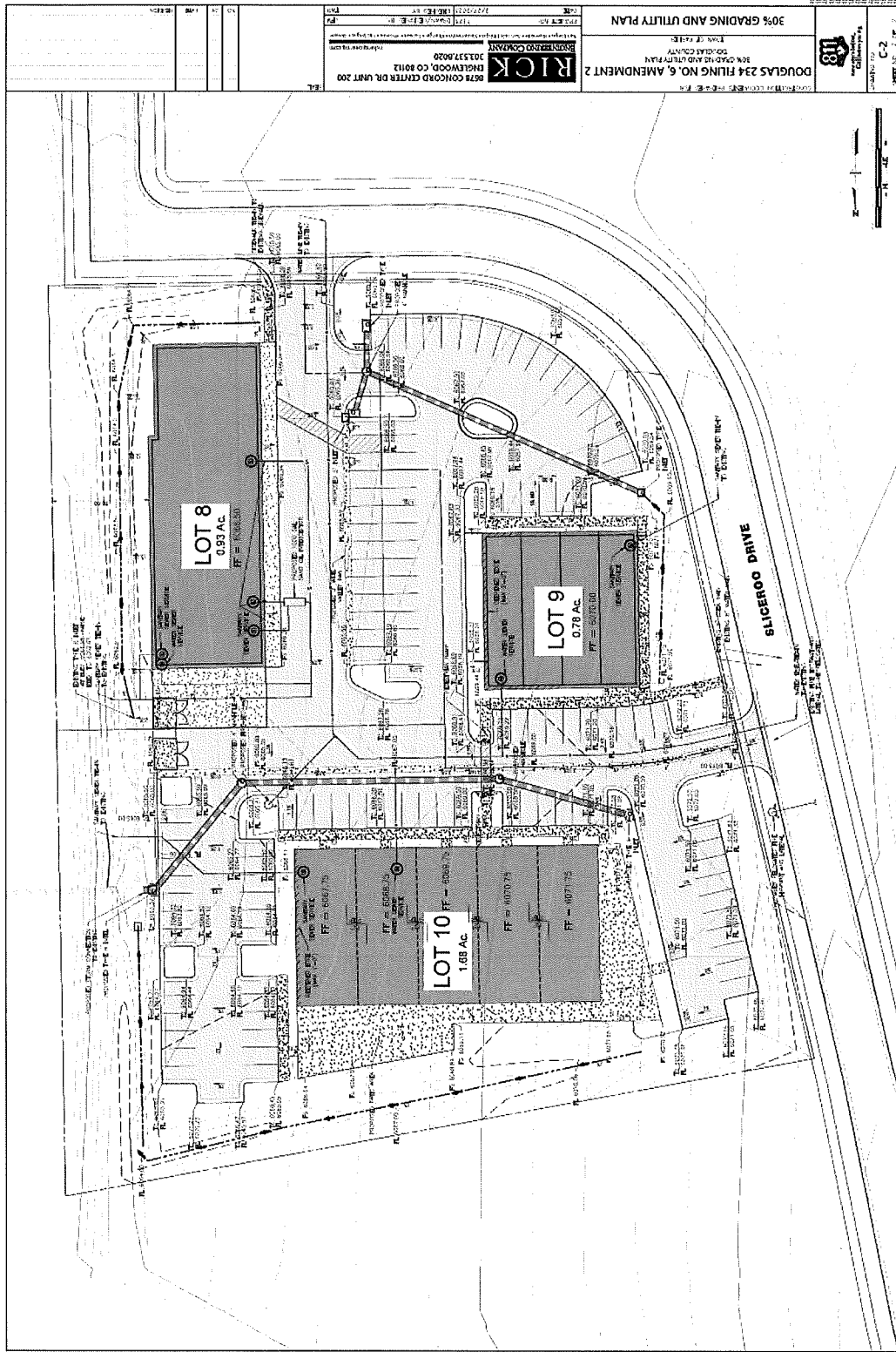


EXHIBIT C

Common Access Drive Improvements

EXHIBIT D

Shared Parking Lot Improvements

**COMMON ACCESS DRIVE
IMPROVEMENTS**

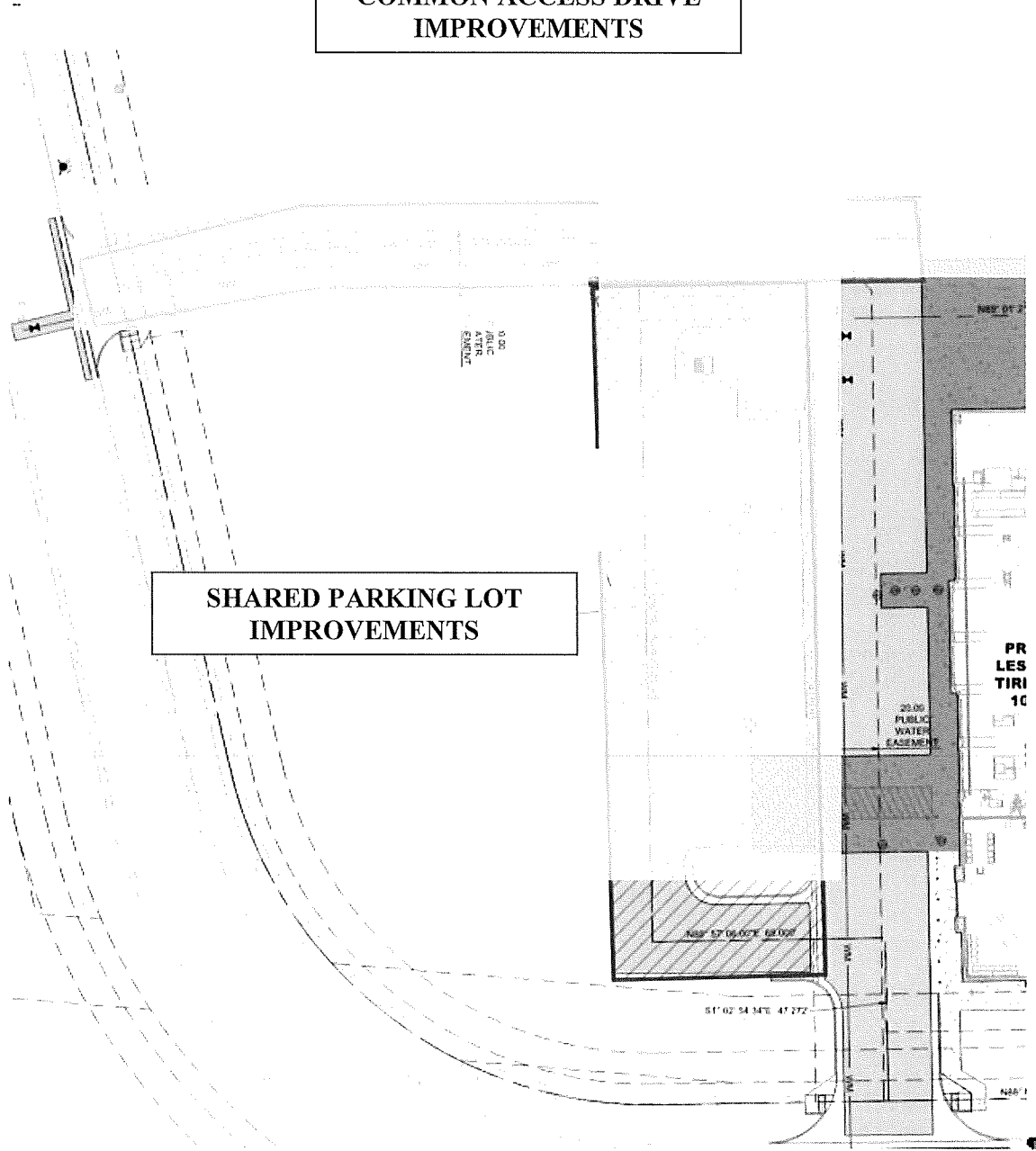


EXHIBIT E

Water Line Improvements

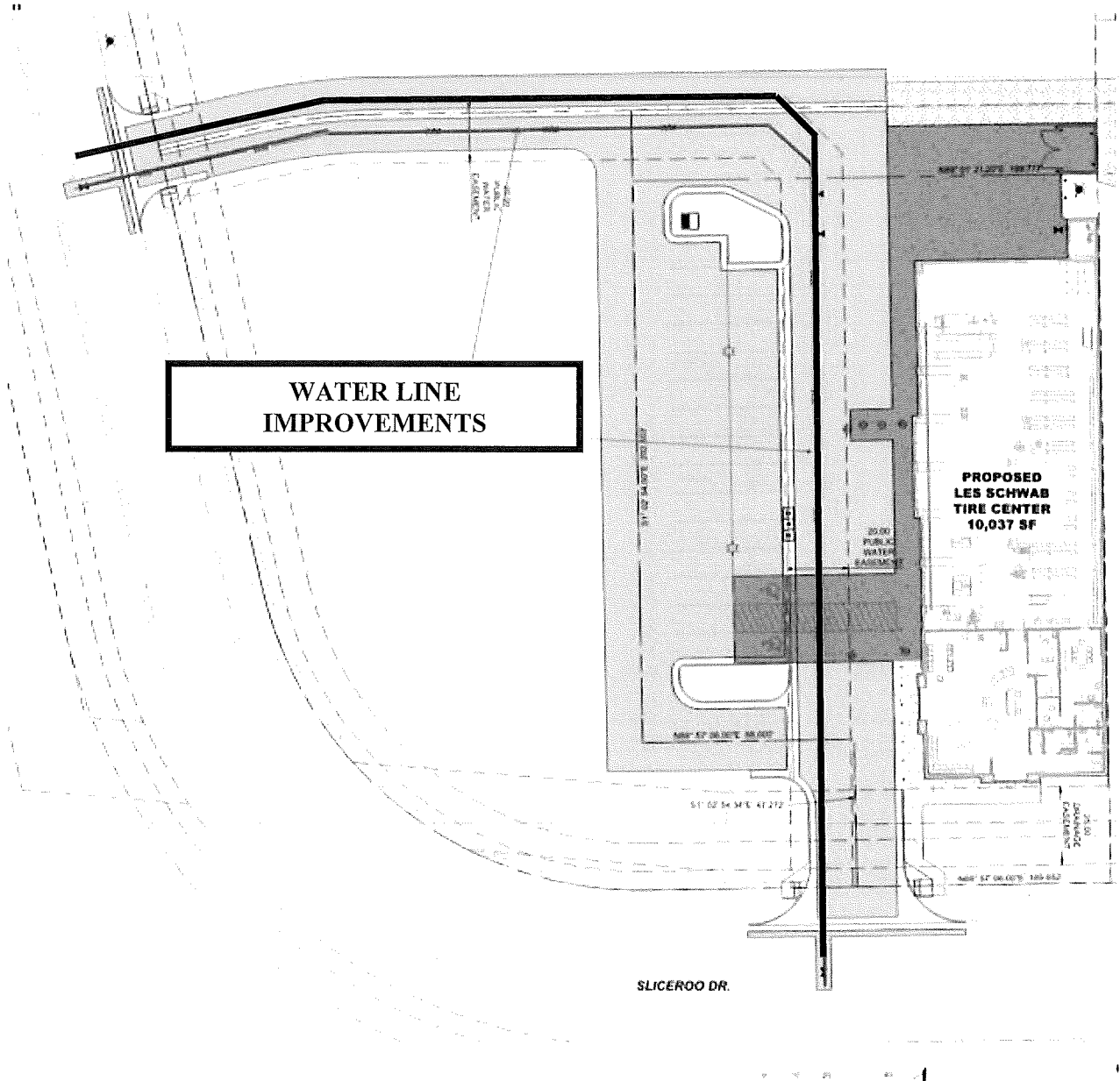


EXHIBIT F

Common Trash Enclosure Improvements

