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**CONSENT, APPROVAL AND AGREEMENT REGARDING
CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT**

THIS Consent, Approval and Agreement Regarding Construction, Operation and Reciprocal Easement Agreement (this “**Consent**”) is made and entered into effective this 5th day of January, 2023, by and between Blue Spring Business Park, LLC, a Utah limited liability company (hereafter “**Developer**”), and Costco Wholesale Corporation, a Washington corporation (hereafter “**Costco**”).

RECITALS

A. Developer and Costco entered into that Construction, Operation and Reciprocal Easement Agreement dated May 26, 2022, and recorded on May 26, 2022, as Entry No. 1320735, Book 2341 at Page 0464, in the official records of the Cache County Recorder, State of Utah (hereafter referred to as the “**REA**”).

B. Developer is the owner of certain real property located in the City of Logan, County of Cache, and more particularly described on Exhibit A attached hereto and by reference incorporated herein and referred to herein and in the REA as the “Developer Parcels.”

C. Under Section 5.2(i) of the REA, no part of any of the pads of the Developer Parcels may be used for, among other uses, “any car washes.”

D. Developer desires to allow the construction and operation of a Quick Quack Car Wash on Lot 4 of the Final, Official Plat of Blue Spring Subdivision (Phase 1), Recorded on May 3, 2022, in the official records of the Cache County Recorder, as Entry No. 1318875, in Book 2022, at Page 3608 (“**Lot 4**”), which is one of the pads of the Developer Parcels.

E. Developer is willing to agree and consent and Costco is willing to consent to the construction and operation of the Quick Quack Car Wash on Lot 4, subject to the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Developer and Costco agree as follows:

1. Notwithstanding the provisions of Section 5.2(i) of the REA, Developer agrees and consents and Costco consents to the construction and operation of a car wash operating under the trade name “Quick Quack Car Wash” on Lot 4, subject to the following conditions:

a. Construction is consistent with the layout shown on Exhibit B attached hereto;

b. Construction and operation comply with applicable codes (including without limitation all parking requirements) and all other requirements under any existing agreements; and

c. Operations of the car wash commence on or before the date that is two (2) years after the date of this Consent.

2. Developer and Costco's notice addresses under Section 12.1 of the REA are deleted and replaced in their entirety as follows:

To Developer: Blue Spring Business Park, LLC
Attention: Jason Larsen
1075 North Main Street, Suite 120
Logan, Utah 84341
Phone: (435) 760-7446
Email: jason@als.com

With a copy to: Brian P. Rosander
Parsons Behle & Latimer
201 South Main Street, Suite 1800
Salt Lake City, Utah 84111
Phone: (801) 532-1234
Email: brosander@parsonsbehle.com

To Costco: Costco Wholesale Corporation
999 Lake Drive
Issaquah, WA 98027
Attn: Legal Dept/Property Management
Re: #1633 (Logan UT)

3. This Consent shall not apply to any of the pads of the Developer Parcels other than Lot 4 as set forth herein, and, except as otherwise expressly set forth herein, shall not be deemed to affect any of the terms or conditions of the REA.

[Remainder of Page Left Blank; Signatures on Following Page]

Dated effective as of the day and year first above written.

DEVELOPER:

Blue Spring Business Park, LLC,
a Utah limited liability company

By: *Jason Larsen*
Print Name: Jason Larsen
Title: Manager

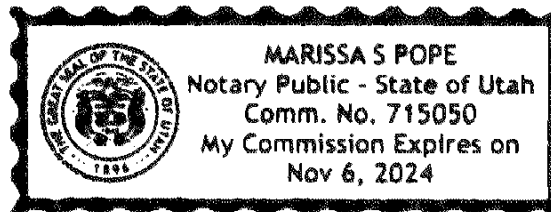
STATE OF UTAH)
 :SS
COUNTY OF CACHE)

The foregoing Consent, Approval and Agreement Regarding Construction, Operation and Reciprocal Easement Agreement was acknowledged before me this 8th day of February, 2023, by Jason Larsen, the Manager of Blue Spring Business Park, LLC, a Utah limited liability company

Marianna Pope
Notary Public
Residing at: Logan

My Commission Expires:

November 6, 2024



COSTCO:

Costco Wholesale Corporation,
a Washington corporation

By: Gail E. Tsuboi
Print Name: Gail E. Tsuboi
Title: VP / Assistant Secretary

STATE OF WASHINGTON)
) SS.:
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Gail E. Tsuboi is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the VP / Assistant Secretary of COSTCO WHOLESALE CORPORATION, to be its free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 5th day of January 2023.



[Signature]
(Signature of Notary)

Notary public in and for the state of Washington,
residing at: PUNTON WA

My appointment expires: 5/9/2026

Exhibit A

LEGAL DESCRIPTION OF DEVELOPER PARCELS

The real property referenced in the foregoing Agreement as the "Developer Parcels" are located in the County of Cache, State of Utah and are more particularly described as follows:

LOT 1, LOT 2, LOT 3, LOT 4, AND LOT 5, AS SET FORTH ON THE FINAL, OFFICIAL PLAT OF BLUE SPRING SUBDIVISION (PHASE 1), RECORDED ON MAY 3, 2022, IN THE OFFICIAL RECORDS OF THE CACHE COUNTY RECORDER, AS ENTRY NO. 1318875, IN BOOK 2022, AT PAGE 3608.

05-123-0001, 05-123-0002, 05-123-0003

05-123-0004, 05-123-0005

Exhibit B

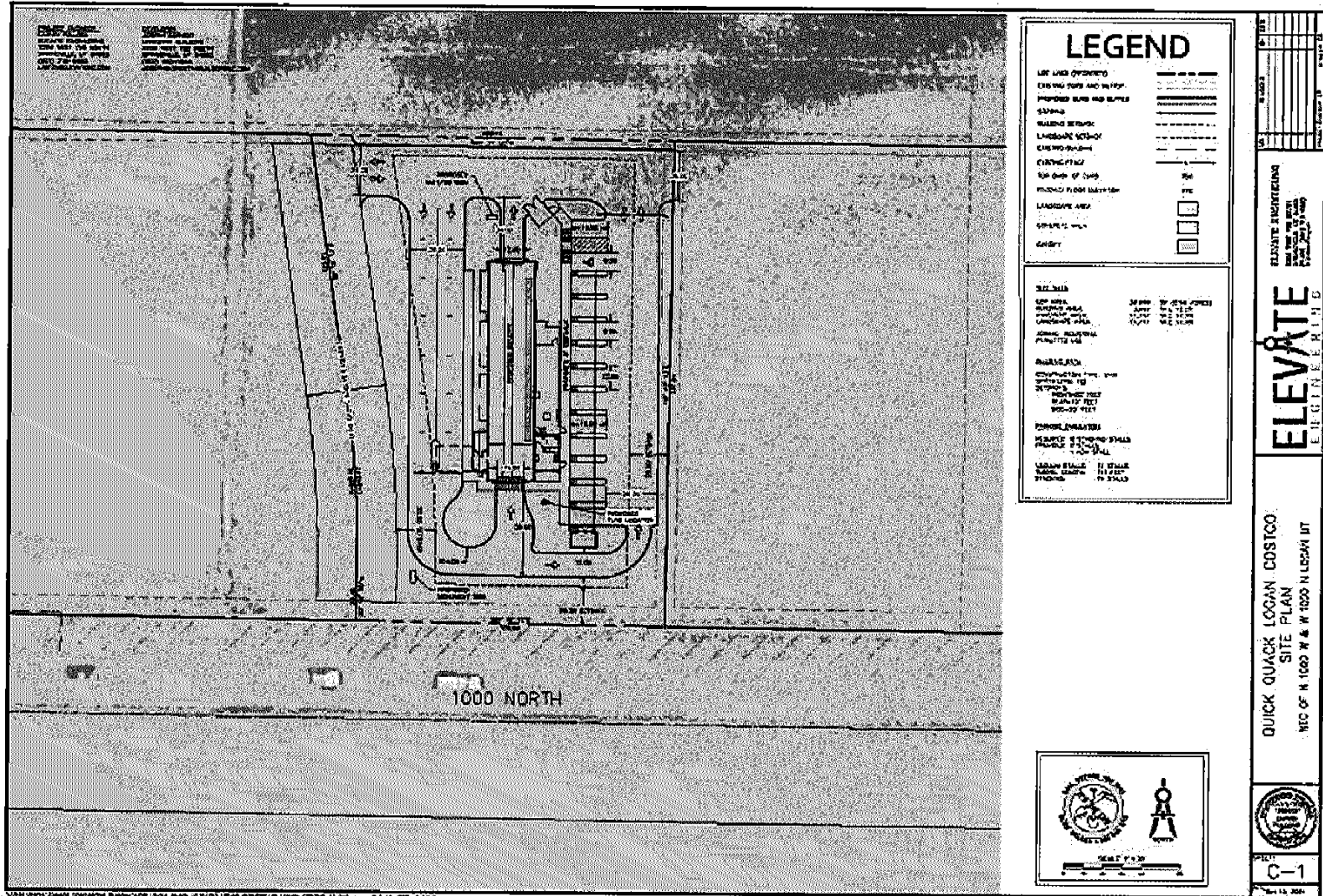


Exhibit B