

When recorded return to:

Mountain West Development LLC
537 W 600 S, Ste 400
Salt Lake City, UT 84101

CTA 175693-CAB

TIN's: 15-01-379-023, 15-12-130-016, 15-12-130-013, 15-12-130-014, 15-12-130-032, 15-12-130-002, 15-12-130-028 and 15-12-130-027

PARKING AGREEMENT

THIS PARKING AGREEMENT is made and entered into effective as of the 19th day of January, 2024, by and between **MOUNTAIN WEST DEVELOPMENT LLC**, a Delaware limited liability company, doing business in Utah as Pickle Hide Project, LLC, **TBD HIDE, LLC**, a Delaware limited liability company, and **TBD PICKLE, LLC**, a Delaware limited liability company collectively known as ("**Licensee**") and, **INDUSTRY SLC GARAGE, LLC**, Delaware limited liability company ("**Licensor**").

Recitals:

A. Licensor has a leasehold interest in a certain parcel located at 439 W 600 S, Salt Lake City, UT 84101. The legal description for Licensor parcel is outlined in Exhibit A and a site plan outlined in Exhibit C of this agreement. Licensor will improve the area to accommodate a minimum of 20 stalls before the beginning of the License Period.

B. Licensee is the owner of a certain parcel located at 739 S 400 W, Salt Lake City, UT 84101. The legal description for Licensee parcel is outlined in Exhibit B of this agreement.

NOW THEREFORE, in consideration of the foregoing Recitals and the mutual covenants herein, the parties agree as follows:

1. PARKING LICENSE: Licensor hereby grants Licensee a non-exclusive, conditional, revocable license for access to the Premises for the limited purpose of parking up to **20** vehicles for residents and/or tenants of Licensee. Licensor and Licensee parcels are outlined in Exhibit D.

2. LICENSE PERIOD: The License shall commence upon substantial completion of the Licensee's project (aka "Pickle & Hide") located at 739 S 400 W, Salt Lake City, UT 84101 as determined by final Certificate of Occupancy received from relevant city authorities (the "**License Commencement Date**") and will be automatically renewable on an annual basis.

3. LICENSE FEE: All parking access will be charged to residents and/or tenants of the Licensee at prevailing market rates on a monthly or annual basis pending individual agreements with the owners of the vehicles receiving the licensed access.

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

4. ACCESS: Parking areas will be provided as-is, where-is basis with no requirement of the Licensor to reserve specific locations for the vehicles unless otherwise agreed to under a separate agreement with the vehicle owners.

5. DAMAGE & DESTRUCTION: Except for any damage from the negligence or intentional misconduct of Licensor, or Licensor's agents or employees, Licensor shall not have any responsibility to Licensee, its respective agents, employees, or other invitees in the event of any damage to or theft or loss of any equipment or property of Licensee, and Licensee shall look to its own insurance coverage (and to any self-insured portion of the damage, theft or loss), if any, for recovery in the event of any such damage, loss or theft.

6. ENTIRE AGREEMENT: This License contains the entire agreement of the parties. Any representations or modifications concerning this instrument shall be of no force and effect, except a subsequent modification in writing signed by the party to be charged.

Executed as of the date first written above.

LICENSEE

MOUNTAIN WEST DEVELOPMENT LLC, a Delaware limited liability company, doing business in Utah as Pickle Hide Project, LLC


By: BCG TBD Manager, LLC, a Delaware limited liability company, Its Managing Member

By:  Date: 5/120/24
Brandon Blaser
Manager

TBD HIDE, LLC, a Delaware limited liability company

By: MOUNTAIN WEST DEVELOPMENT, LLC, a Delaware limited liability company, doing business in Utah as Pickle Hide Project, LLC its Manager

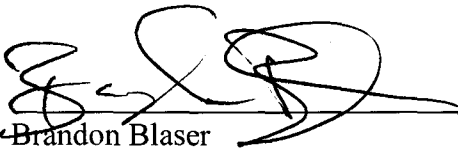
By: BCG TBD Manager, LLC, its Managing Member

By:  Date: 5/120/24
Brandon Blaser
Manager

TBD PICKLE, LLC, a Delaware limited liability company

By: MOUNTAIN WEST DEVELOPMENT, LLC, a Delaware limited liability company, doing business in Utah as Pickle Hide Project, LLC its Manager

By: BCG TBD Manager, LLC, its Managing Member

By: 
Brandon Blaser
Manager

Date: 3/20/24

LICENSOR

INDUSTRY SLC GARAGE, LLC,
a Delaware limited liability company

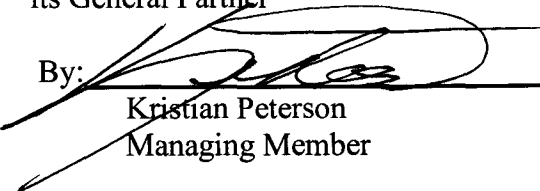
By: B.A.G. HOLDINGS, LLC
a Delaware limited liability company,
its Sole Member

By: B.A.G. QOZB, LLC,
a Delaware limited liability company,
its Sole Member

By: CATALYST OPPORTUNITY RE FUND I, L.P.,
a Delaware limited partnership,
its Manager

By: CATALYST OPPORTUNITY RE FUND I GENPAR, L.P.,
a Delaware limited partnership,
its General Partner

By: OPPORTUNITY FUND HOLDING COMPANY, LLC,
a Delaware limited liability company,
its General Partner

By: 
Kristian Peterson
Managing Member

Date: 3/20/2024

State of Utah _____)

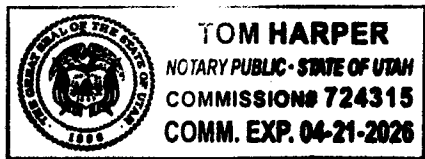
County of Salt Lake)

On this 20th day of March, in the year 2024, before me, Tom Harper a notary public name public, personally appeared Brandon Blaser, proved on the basis of satisfactory name of document signer evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same on behalf of Mountain West Development LLC, a Delaware limited liability company.

By [Signature]

Residing at Granville, Utah

Notary Public in and for the State of Utah My commission expires 4-21-26



State of Utah _____)

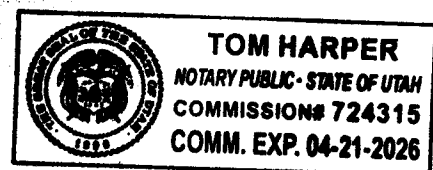
County of Salt Lake)

On this 20th day of March, in the year 2026, before me, Tom Harper a notary public name public, personally appeared Brandon Blaser, proved on the basis of satisfactory name of document signer evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same on behalf of TBD Hide, LLC

By [Signature]

Residing at Granville, Utah

Notary Public in and for the State of Utah My commission expires 4-21-26

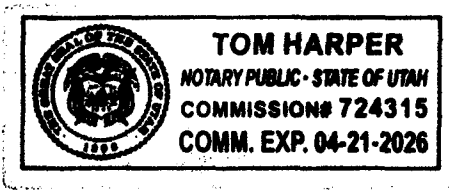


State of Utah _____)

County of Salt Lake)

On this 20th day of March, in the year 2026, before me, Tom Harper a notary public name public, personally appeared Brandon Blaser, proved on the basis of satisfactory name of document signer evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same on behalf of TBD Pickle, LLC.

By [Signature] Residing at Georgetown, Utah
Notary Public in and for the State of Utah My commission expires 4-21-26



State of Utah _____)

County of Salt Lake)

On this 20th day of March, in the year 2024, before me, Tom Harper a notary public name public, personally appeared Kristian Peterson, proved on the basis of satisfactory name of document signer evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same on behalf of Industry SLC Garage, LLC, a Delaware limited liability company.

By [Signature] Residing at Georgetown, Utah
Notary Public in and for the State of Utah My commission expires 4-21-2026

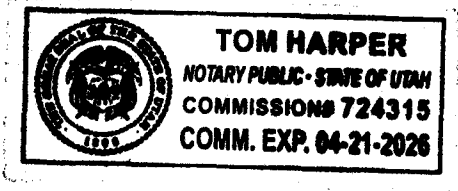


Exhibit A

LEGAL DESCRIPTION(S)

LICENSOR

A PARCEL OF GROUND LOCATED IN LOTS 2, 6 AND 7 OF BLOCK 26, PLAT "A", SALT LAKE CITY SURVEY, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°57'35" WEST ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 82.77 FEET AND NORTH 0°01'01" WEST 92.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 2, AND RUNNING THENCE SOUTH 89°57'35" WEST 158.00 FEET; THENCE NORTH 0°01'01" WEST 24.56 FEET; THENCE NORTH 89°58'59" EAST 0.57 FEET; THENCE NORTH 0°01'01" WEST 82.88 FEET; THENCE NORTH 10°01'01" WEST 293.50 FEET; THENCE NORTH 89°59'07" EAST 208.39 FEET; THENCE SOUTH 0°01'01" EAST 396.41 FEET TO THE POINT OF BEGINNING.

CONTAINS: 69,790 SQ. FT. OR 1.602 ACRES

Exhibit B

LICENSEE

PARCEL 1:

COMMENCING AT A POINT 41.25 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 4, BLOCK 12, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 123.75 FEET; THENCE EAST 15 RODS; THENCE NORTH 123.75 FEET; THENCE WEST 15 RODS TO THE PLACE OF COMMENCEMENT.

PARCEL 2:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 12, PLAT "A" SALT LAKE CITY SURVEY; THENCE SOUTH 2.5 RODS; THENCE EAST 10 RODS; THENCE NORTH 2.5 RODS; THENCE WEST 10 RODS TO THE BEGINNING.

PARCEL 3:

BEGINNING 10 RODS EAST FROM THE NORTHWEST CORNER OF LOT 4, BLOCK 12, PLAT "A", SALT LAKE CITY SURVEY; THENCE SOUTH 2.5 RODS; THENCE EAST 5 RODS; THENCE NORTH 2.5 RODS; THENCE WEST 5 RODS TO THE BEGINNING.

PARCEL 4:

BEGINNING AT A POINT ON THE EAST LINE OF 400 WEST STREET SAID POINT OF BEGINNING BEING SOUTH 89°57'20" WEST 5.42 FEET FROM THE SOUTHWEST CORNER OF LOT 5, BLOCK 12, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 0°01'02" WEST 148.14 FEET; THENCE NORTH 89°55'18" EAST ALONG THE ADJOINING WALLS OF TWO BLOCK BUILDINGS AND BEYOND, 131.28 FEET; THENCE NORTH 72°06'50" EAST ALONG A BUILDING LINE, 2.27 FEET; THENCE SOUTH 55°44'49" EAST ALONG A BUILDING LINE AND BEYOND, 44.78 FEET TO THE EAST LINE OF AFORESAID LOT 5; THENCE SOUTH 0°01'02" EAST ALONG SAID EAST LINE, 123.68 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 89°57'20" WEST ALONG THE SOUTH LINE OF SAID LOT 5 AND BEYOND, 170.42 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

Commencing at the Northwest corner of Lot 6, Block 12, Plat "A", Salt Lake City Survey and running thence East 78.5 feet; thence South 200 feet; thence East 13.2 feet; thence South 12 feet; thence East 73.3 feet; thence South 118 feet; thence West 10 rods; thence North 20 rods to the point of beginning.

PARCEL 6:

Beginning at a point 44 feet West and 212 feet South from the Northeast Corner of Lot 6, Block 12, Plat A, Salt Lake City Survey, and running thence North 12 feet, thence West 29.3 feet, thence South 12 feet, thence East 29.3 feet to the point of beginning.

PARCEL 7:

Commencing at a point 78.5 Feet East from the Northwest corner of Lot 6, Block 12, Plat "A", Salt Lake City Survey, and running thence East 42.5 feet, Thence South 200 Feet to the North Line of the Grantee's Land; Thence West 42.5 feet along the North Line of the Grantee's Land; Thence North 200 feet to the point of beginning.

Exhibit C

Licensors Site Plan

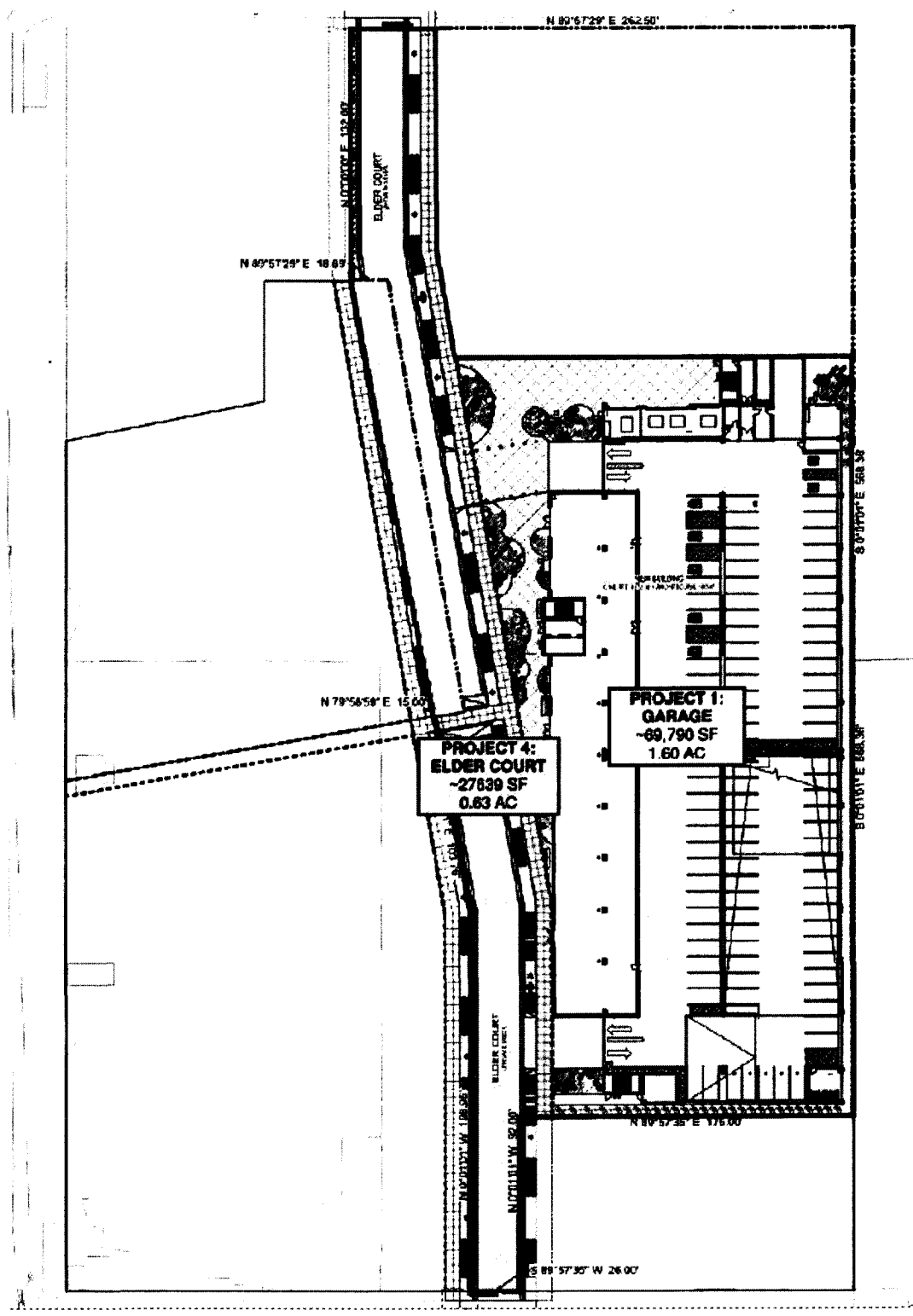
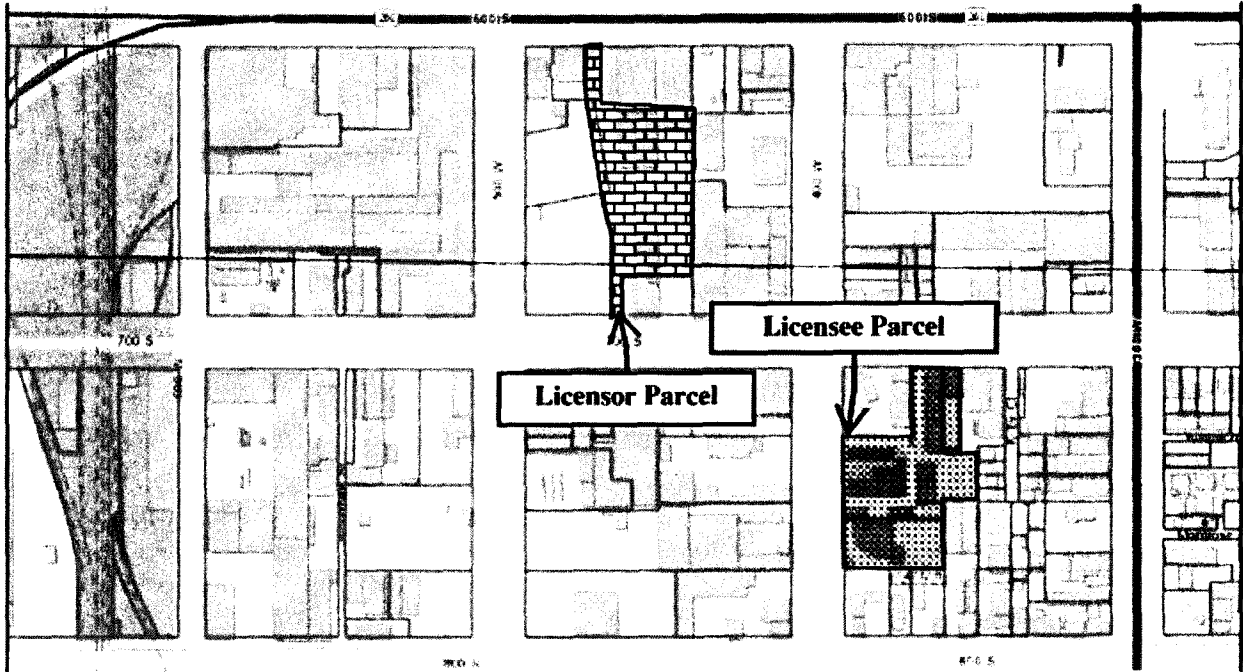


Exhibit D

Licensors and Licensee parcel identification



Parcel map not to scale.