

**AGREEMENT BETWEEN THE CITY OF DEADWOOD AND ASSOCIATED PARTIES
REGARDING CONSTRUCTION OF SINGLE-FAMILY BUILDING RESIDENTIAL STRUCTURE
AT 122 BAVARIAN LODGE DRIVE, DEADWOOD, SD 57732**

THIS AGREEMENT is by and between the CITY OF DEADWOOD, a municipal corporation with its principal place of business located at 102 Sherman Street, Deadwood, South Dakota 57732, hereinafter referred to as "CITY"; James and Mary Young, 1337 Founders Bend #306, Rapid City, South Dakota 57701, hereinafter referred to as "OWNER"; Winter Construction, Inc., 11760 Dublin Lane, Sturgis, South Dakota 57785, hereinafter referred to as "CONTRACTOR"; and Summit at Deadwood Stage Run LLC, PO Box 631, Deadwood, South Dakota 57732 or assignees, hereinafter referred to as "DEVELOPER".

WHEREAS, CONTRACTOR has applied on June 24, 2026, for a building permit for a single-family residential structure for OWNER to be constructed on Lot 46, Block 4 of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood all located in the SW ¼ of Section 14, the SE ¼ of Section 15, the NE ¼ NE ¼ of Section 22 and the N ½ NW ¼ of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota known as 122 Bavarian Lodge Drive hereinafter referred to as "BUILDING"; and,

WHEREAS, the terms of issuance of the building permit provides that all infrastructure associated with municipal services is the responsibility of the DEVELOPER, including water, sewer, fire hydrants, electrical, gas, communications, curb, gutter, sidewalk and asphalt street, hereinafter referred to as "INFRASTRUCTURE", is the sole responsibility of the DEVELOPER and that DEVELOPER is required to install all INFRASTRUCTURE to CITY specifications; and

WHEREAS, CONTRACTOR, OWNER and DEVELOPER desires to enter into an agreement with CITY which will allow construction of the BUILDING before the INFRASTRUCTURE has been completed and accepted by CITY; and

WHEREAS, the CITY, CONTRACTOR, DEVELOPER and OWNER agree to the following terms:

1. The Recitals set forth above are herein incorporated and made part of this Agreement;
2. CONTRACTOR and OWNER acknowledges and agrees that should the DEVELOPER fail to provide all INFRASTRUCTURE to the BUILDING, notwithstanding all other codes are met, that a Certificate of Occupancy shall not be issued by the CITY in order for occupancy to occur;



DEVELOPER

Dated this 15th day of July, 2026

Summit at Deadwood Stage Run LLC
Summit at Deadwood Stage Run, LLC
By: [Signature]
Title: OWNER

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF LAWRENCE)

On this 15th day of July, 2026, before me personally appeared William H Pearson to be the persons who are described herein, and who executed the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

(SEAL)

Notary Public

[Signature: Sandra L. Kaskie]
My Commission Expires:
10/30/2029

CONTRACTOR

Dated this 26 day of Aug., 2026

Winter Construction
Winter Construction Inc.
By: [Signature: David Winter]
Title: Owner

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF LAWRENCE)

On this 26 day of Aug, 2026, before me personally appeared David Winter to be the persons who are described herein, and who executed the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

(SEAL)



Notary Public



My Commission Expires:

10/15/28

OWNER 1

Dated this 27 day of Aug, 2026

Authentisign

James Young

08/27/26

James Young

STATE OF SOUTH DAKOTA)

)SS

COUNTY OF LAWRENCE)

On this 27 day of Aug, 2026, before me personally appeared James Young to be the persons who are described herein, and who executed the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.



Notary Public



My Commission Expires:

10/15/28

OWNER 2

Dated this 27 day of Aug, 2026

Authentisign

Mary Young

08/27/26

Mary Young

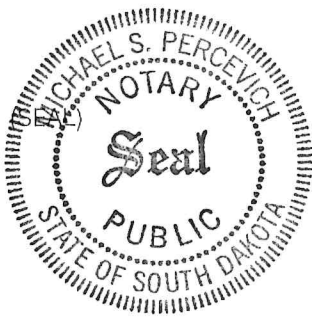
STATE OF SOUTH DAKOTA)

)SS

COUNTY OF LAWRENCE)

On this 27 day of Aug, 2026, before me personally appeared Mary Young to be the persons who are described herein, and who executed the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.



Notary Public

My Commission Expires:

10/15/28