

Prepared by:
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EASEMENT AGREEMENT

Worg Den, LLC, (Grantor) owner of the building located at 667 Main Street, Deadwood, South Dakota, which is described as follows:

Lot A of Block 18 of the City of Deadwood, Lawrence County, South Dakota, also known as 667 Main Street

Subject to easements of record.

hereby grants and conveys to the City of Deadwood and Deadwood Historic Preservation Commission, whose address is 102 Sherman Street, Deadwood, South Dakota 57732, Grantees, an easement for the purpose of allowing Grantees to install and maintain the historic Spot Liquor Store "Tootsie" neon lighted sign on the roof of the building or structure at the above-described location. In consideration for the grant of this easement, the Grantees agree to utilize structural engineering recommendations in the installation and placement of the "Tootsie" sign.

Further, Grantees shall be responsible for and pay all costs incurred in connection with installing the sign and all utility and electricity payments incurred in connection with the sign. Grantees will also compensate Grantor for any damages to the roof caused by removal of the sign in the event the sign must be removed and repaired in the future.

The term of this easement shall be for a period of ten (10) years, with such time period to be renewed automatically for additional five (5) year periods, unless either of the parties gives the other written notice of non-renewal at least sixty (60) days prior to the termination of the original term of this lease or any renewal of the same.

