Prepared by:

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Rapid City, SD 57709-8045

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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.

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Grantees agree to hold Grantor harmless from any and all liability for personal injury or property damage to any person or property incurred as a result of Grantees' installation and maintenance of the sign on the roof of the above-described structure. Further, Grantees agree to indemnify Grantor for any sums of money which they may have to pay for any person by reason of such personal injury or property damage.

Grantor agrees to allow Grantees the right to inspect the "Tootsie" sign for damages upon giving Grantor 48 hours' notice of intent to inspect the sign.

This easement shall be binding upon the transferees, heirs, personal representatives and assigns of Grantor. Grantees may not assign this easement or any rights or obligations that they have under this easement without the prior express written consent of Grantor.

Dated this	day of	, 2024.	
	_	Den, LLC ck Bennett vner	
STATE OF SOUTH	DAKOTA)	
COUNTY OF LAWF	RENCE)SS)	
personally appeared I proven to be the personal	Nick Bennett, ov on whose name	wner of Worg Den, LLO	me, the undersigned officer, C, known to me or satisfactorily thin instrument, and acknowledged ses therein contained.
IN WITNESS	WHEREOF, I	have hereunto set my h	nand and official seal.
(SEAL)		Notary Public - My commissio	South Dakota

Dated this day of	2024.
	CITY OF DEADWOOD
	By: Dave Ruth Jr Its: Mayor
STATE OF SOUTH DAKOTA))SS
COUNTY OF LAWRENCE)
Deadwood, whose name is subscrib	, 2024, before me, the undersigned officer, personally e or satisfactorily proven to be the Mayor of the City of ed to the foregoing instrument, and acknowledged that, being so the capacity and for the purposes therein contained.
IN WITNESS WHEREOF,	have hereunto set my hand and official seal.
(SEAL)	Notary Public – South Dakota My commission expires:
DEA	DWOOD HISTORIC PRESERVATION COMMISSION
By:	
•	Beverly Beebe Posey Chairman
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE))SS
COUNTY OF LAWKENCE	,
appeared Beverly Beebe Posey, knot Deadwood Historic Preservation Co and acknowledged that, being so au purposes therein contained.	
(SEAL)	
	Notary Public – South Dakota My commission expires: