

DG GLEN ROSE LLC
10300 West Charleston Boulevard, Suite 13-156
Las Vegas, Nevada 89135
Email: michael@michaelshapiromusic.com; Phone: (415) 302-7226

January 13, 2026

Veronica Welch, City Secretary
City of Glen Rose, Texas
201 NE Vernon Street
Glen Rose, Texas 76043

RE: 308 Austin Road, Glen Rose, Texas 76043

Dear Ms. Welch:

We are the owners of the above-referenced parcel which is directly adjacent to Sam Houston Street. We have been in discussions with Gayla Reynolds, who is the representative for the owners of the parcel of land on the other side of Sam Houston Street. This letter shall serve as written confirmation that we waive in full any and all rights we may have to acquire any portion of Sam Houston Street and consent in full to the purchase of such property by the owners of this parcel represented by Ms. Reynolds.

One condition to our consent is the deed to be recorded in connection with the purchase of this property contain the following restriction:

At no time shall this Property be developed or constructed, or allowed to be developed or constructed for the purpose of conducting business as, or for use as: a Family Dollar Store; Bill's Dollar Store; Dollar Tree; Ninety-Nine Cents Only; Deals; Big Lots; Walgreens; CVS; Rite Aid; or any "Wal-Mart" branded retail store concept (including but not limited to Wal-Mart, Super Wal-Mart, Wal-Mart Neighborhood Market and Wal-Mart Express. This covenant shall run with the land and shall be binding upon the property owner and its affiliates and their respective successors, assigns and successors in title to the Property.

If you have any questions or required additional information, please contact me using the information above.


Sincerely,

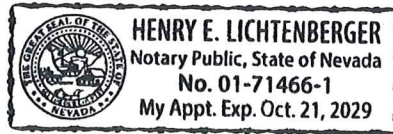


Michael Shapiro

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on January 13, 2026, by Michael Shapiro, an authorized agent of DG GLEN ROSE LLC, a Nevada limited liability company.



NOTARY PUBLIC
My Commission Expires: 10/21/2029

cc: Leonard Shapiro (via email) and Gayla Reynolds (via email: gayla.gr.realtor@gmail.com)