

June 4, 2021

Matt Pennington
Manager
Streets of West Pryor, LLC
7200 West 132nd Street
Suite 150
Overland Park, KS
913-529-9533

Dear Matt,

As we have been discussing the City of Lee's Summit, MO requirement to document The Family Ranch, LLC's (TFR) grant of access to the tunnel entry points located on the north side of Interstate 470. Please accept this letter as The Family Ranch, LLC's formal expression of permission to enter The Family Ranch, LLC property for the purpose of authorized agents of Streets of West Pryor, LLC (SOWP) to access the mine area located south of Interstate 470. The access permission is hereby granted with the following stipulations and conditions.

1. SOWP shall provide written notification to the appropriate TFR agent at least 24 hours prior to requiring access.
2. TFR shall insure that blasting activities on the TFR property are suspended during periods when SOWP agents/personnel are present within the mine area.
3. TRF shall provide written notification to SOWP and the Lee's Summit, MO Director of Development Services should TRF determine that the SOWP access permission be revoked.
4. TRF shall inform any perspective purchaser of the ongoing SOWP access permission and request but not require the purchaser to extend the SOWP mine access permission. Should any transfer of property ownership occur and the purchaser elect to revoke the SOWP, it is agreed that TRF shall provide written notification to SOWP and Lee's Summit, MO Director of Development Services the SOWP access permission has been revoked.
5. SOWP shall indemnify and hold harmless TRF for all liabilities due to actions of SOWP agents/personnel in connection with mine access permission. Further, SOWP shall require all SOWP agents/personnel entering the mine area to provide appropriate insurance naming TRF as an additional insured prior to entering the mine area.

This access permission is hereby granted to Streets of West Pryor, LLC and their appointed agents this _____ day of June, 2021.

_____(signature)

Flip Short
Manager
The Family Ranch, LLC