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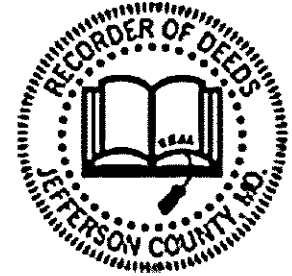
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DEBBIE DUNNEGAN, RECORDER

JEFFERSON COUNTY, MO

PAGES 5

RECORDING FEE 36.75



ROAD MAINTENANCE AGREEMENT

16 THIS ROAD MAINTENANCE AGREEMENT is made and entered into on this day of July, 2024 by and between the undersigned Sanctuary Farms, LLC, a Missouri limited liability company (as both "Grantor" and "Grantee" for the purposes of Missouri's recording statute). Grantee's address is: c/o O'Reilly & Preston, LLC, 532 E. State Hwy CC, Suite 1, Nixa, Missouri 65714.

WHEREAS, Grantor is the owner of certain real property located in Jefferson County, Missouri the totality of such property being described on the attached Exhibit "A" with the individual lots being shown on the attached Exhibit "B" (collectively the "Traveled Property"); and

WHEREAS, a certain private road was built and created known as Sanctuary Farms Ridge Road to service the Traveled Property; and

WHEREAS, Traveled Property serves as both burdened property, and benefitted property in terms of the rights herein; and

WHEREAS, the road known as Sanctuary Farms Ridge Road is depicted on the attached Exhibit "B" (the "Roadway") and is for the benefit of the owners of the Traveled Property, their successors and assigns, and their invitees and obligees and Grantor does intend to impose certain maintenance obligations as to the Roadway.

NOW, THEREFORE, Grantor does hereby publish and declare that the following terms, covenants, conditions, restrictions, reservations, limitations and obligations shall be deemed to run with the land encompassing the Traveled Property and shall be a burden upon and a benefit to Grantor and any person acquiring or owing an interest in the Traveled Property and any improvements thereon, which are subject to this Road Maintenance Agreement.

1. No Party shall block or obstruct, and shall not allow anyone else to block or obstruct, the Roadway and shall leave it open and unobstructed at all times for such vehicular and pedestrian access. No trailers, machinery or vehicles may be parked or stored on the Roadway.

2. The parties shall share maintenance and upkeep of the entire Roadway (even if the portion of the Roadway needing repair does not service that owner's real property) by 1/12 increments depending on the number of lots owned by each person and the number of lots serviced by the Roadway. Each lot shall be assessed one maintenance fee and granted one vote regardless of the number of owners. The maintenance shall include, but not be limited to, keeping the road in good repair and condition and adding rock as needed. In the event any owner (or their successors) fails to pay their share of the maintenance as required by this paragraph, the other owners of the Traveled Property shall have the right to seek enforcement of such obligation in an appropriate court of law in the County of Jefferson, Missouri, together with their reasonable attorney's fees and costs. In the event that the owners of the Traveled Property, and their successor and assigns, do not unanimously agree on what maintenance and repair measures will be taken to maintain the Roadway, a majority of the said owners will decide on what maintenance and repair measures will be taken and such decision will be binding on all owners. If any owner performs improvements, maintenance, repairs, or replacements without the majority approval of the other owners prior to performing such work, the owner performing such work will be responsible for the entire costs thereof.

3. Any person/owner whose invitees, licensees or contractors damage the Roadway in connection with construction, hauling of equipment and/or trailering materials shall be solely responsible to repair the damages so caused.

4. The obligations created herein shall be deemed to be covenants running with the title to the land hereby affected, and shall be binding upon and inure to the benefit of the owners hereto and upon their respective legal representatives, successors and assigns and all parties claiming by, through or under the Grantor hereto, shall be taken to hold, agree and covenant with the said owners hereto, and with their successors and assigns, and with each of them, to conform to and observe the provisions of this Agreement. This Agreement shall be binding on all future owners of the Traveled Property and shall continue for as long as Sanctuary Farms Ridge Road remains.

5. In the event that any party to this Agreement, or their heirs or successors in title fail to pay that party's obligation of costs to maintain, repair, or keep Sanctuary Farms Ridge Road in a useable condition within thirty (30) days of written notice of such obligation to pay, then such obligation will become delinquent and will become a continuing lien on the property of such nonpaying party until such cost is paid. The remaining parties/owners, or their successors in interest, may bring an action at law against the nonpaying party to pay such costs or foreclose the lien against the nonpaying party's property. If any party brings an action to enforce this Agreement, the prevailing party is entitled to its reasonable attorneys' fees and costs.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE
TO FOLLOW]

IN WITNESS WHEREOF, the undersigned has executed this Road Maintenance Agreement, this 16 day of July, 2024

Designer Farms, LLC

By: [Signature]
Steven Jordan, Member

STATE OF MISSOURI)
) ss
COUNTY OF ST. LOUIS)

On this 16th day of July, before me personally appeared Steven Jordan known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in Missouri, the day and year first above written.

[Signature]
Notary Public

My commission expires:

7-10-26

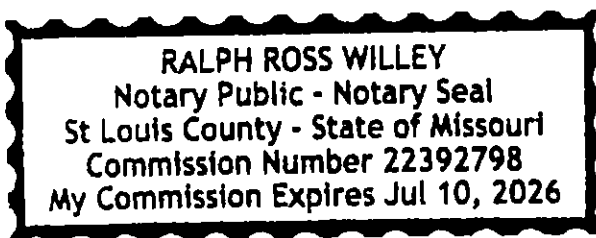


Exhibit "A"

DESCRIPTION OF SANCTUARY FARMS SUBDIVISION:

A tract of land being part of the United States Survey 2126 and Fractional Section 20, Township 40 North, Range 5 East of the 5th P.M., being more fully described as follows:

Beginning at an iron rod in a stone pile at the Southwest Corner of United States Survey 2978;

Thence along the Northeast line of United States Survey 2126 S 47° 10' 21" E 18.80 feet to the Closing Corner of of Fractional Sections 17 and 20 and the Northeast line of United States Survey 2126, from which an iron rod in a stone pile bears S88°05'15"E 1.38 feet;

Thence leaving said Northeast Line of United States Survey 2126 along the North line of Fraction Section 20 S 88° 05' 30" E 1046.09 feet to an iron rod;

Thence S 01° 25' 36" W 1751.40 feet to an iron rod;

Thence S 56° 16' 41" E 166.51 feet to an iron rod on the North right-of-way line of Bage Road;

Thence along the North right-of-way line of Bage Road S 45° 14' 32" W 60.89 feet;

Thence S 18° 00' 13" W 124.45 feet;

Thence S 16° 11' 03" W 115.91 feet;

Thence S 45° 53' 03" W 53.59 feet;

Thence S 67° 00' 13" W 61.33 feet;

Thence S 74° 57' 13" W 175.43 feet;

Thence S 69° 54' 23" W 100.77 feet;

Thence S 65° 28' 43" W 133.05 feet;

Thence leaving said North right-of-way line of Bage Road S 02° 35' 31" W 22.47 feet to a point on the Centerline of Bage Road;

Thence along said Centerline of Bage Road S 68° 18' 53" W 141.93 feet;

Thence S 62° 34' 59" W 186.57 feet;

Thence leaving said Centerline of Bage Road N 25° 37' 35" W 20.01 feet to an iron rod;

Thence N 52° 46' 13" W 1068.81 feet to an iron rod in a stone pile;

Thence N 34° 20' 19" W 683.68 feet to an iron rod in a stone pile;

Thence N 33° 47' 41" W 938.97 feet to an iron rod;

Thence N 05° 07' 55" W 213.62 feet to an iron rod;

Thence N 02° 13' 29" W 268.52 feet to a cut cross in a concrete bridge;

Thence N 37° 05' 37" E 297.44 feet to an iron rod;

Thence N 69° 46' 37" E 108.89 feet to an iron rod;

Thence N 10° 33' 03" E 409.65 feet to an iron rod;

Thence N 67° 52' 36" W 296.30 feet;

Thence N 25° 36' 59" W 290.00 feet to a point on the South right-of-way line of Union Pacific Railroad;

Thence along the South right-of-way line of Union Pacific Railroad N 64° 27' 58" E 311.13 feet to an iron rod at the intersection of said right-of-way line and the Northeast Line of United States Survey 2126;

Thence leaving said South right-of-way line of Union Pacific Railroad and along said Northeast line of United States Survey 2126 S 48° 20' 55" E 1737.18 feet to the POINT OF BEGINNING;

Containing 128.23 Acres more or less.

SUBJECT TO easements, conditions, and restrictions of record.

LICENSED TO DAVID

Exhibit "B"

